



GLEADLESS VALLEY MASTERPLAN

FINAL REPORT 2022



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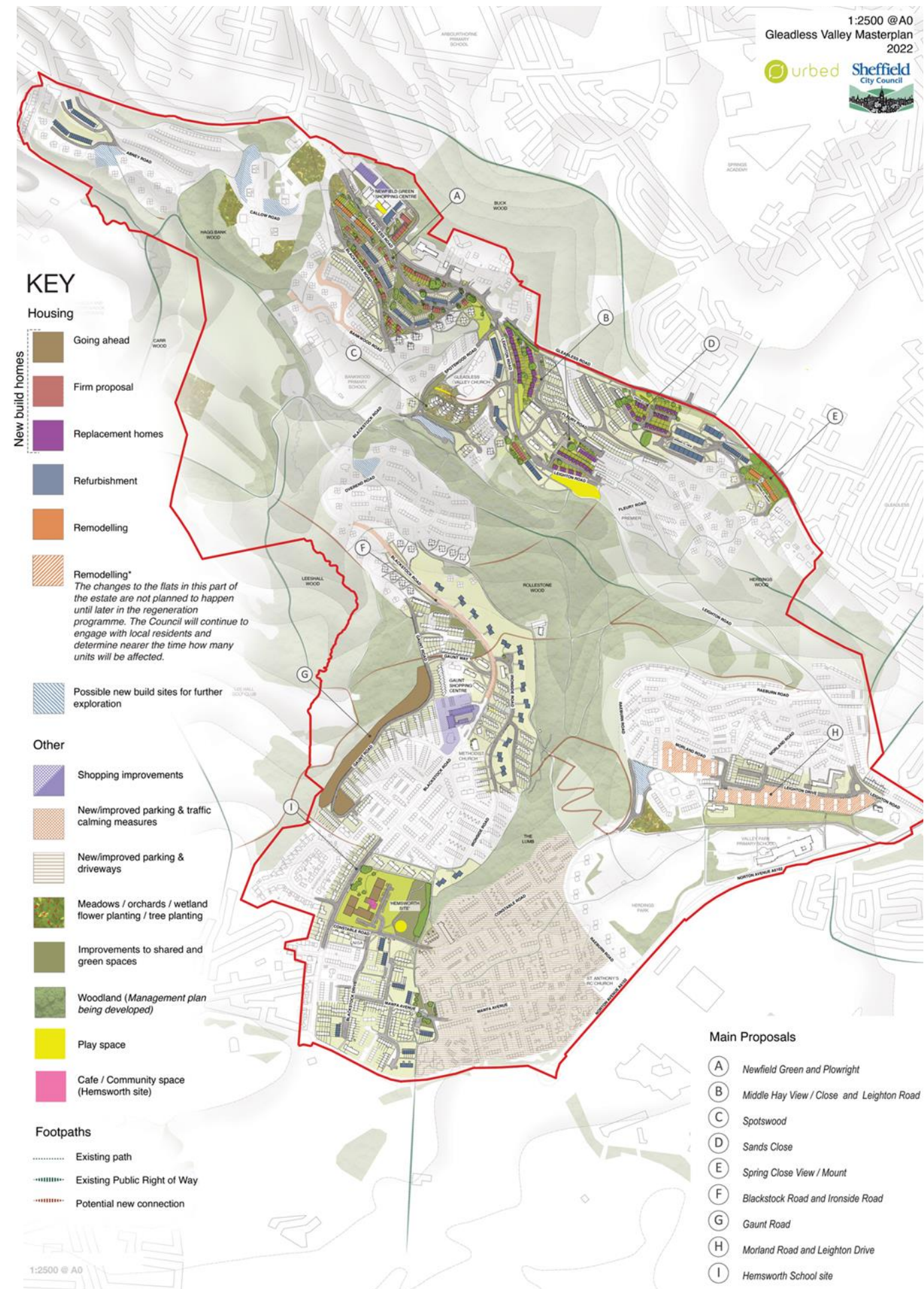
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Gleadless Valley Masterplan
September 2022

This document has been produced
by URBED on behalf of Sheffield
City Council

Expanded versions of initial
reports (such as the full Baseline
Report, produced in 2018) are
available as Appendices to this
Final Report.

INTRODUCTION

URBED and ADE Regeneration were engaged in 2018 by Sheffield City Council (SCC) to develop a long-term ‘masterplan’ for Gleadless Valley, in conjunction with partners and the local community.

- URBED are an urban design company with a focus on environmental sustainability and community-led design.
- ADE Regeneration help to turn ideas into deliverable projects using economics and funding expertise.
- Architects BDP became involved in 2019 to test and develop plans for specific sites in more detail.

This document forms the final masterplan for the Valley. Its purpose is to ensure that co-ordinated, effective, and sustainable regeneration proposals are delivered in line with the vision for the area. It will also support the Council and its partners to bid for future funding opportunities to help deliver the masterplan goals.

Gleadless Valley

Gleadless Valley is a vast social housing estate, which was built in the south of Sheffield in the late 1950s. The innovative and experimental design was celebrated at the time of construction. More recently, however, the reputation and built fabric of Gleadless Valley has deteriorated and some of the Valley’s outdated housing stock requires upgrading.

This presents a great opportunity to consider a wider holistic strategy for Gleadless Valley under the key themes of:

- Housing
- Shared and Green Spaces
- Services and Facilities
- Employment and Skills

Each of these themes have their own strategy and principles document which can be found in appendix 2.

Over the past few years, the team at SCC and URBED have carried out a series of consultation events with residents and community groups to identify opportunities and priorities for improvement. This process accompanied a study of the existing area context: including local population characteristics, transport networks, crime statistics and access to local green spaces. The projects in this document have been developed based on consultation with residents and community groups.

A VISION FOR CHANGE

Sheffield City Council’s vision for Gleadless Valley is for it to continue to be a great place to live, grow up and grow older, with fantastic green spaces and good quality housing. It will have a strong sense of community spirit and allow its residents to thrive.

THE GOALS OF THE PLAN ARE TO:

- Put residents at the heart of this masterplan
- Preserve and enhance the local character, heritage and wildlife
- Promote better use and care of the valleys green and open spaces
- Deliver services and facilities that meet the needs of the valley and improve play and recreation provision
- Work with the community to improve the health and wellbeing of GV residents
- Grow skills and employment opportunities for all
- Increase the choice, mix and quality of homes
- Improve routes throughout the valley linking public transport, services, homes and green spaces
- Support climate change resilience through delivery of the masterplan projects



Housing



Shared and Green Spaces



Services and Facilities



Employment and Skills

INTRODUCTION

Baseline Report Summary

Gleadless Valley is a distinctive housing estate which was built in south-east Sheffield in the 1950s. The estate comprises of roughly 4,600 homes, of which over 50% are council owned properties. Much of Gleadless Valley remains unchanged since its original construction, and several property types have become outdated and unpopular. The estate was landscaped so as to retain a park-like quality, with housing spreading between the mature woodland. The steep terrain presents many development challenges, but also affords residents with excellent views across the city.

There are several local neighbourhoods within the wider Valley boundary, and these eleven distinctive areas vary significantly in terms of housing stock, facilities provision, and the residents who live there. The neighbourhoods are referred to regularly throughout the Gleadless Valley Masterplan, and the map on the right provides a useful key for defining each local area.

The full 2018 Baseline Report is available in Appendix 1 for information. This Baseline Report was produced in 2018 to analyse the social, economic, and environmental conditions in Gleadless Valley, in order to provide a robust knowledge basis to inform the Gleadless Valley Masterplan 2022.

It should be noted that 4 years have passed since the project commenced, and it is recognised that the original baseline facts and figures have now changed. Future designers and consultants should conduct up to date baseline /contextual research to influence their decision-making process.



A neighbourhood map from the Baseline Report, 2018



CHAPTER 1:

COMMUNITY ENGAGEMENT + DESIGN PROCESS

2017 - 2022

Community Engagement

The Gleadless Valley Masterplan has been collaboratively designed through a thorough resident engagement process, spanning five years. This section outlines the community engagement process and events, and documents key feedback which inspired the resulting Masterplan.

Engagement Events

- November 2017: Resident Survey and Community Events
- March 2018 – ongoing: SCC engagement forums
- Sept 2018: Design for Change Workshops (x4)
- October to November 2018: Options Exhibitions and online consultations
- 2019: Employment and Skills Strategy Engagement
- During 2019 – attendance at various groups such as Weigh and Play, FOTV and TARA fun day, Party in the Park
- 2019-2020: Green Space Strategy workshops and Governance meetings
- January to March 2022: Public Consultation on draft Final Masterplan



RESIDENT SURVEY AND COMMUNITY EVENTS (2017)

The first stage of the masterplan consultation aimed to establish what people liked about the valley and what needed improving. A resident's survey was distributed by Sheffield City Council to all households in Gleadless Valley and 448 survey responses were completed. This represented 10% of the total households within the consultation area.

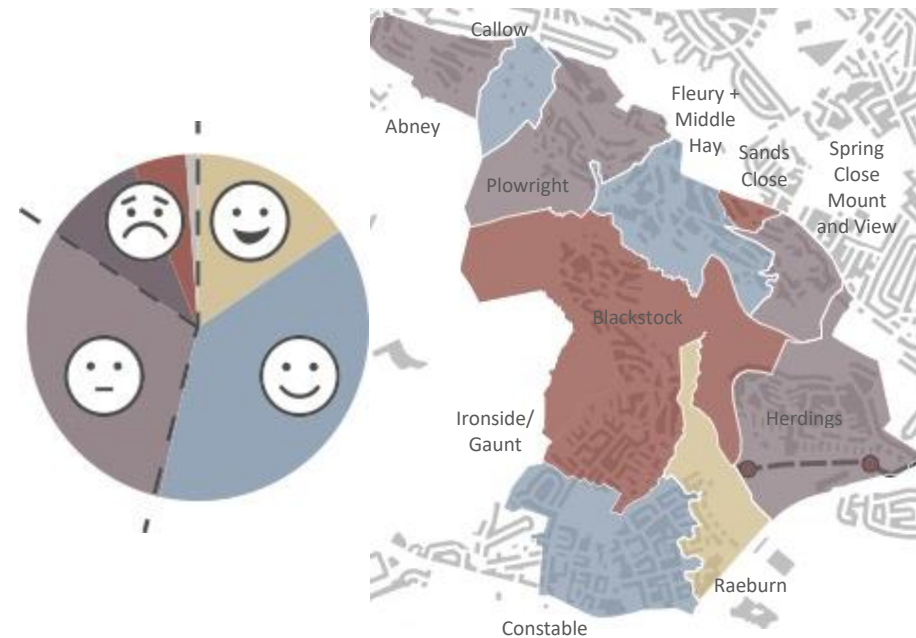
Community drop-in events were also hosted at the Terry Wright Centre, John O'Gaunt Pub, Gaunt Road shops and Herdings Heritage Centre. 83 people attended these events to find out about the masterplan and give their views. Targeted focus groups, business surveys and stakeholder meetings were also arranged.

Results

Overall, more than 50% of residents thought that Gleadless Valley was a good place to live, with the most common reasons being the green space provision and the friendly neighbours. Callow, Abney, Raeburn and Constable contained the highest proportion of residents who were happy with their homes.

Ironside, Spring Close Mount and Sands Close stood out as zones where residents were the least content with Valley life. The main reasons why people did not like living in Gleadless Valley included litter problems, poor behaviour of people, and drug problems.

The top three priorities which residents listed for improvement included: anti-social behaviour, providing more activities for teenagers and cleanliness of the streets. Increasing play provision for children, repairing properties and improving lighting were also key priorities for residents.



This graph and map show satisfaction levels throughout Gleadless Valley based on a resident survey in 2017. 54% of residents believe Gleadless Valley is a good or very good place to live, and 15% answered that it is a bad or very bad area



Most frequently mentioned items to improve in Gleadless Valley



'DESIGN FOR CHANGE' PROCESS (2018)

Process

URBED - an urban design firm that has over 40 years' experience in running community consultations - conducted 4 half day 'Design for Change' workshops during September 2018.

The first step of this engagement process aimed to provide participants with relevant knowledge and understanding of essential urban design principles, in order to explore neighbourhoods together and assess strengths, weaknesses and opportunities for 'change'. The technique acknowledges the unspoken knowledge of the residents as 'experts' in their own neighbourhoods and pairs this with the specialist expertise of the design team.

119 community members attended over the course of the 4 workshops and were divided into smaller groups of approximately 8 to 15 people.

Residents attending the John O'Gaunt workshops in the south of the Valley focused mainly on the Gaunt shopping precinct, the Hemsworth school site, Gaunt Road, Ironside Road as areas of change.

Residents further north in the estate focused on Newfield Green, the masionettes along Leighton Road and the steep roads around Sand's Close and Spring Close Mount and View which they felt were disconnected from the rest of the area.



Workshop 1: John O'Gaunt Pub – 'Locating the Issues' task



Workshop 2: Terry Wright Centre – Mapping exercises



Workshop 3: John O'Gaunt Pub – Proposing changes



Workshop 4: Terry Wright Centre – Proposing changes

'DESIGN FOR CHANGE' WORKSHOPS 1 AND 2

Activities

The first session was offered at both the John O’ Gaunt Pub (Workshop 1) and the Terry Wright Centre (Workshop 2) and introduced people to masterplanning and urban design principles.

Participants undertook a series of exercises mapping Gleadless Valley to help them gain a better understanding of what makes Gleadless Valley unique. This included identifying areas which had rational designs contributing to strong urban form, and areas which were weaker and less defined. Participants mapped green space to establish areas of over and under-supply, and drew building plans to explore density and patterns of development. Road hierarchy was also considered, with residents identifying the busiest primary roads and which roads were quieter.

Using stickers and models of the Valley, groups then discussed problem areas within the Valley (locating ‘issues’ such as parking, littering, anti-social behaviour and poor-quality housing – as shown in the drawing opposite)

Participants used these exercises as a basis for suggesting areas they thought should not be changed (hard areas) and areas they thought would benefit from change (soft areas).

Discussions

The shopping centres and the unoccupied land at the Hemsworth School site were identified as hot spots for problems, whilst some of the green spaces suffer from Anti-social behaviour, speeding motorbikes and litter.

Housing problems were identified around Plowright, the roads around Middle Hay/Fleury Road, Ironside Road and Gaunt.

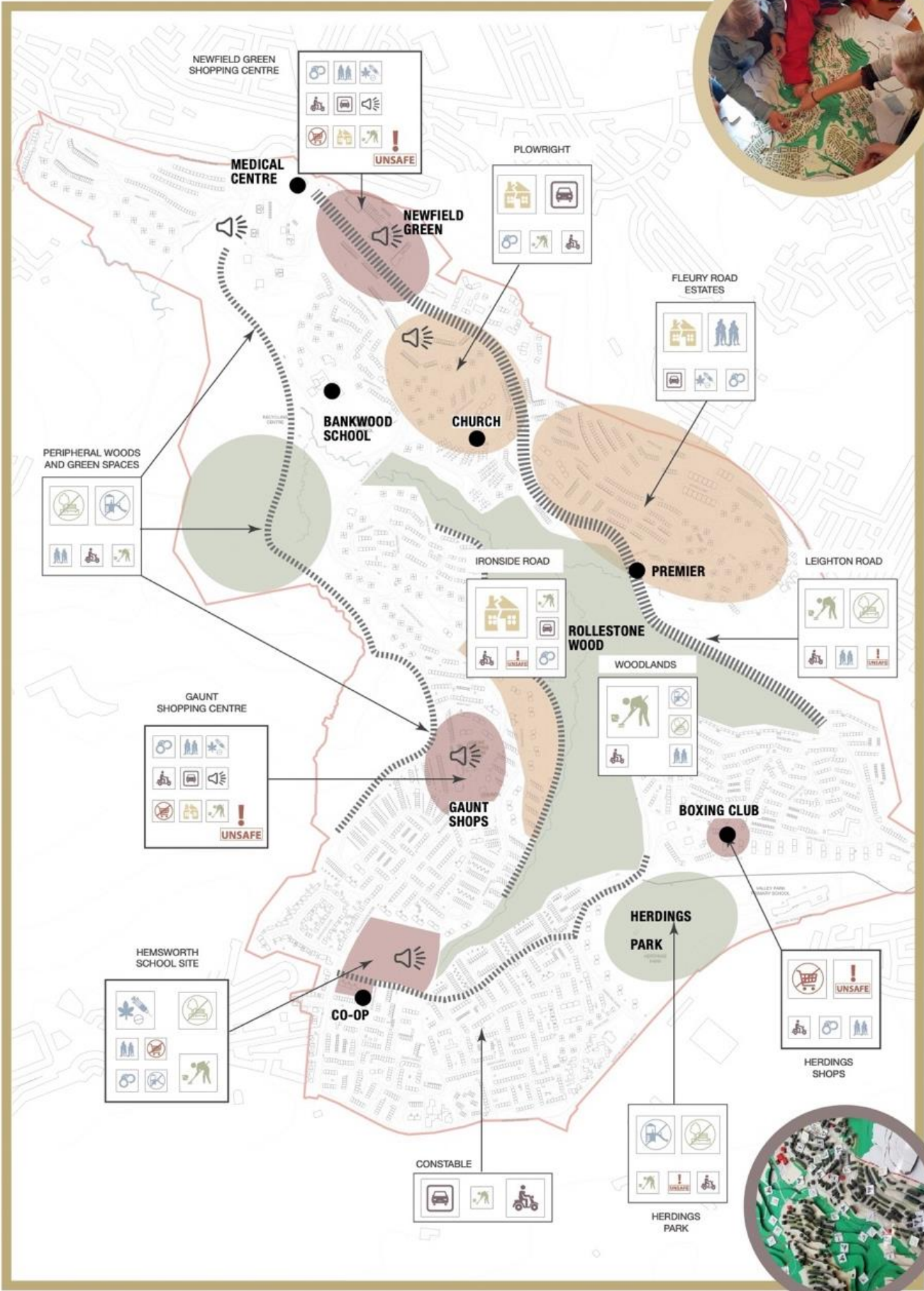
Decisions

The map opposite was created by collating all group responses from these first two workshops. The highlighted coloured zones are the key locations where issues were identified, and most of these have continued to act as focal areas for improvement throughout the rest of the masterplanning process.

KEY

- Problem Hotspots
- Key residential areas with issues
- Green space with issues
- Routes/ edges with issues
- Crime
- Parking problems
- Not enough retail provision
- Not enough play provision
- Noisy
- Littered / dirty
- Motorbikes / speeding
- Drugs
- Unattractive green space / lack of landscaping
- Anti-Social Behaviour
- Feels unsafe
- Housing in poor repair

'LOCATING THE ISSUES'



'DESIGN FOR CHANGE' WORKSHOP 3

Activities

The following session was held twice at the same two venues on the 18th September, and focused on the 'soft' areas drawn up in the previous two workshops.

Participants were asked to start proposing 'changes' within these areas, considering alterations to housing, green space and facilities to address the challenges previously identified in these areas. Groups of 5 to 15 people used plasticine and other creative materials to start to shape out urban design proposals for the focal sites identified.

Workshop 3 was held at the John O'Gaunt pub.

Discussions

All 3 groups considered what should happen along Gaunt Road and agreed that housing would be beneficial here, as the land had previously hosted homes. All groups also looked at the Hemsworth site – two groups explored homes for elderly people, sports uses and a community centre, whilst the third group preferred a community hub and green space.

Other suggestions included infill housing and upgrades to the mini tower blocks on Ironside Road, gateway housing and improved green space along Raeburn Road, improvements to shops and re configuration of public-private space in Herdings, garage replacement schemes around Gaunt shops and maisonette upgrades on Spring Close.

Decisions

Several of these ideas have been carried forward within the masterplanning process, including ideas for the Hemsworth school site and Gaunt Road site, the Herdings public-private space consideration and maisonette upgrades around Spring Close.

WHAT YOU SUGGESTED... OVERVIEW



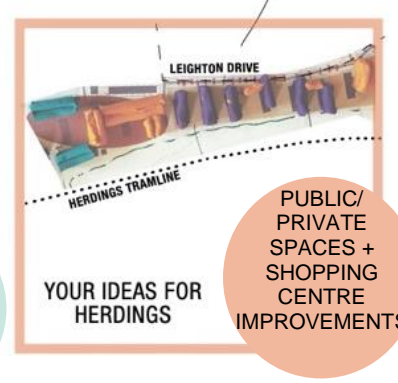
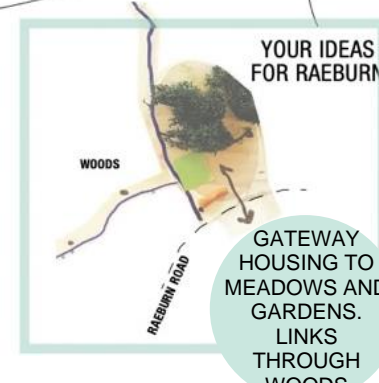
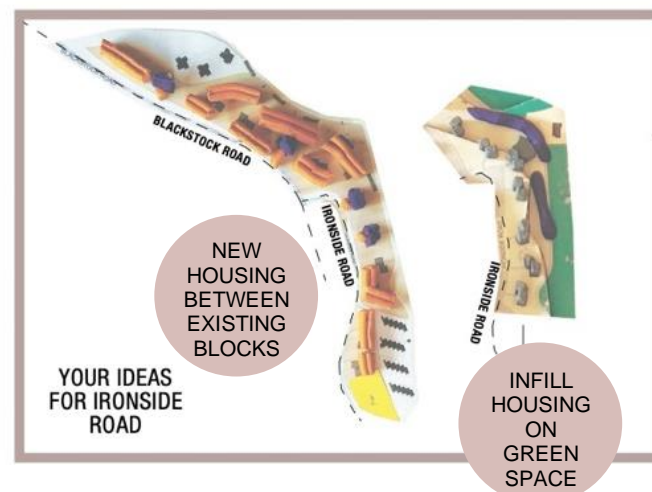
GROUP 1



GROUP 2



GROUP 3



'DESIGN FOR CHANGE' WORKSHOP 4

Activities

Workshop 4 followed the same format as Workshop 3, but was held in a different location (Terry Wright Centre) to make it easier for local residents to attend. Several people in this session wanted larger scale change, with housing replacement schemes and road and transportation improvements.

Discussions

Residents most frequently focussed on the Maisonettes on Sands Close, Spring Close Mount and Leighton Road within this session, and explored mixed use redevelopments with new housing increasing density, play spaces, maisonette improvements, traffic calming measures along Leighton Road and pocket parks. It was felt that Sand's Close is currently poorly connected into the Valley, and this could be improved so that residents feel less cut off from amenities.

Newfield Green Shopping Centre and Plowright was also a focal spot for 'change' with designs contemplating improvements to shops and green spaces, new houses and refurbished maisonettes and a new/ improved community centre.

As in Workshop 3, participants at Workshop 4 also focused on Ironside Road and Gaunt shops for improvements.

Decisions

Several of these ideas have been carried forward within the masterplanning process, including housing and landscape focused improvements around Plowright, Sands Close and Spring Close Mount.

A piece of work is currently being undertaken to explore how the local centre at Gaunt Road could be made to work better for the residents of Gleadless Valley. A similar exercise is also planned for the Newfield Green Centre and further consultation with residents on both projects will happen as part of delivering the masterplan.

WHAT YOU SUGGESTED... OVERVIEW



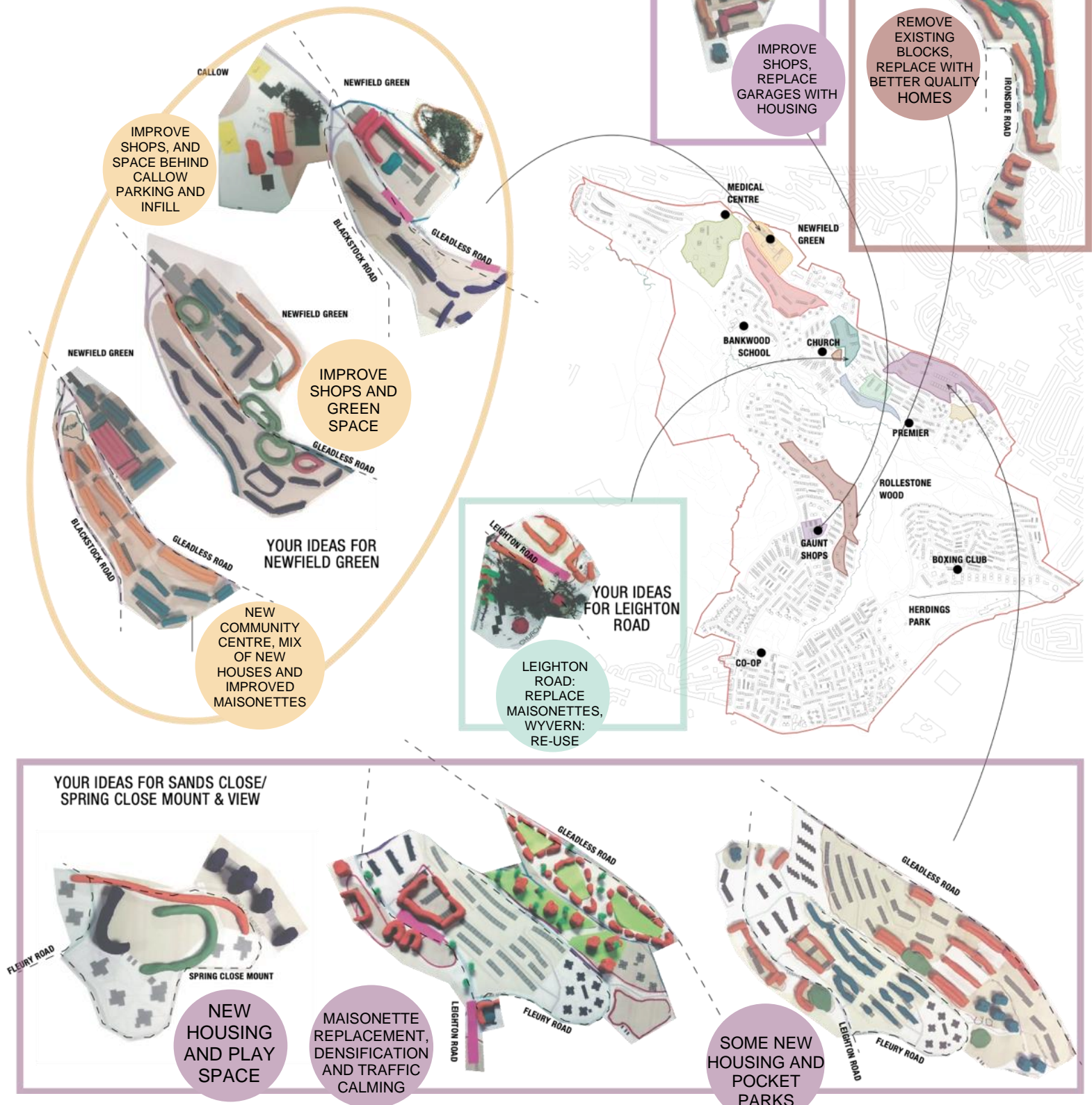
GROUP 1



GROUP 2



GROUP 3



OPTION EXHIBITIONS AND CONSULTATION (2018)

Ideas from the Design For Change community workshops were collated and further explored by the design team to shape proposals, which were then presented back to the wider community at a series of exhibitions and an online consultation which ran between 20th October 2018 and 11th November 2018.

Public exhibition events were held in different Gleadless Valley venues and there was a good flow of residents and local stakeholders visiting on both days.

Options for the masterplan were presented on a series of exhibition boards at the events. Local people were asked to complete a questionnaire about the proposals, and to state if they supported, were neutral or did not support each option. Respondents could also make comments relating to each option. A pdf version of the exhibition boards was also made available on the project website along with an online version of the questionnaire.

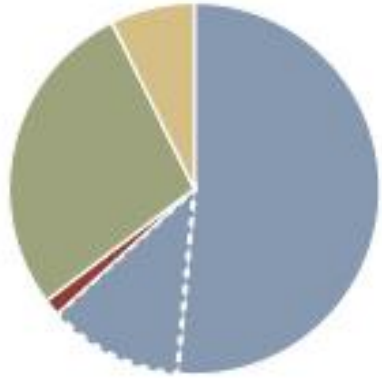
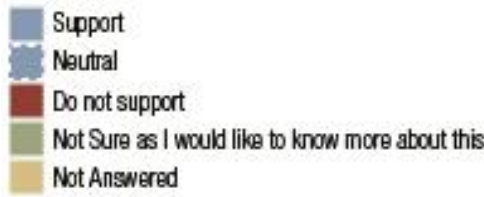
A total of 70 responses were received and a summary of the information captured through the questionnaire is detailed in the charts on the following pages.

Results

Results showed that consultees were generally in favour or were neutral to the proposals shown. The feedback gathered from the questionnaire was generally consistent, and aligned with the feedback and discussions gathered during the Design for Change workshops.

Consultees showed the greatest support for green open spaces and community facility improvements. Improvements to security and entrances of maisonettes was seen to be important and this feedback helped to focus the strategy for housing regeneration in the area.

HOUSING



Qu. 1- Do you support in principle the idea of a local rehousing policy to help manage the allocation of homes in Gleadless Valley?

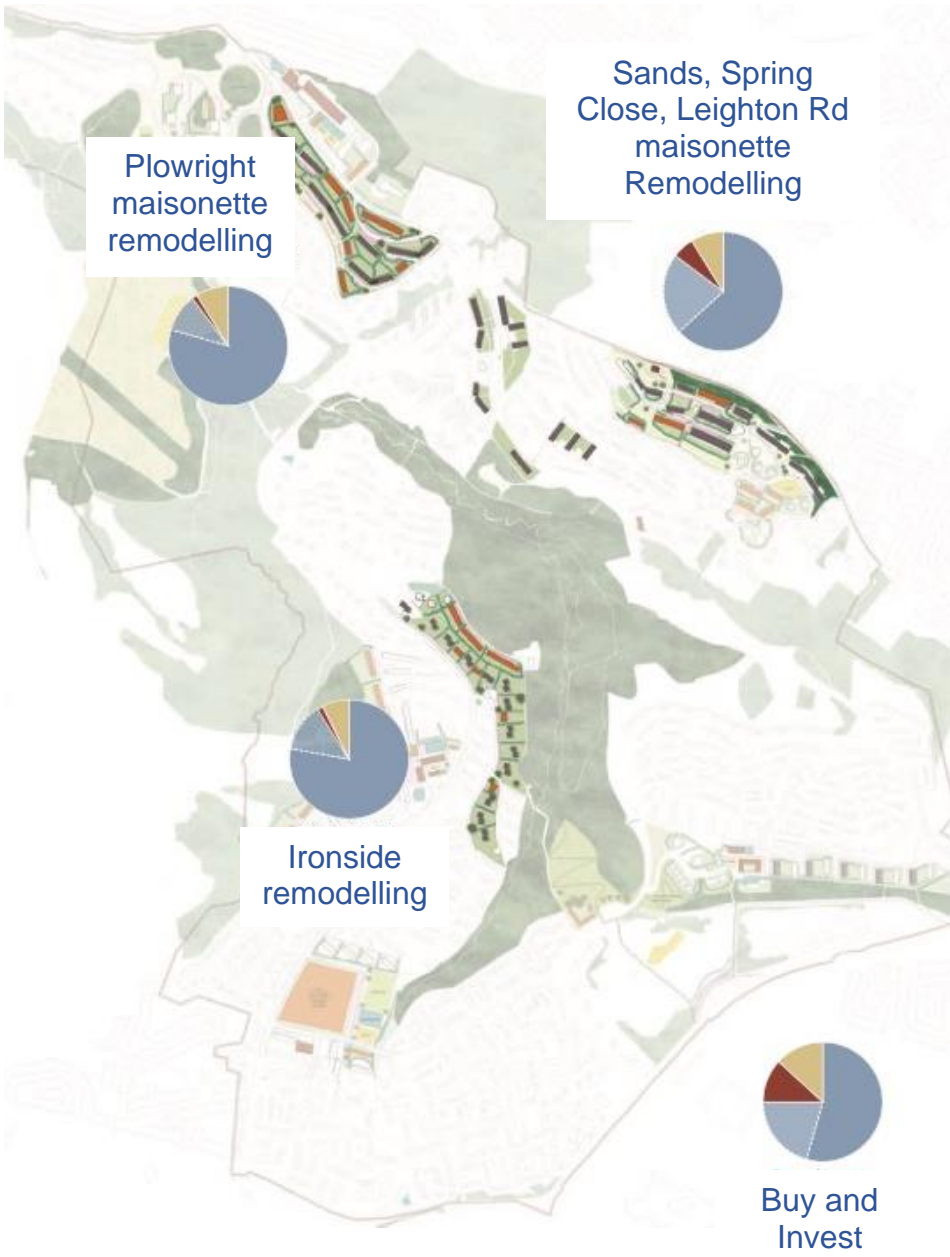
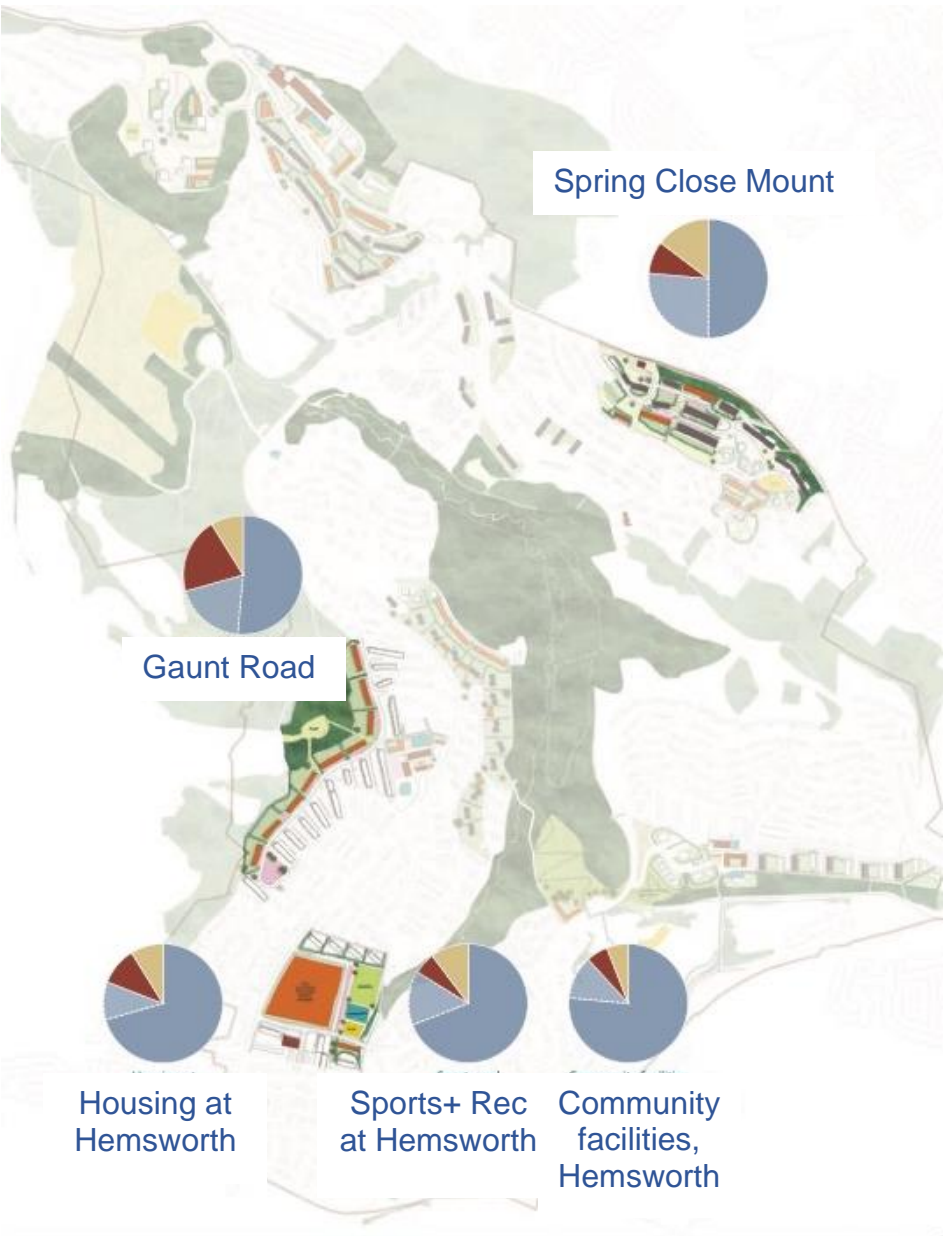
63% supported the idea, or were 'neutral'

Qu. 2 – Do you support these proposals to provide new housing on empty sites or garages?

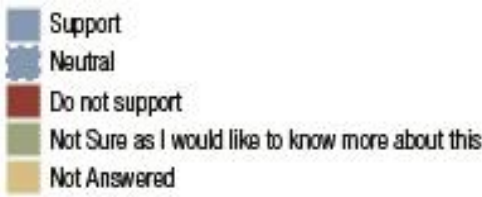
Strongest support for Hemsworth School site: housing, sports and recreation and community facilities.

Qu. 3 – Do you support these proposals to invest in upgrades and remodelling of these existing houses?

Strongest support for suggested improvement works to Plowright maisonettes and Ironside tower blocks

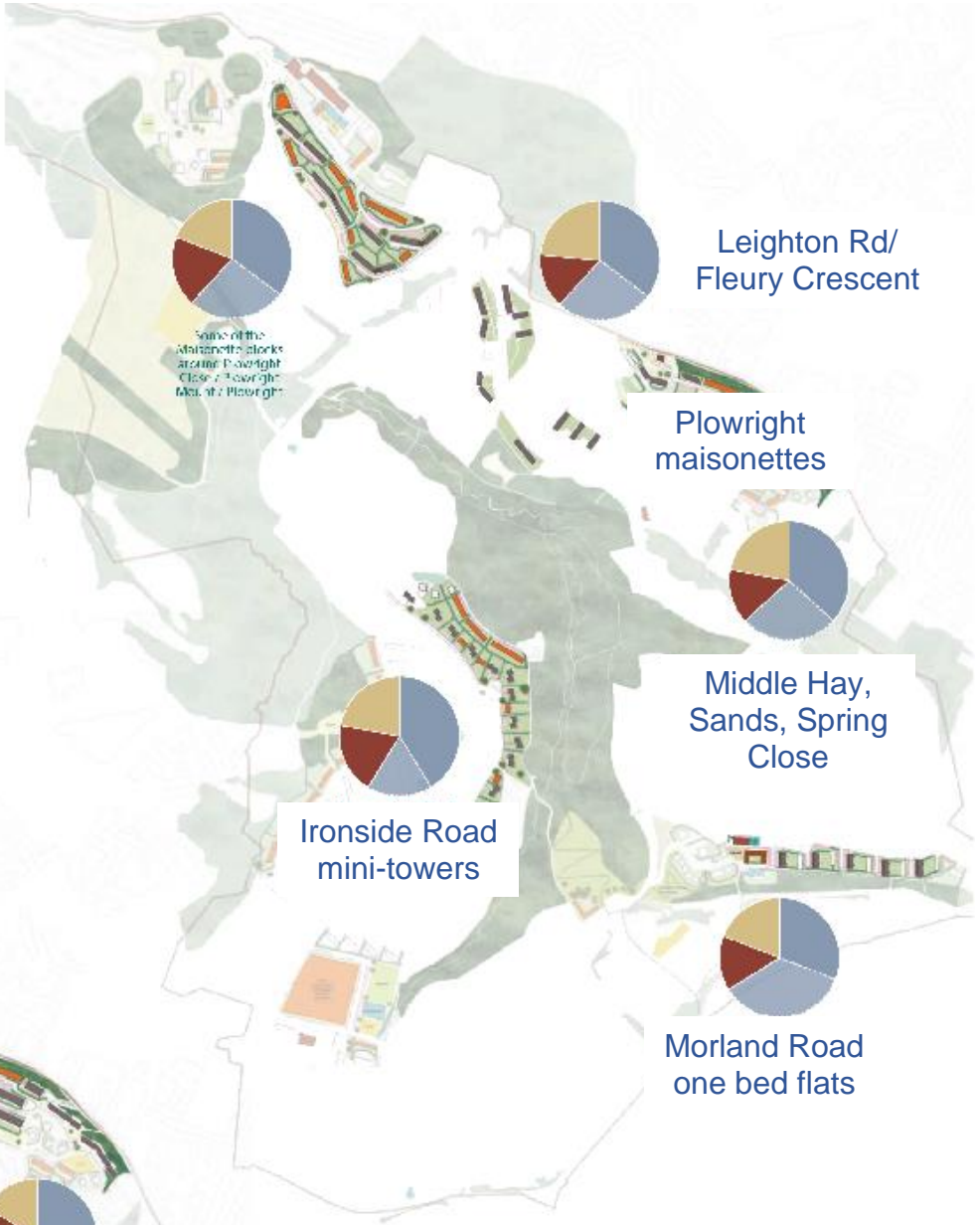


HOUSING



Qu. 4 (below)
Do you support building new homes on green space in between and next to existing housing?

Similar responses to all the proposals across estate – approx. 65% either supported or were neutral to the idea



Qu. 5 (above)
Do you support these proposals to replace some existing homes with new social housing?

Similar responses across estate – approx. 60% either supported or were neutral to the idea

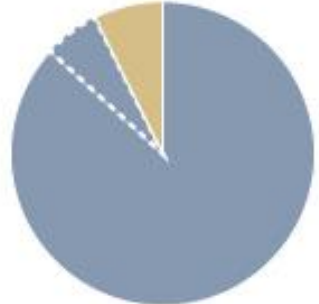
OTHER POPULAR IDEAS:

QUESTION 6
Roads and Footpaths



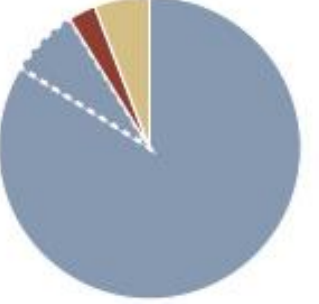
More car parking near homes

QUESTION 9
Woodlands



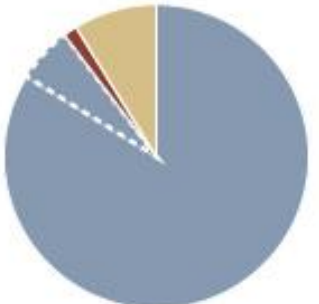
Walking/ running routes and signs

QUESTION 9
Woodlands



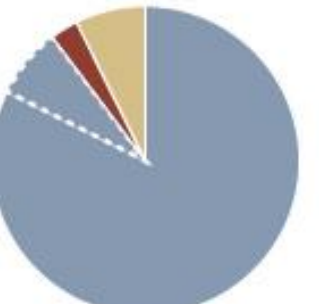
Annual Community clean-up 'Day of Action'

QUESTION 10
Services and facilities



Newfield Green Improvements

QUESTION 10
Services and facilities

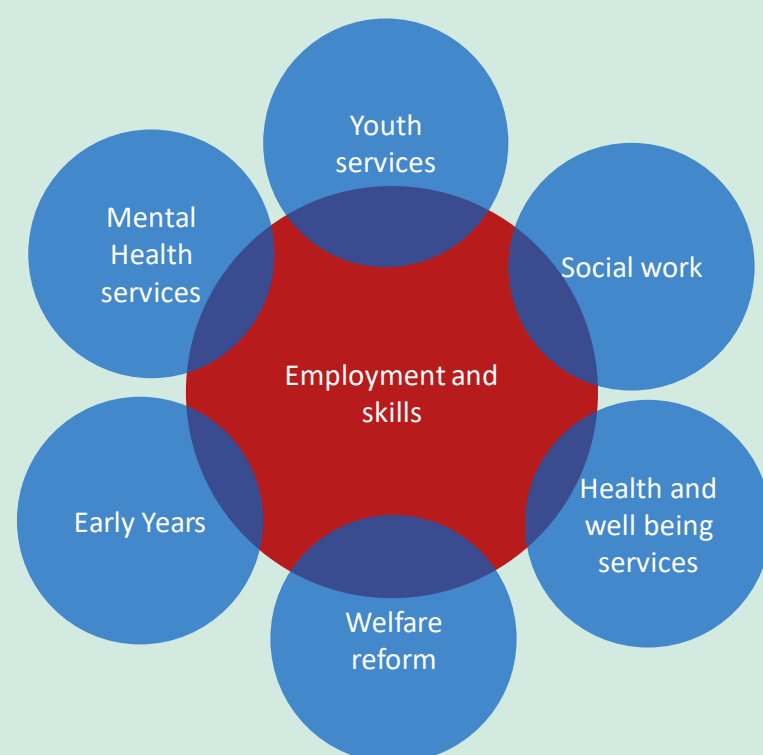


Gaunt Road Shops improvements

ADE Regeneration was commissioned by Sheffield City Council (SCC) to complete an ‘Employment and Skills Strategy and Action Plan for Gleadless Valley’, to complement the wider Masterplanning work. ADE consulted with many of the neighbourhoods stakeholders in one-to-one conversations and a collaborative workshop, so that ideas were built up from within the community.

Stakeholders organisations consulted include:

- Friends of Gleadless Valley
- Gleadless Valley Tenants and Residents Association (TARA)
- Job Centre Plus (JCP)
- Newfield School
- Sheffield City Council skills team
- Sheffield City Council housing team
- Sheffield College
- Sheffield Futures
- REACH chief executive and manager (no longer active)
- Reverend David Middleton



Responses

Early years development – there was a view that relative to historic levels there has been a reduction in services for new mothers and social activities for toddlers locally. Government’s expansion of free child care has benefitted some residents.

Schools locally – the views on the performance of schools locally was mixed. There was praise for the primary school in terms of its engagement with wider community activities. It was cited that difficulties at home often result in poor engagement from some pupils at schools. Newfield School has improved a lot in recent years (as also evidenced by its Ofsted inspection and exam results).

Careers advice – careers advice in secondary schools was commissioned by schools. Owing to the funding climate schools cannot afford additional services relative to what is already provided.

The transition from school to the work place – there has been concerted effort in ensuring that school leavers have either training or employment to go to. There has been success in this area, with only a small minority now falling into the Not in Education Employment or Training (NEET) category. Sheffield Futures seek to engage those who fall out (or do not arrive) at College.

Barriers to employment – there was a wide ranging view on barriers to employment. Many cited no jobs locally, unworkable working patterns, complicated home-life, carer responsibilities, lack of transportation. Others cited mental health and other underlying social issues as a key barrier that is often masked by other reasons (i.e. transport, working hours etc.).

Aspirations – there was a view that ‘aspirations’ were an issue in Gleadless Valley. Many of those that do aspire and achieve then move away, which leaves a lack of role models to inspire the next generation. It was cited that there was an apprehension for change amongst those who have been long-term unemployed. There are fears over agreeing to temporary work contracts which may not be renewed, and which then affect access to benefits.

Local employment – very local employment opportunities were viewed as limited, and often in jobs people did not want to do (i.e. care work). The availability of local jobs was cited by some as a barrier to employment and a ‘red herring’ by others as the distance to travel to the city centre and wider Sheffield was viewed as not insurmountable (although others did then cite shift patterns finishing in unsociable hours preventing access via public transport).

Services on offer locally - many of the services on offer to those seeking employment and training are offered from Central Sheffield. There was only limited provision on-site in Gleadless Valley. Both JCP and Sheffield College thought it highly feasible that some training and events could be brought to Gleadless Valley. Stakeholders agreed that delivering more locally could increase engagement levels.

Enterprise and self employment – there was a perceived gap in services that would support start-up businesses or sole-traders. This could offer people more flexible employment and could remove some barriers that exist. This could offer some people a more pragmatic alternative to paid employment.

The role of the public sector in recruitment – the role of the public sector in recruitment was cited by several community stakeholders. This included ensuring opportunities from the masterplan implementation (i.e. work on the construction projects) benefitted local people. The College and JCP acknowledged the success of the Sector Skills Academy and suggested that SCC develop a similar programme.

COUNCIL CONSULTATION 2019 - 2021

Throughout 2019 consultation with local people on the masterplan proposals continued through attending local events such as “Party in the Park”, the TARA and Friends of the Valley fun day, Heeley City Farm coffee morning, Stay, Play and Weigh and Herdings Youth Club.

At the end of 2019/ early 2020, more focused consultation was carried out with Council officers and community organisations to develop the green spaces strand of the masterplan. This included agreeing a set of principles that should be worked to when developing and delivering green space proposals. This was followed by a workshop to start exploring governance structures, to ensure the local community are at the heart of shaping and influencing the delivery of the masterplan.

Consultation during 2020 and 2021 was limited by the Global Pandemic. However, the Gleadless Valley Partnership Panel continued to be an effective way to provide updates on the masterplan and the Masterplan Engagement Forum continued to meet, shaping the consultation proposals in preparation for the final consultation in early 2022. Virtual workshops where children presented their issues and ideas for inclusion in the masterplan were also held with Bankwood School.

Engagement Forum

A Community Engagement Forum has met monthly throughout the development of the Gleadless Valley Masterplan and reviewed proposals at all design stages.

The Engagement Forum consisted of the Labour Cllr and Executive Member for Housing, Roads and Waste Management and local councillors, plus two representatives from the Gleadless Valley TARA, the chair of the Gleadless Valley Partnership Group and a representative from the Holy Cross Church in Gleadless Valley

Party in the Park consultation (Herdings Park, 2019)



DESIGN DEVELOPMENT (2019 – 2021)

The masterplan underwent extensive design development in the subsequent years, informed by ongoing engagement activities.

Architects BDP - who are experienced in similar regeneration projects - were commissioned to help draw up designs for the housing proposals for each of the key sites identified in the Design for Change process. This included external refurbishment options for existing maisonettes across the estate and remodelling and replacement options for small pockets of properties that were not working well for modern day family living.

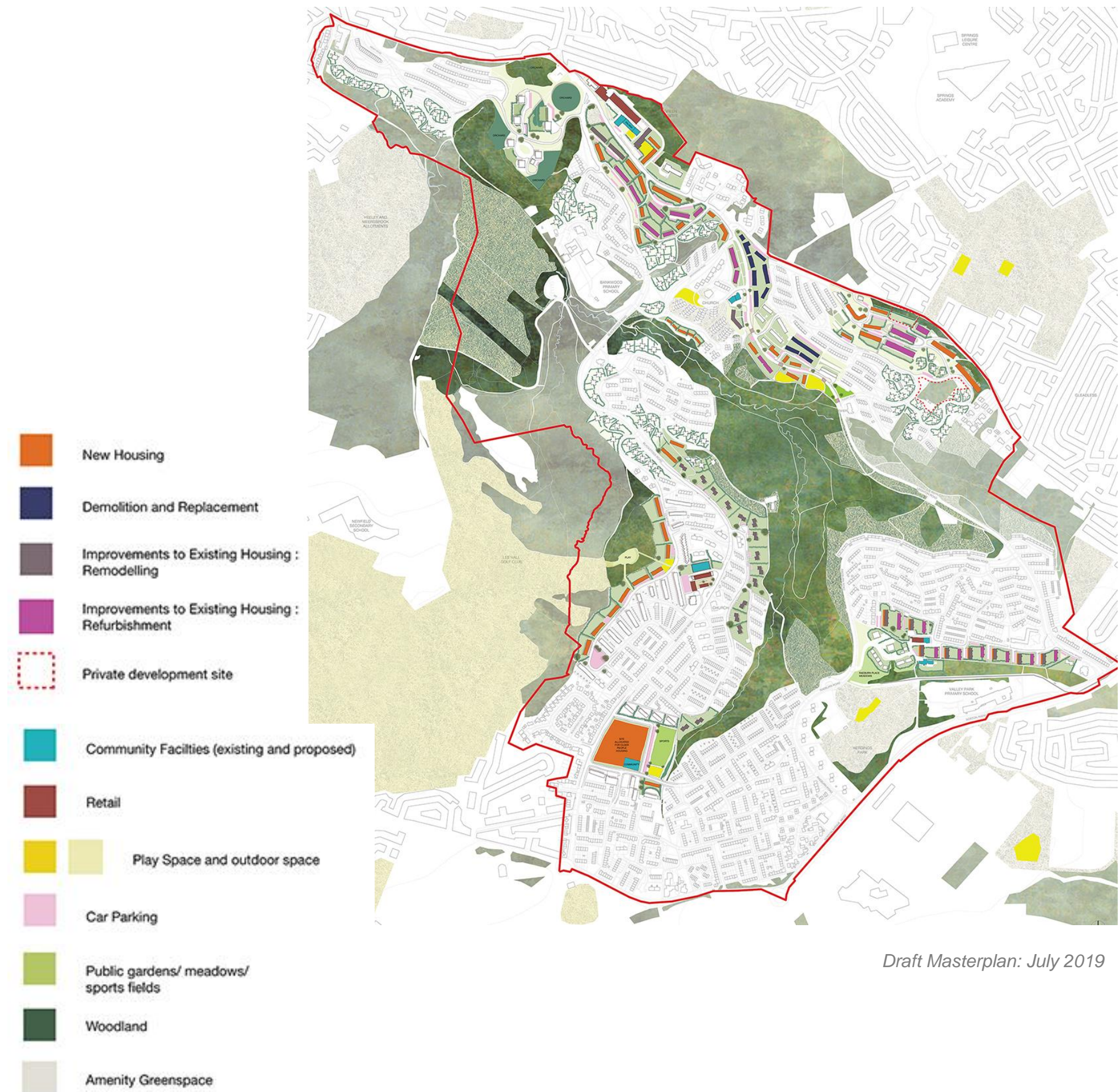
Council services were also commissioned to develop more detailed designs for public spaces and improvement to parking in priority areas.

The design team also considered landscape and infrastructural alterations such as parking, communal gardens and play facilities in order to create a comprehensive and joined up design strategy for Gleadless Valley.

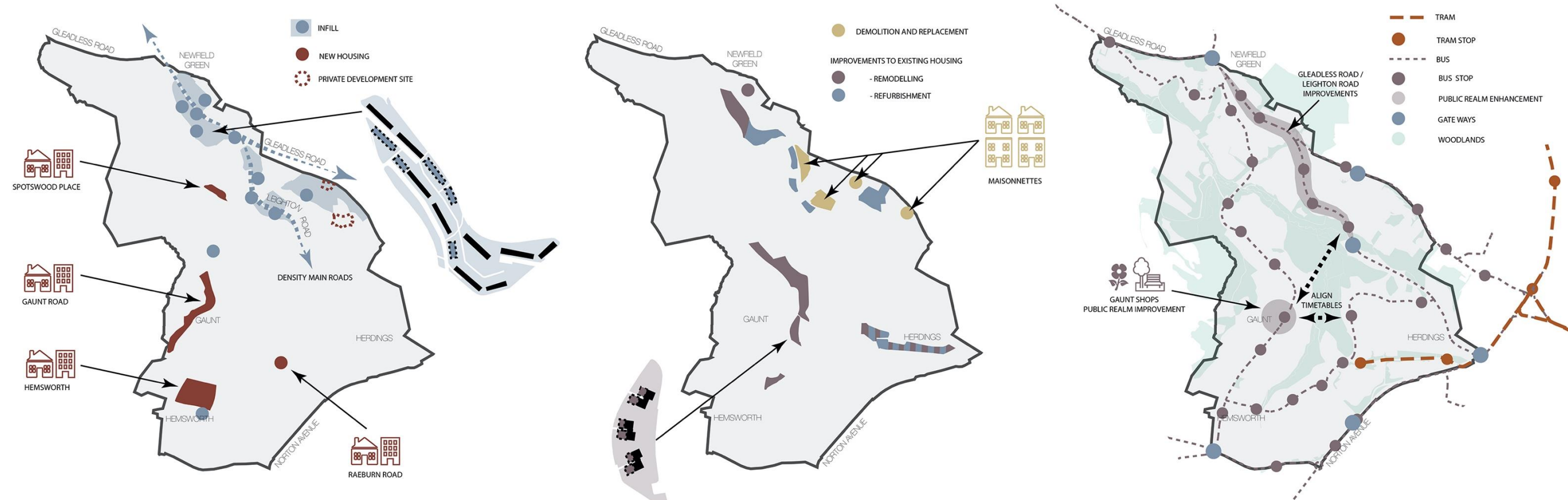
Funding and viability assessments influenced the feasibility of delivering each proposal, and some original ideas were consequently not taken forward in the masterplan.

The majority of the original ideas remained throughout the design process and whilst some ideas (such as improvements to the Gaunt Road shopping centre) were not the focus of this Masterplan - they are being investigated in more detail within additional council studies.

The following pages present a condensed overview of design testing which informed the final proposals.



Draft Masterplan: July 2019



1 BUILDING NEW HOMES ON GREEN SPACE IN BETWEEN AND NEXT TO EXISTING HOMES

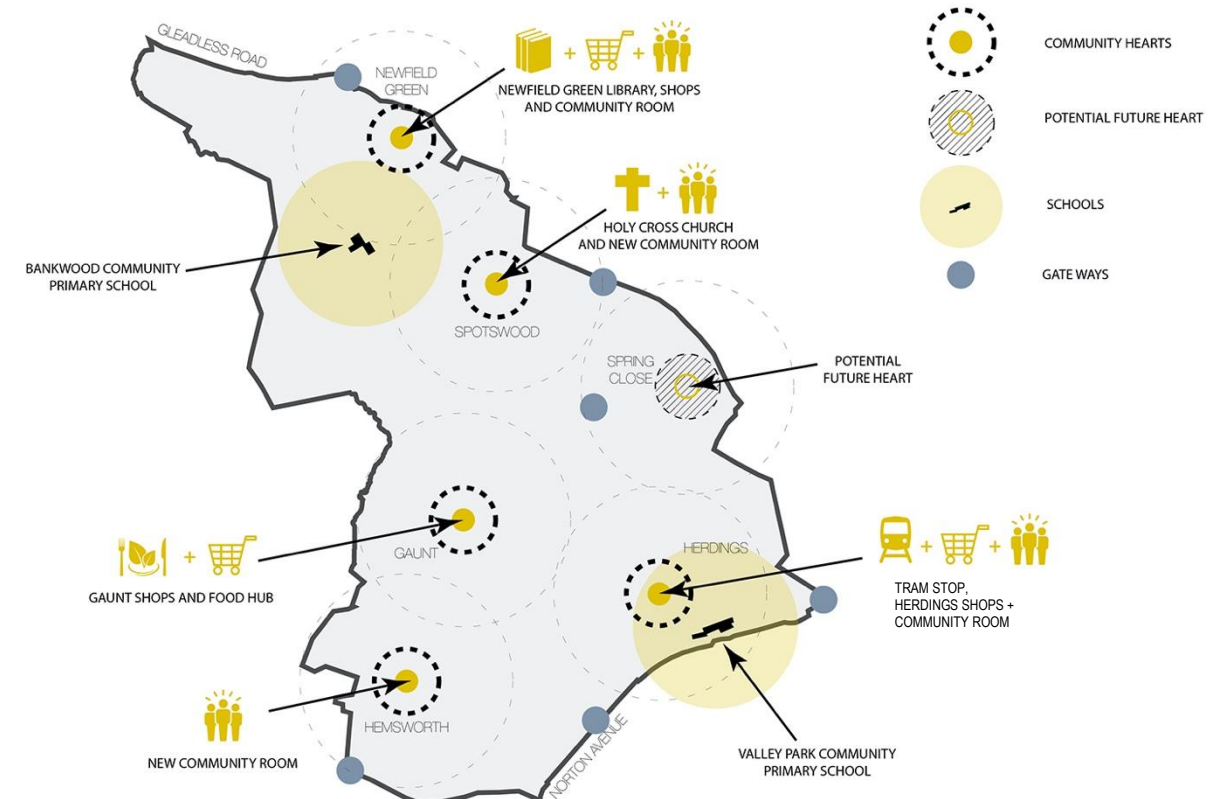


4 OVERALL GREEN STRATEGY

2 MIXED REGENERATION STRATEGY, FOLLOWING A REFURBISH, REMODEL, REPLACE APPROACH

- NEW AND IMPROVED PLAY/ SPORT
- MAINTAIN EXISTING & IMPROVE ACCESS TO PLAY/ SPORT
- INFILL AND NEW HOUSING ON GREEN SPACE
- ENHANCE AND INCREASE PROVISION OF PUBLIC FORMAL GARDENS AND SUPPORT COMMUNITY GROWING SCHEMES
- ALLOCATE UNALLOCATED GREEN SPACE AS PRIVATE GARDENS AND CREATE COMMUNAL GARDENS
- IMPROVE AND CONNECT WOODLAND TRAILS FOR SPORT, LEISURE AND NATURE
- WOODLANDS

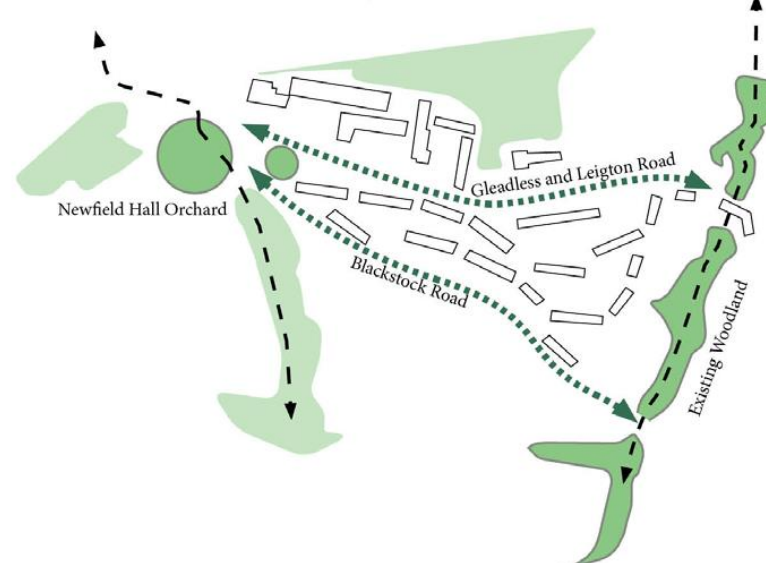
3 IMPROVE CONNECTIVITY AND WALKABILITY



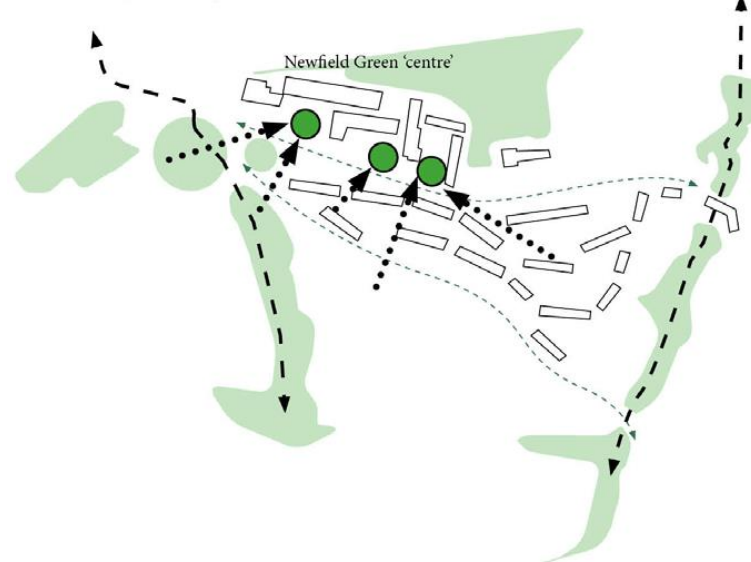
5 ENHANCE AND INCREASE PROVISION OF COMMUNITY FACILITIES

BDP public realm and landscape design process sketches for Plowright: May 2019

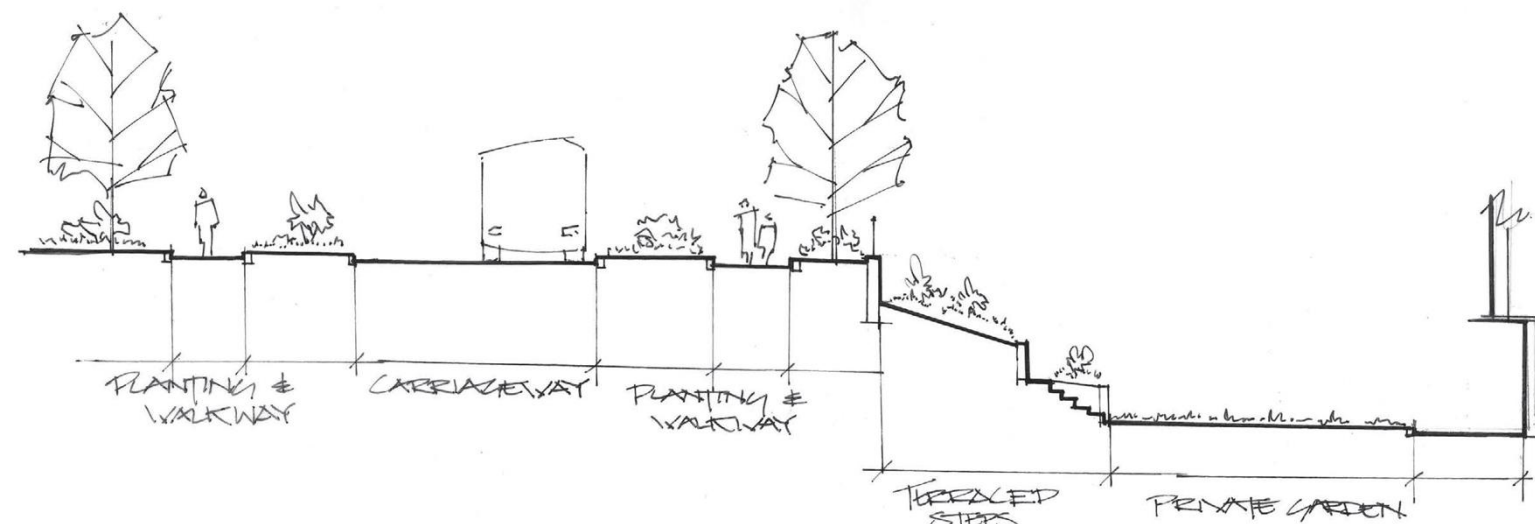
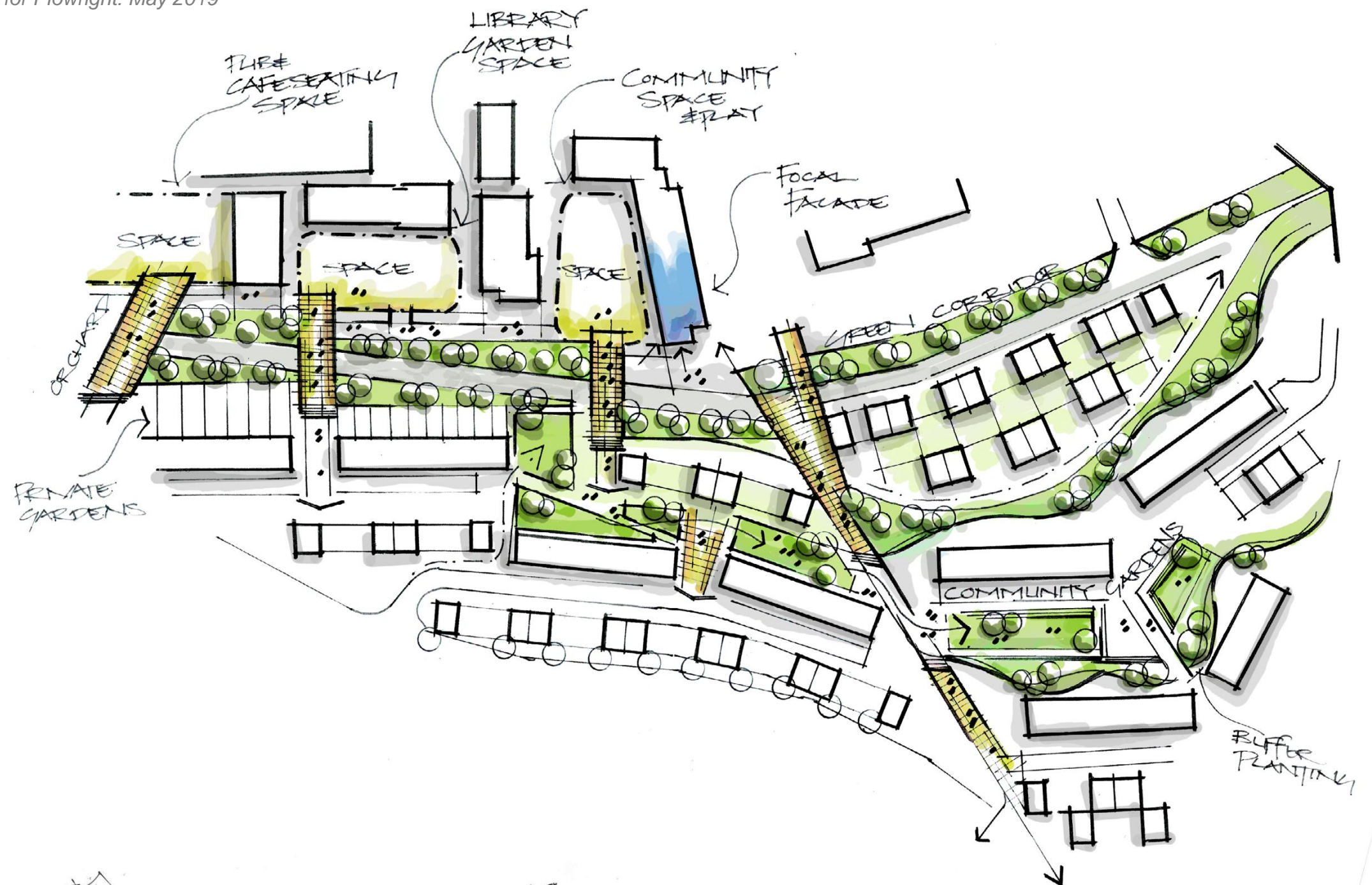
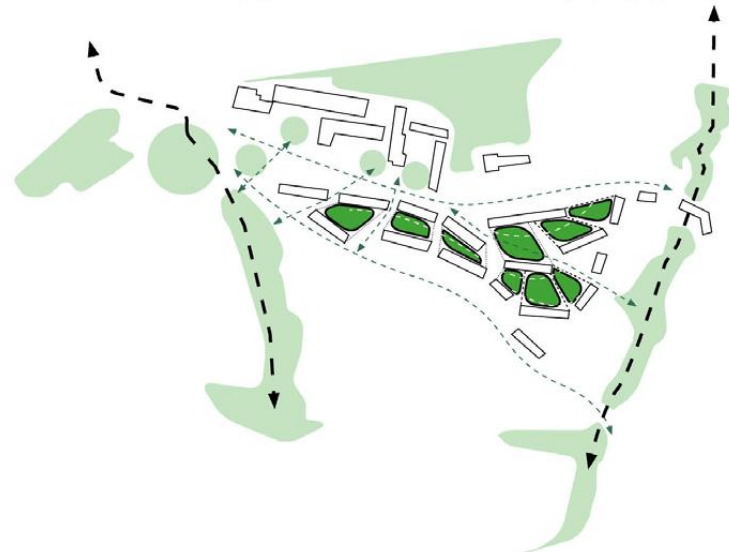
Green corridors between spaces



New public spaces and enhanced visual connections



Terraced community gardens which follow the topography



PUBLIC CONSULTATION (2022)

The draft Gleadless Valley Masterplan went out to public consultation for six weeks at the start of 2022, starting on 24th January 2022 and ending on 4th March 2022.

Residents and local stakeholder groups were invited to view and comment on the draft proposals, via the Sheffield City Council website or in person at a series of consultation events held on weekends and evenings at a range of locations within the valley (wider survey).

At the same time, residents directly impacted by the housing proposals – whose homes were proposed to be replaced or remodelled - were engaged in one-to-one conversations with council officers in community rooms, online sessions, telephone calls and individual visits in the home.

Consultees were asked to respond to proposals for housing, shared and green space, services and facilities and employment and skills. Online and paper-based surveys were used to capture feedback on the Masterplan. Respondents were able to indicate whether they liked or did not like the proposals and were also able to make free text comments.

Some of the feedback on the Masterplan indicates some are sceptical the masterplan will be delivered. The plan has been in development longer than ever planned due to impacts of the pandemic and an extensive design process, and this may have impacted on the communities in completing surveys.



Wider survey:

75% of those that completed the wider survey live on Gleadless Valley. 94 surveys were received. A summary of feedback is outlined on this page.

Housing

The housing proposal section had the highest response rate of public consultation. Many respondents like the proposals put forward (or at least part of the proposals) but have issues and concerns. Some of the key concerns identified in people's responses are around a lack of parking, views being obstructed by the proposed housing and anti-social behaviour continuing in the Valley despite the proposals.

Shared and Green Space





The majority of respondents liked the green and shared space proposals, but concerns remain about ASB and maintenance.

Services and Facilities Proposals

Many respondents did not provide feedback to this section and some suggested that not enough detail was provided to determine if they like or dislike the proposals. People are concerned that until ASB is addressed there will be no real change, particularly around the shopping centres. Respondents are also wanting more detail on the possibility of youth clubs in the valley. Improved bus routes / accessibility to services was also noted as something people wanted to see.

Employment and Skills Proposals

Over half of survey respondents didn't comment on the employment and skills section. Of those that did, most comments were positive – with respondents citing that unemployment is a serious issue in the Valley. Some respondents are uncertain these proposals will be delivered.

THEME	LIKE	DISLIKE
Housing 	<ul style="list-style-type: none"> Improving the external appearance of housing Improving the quality and standard of housing The possibility of private gardens The area will be modernised The proposals will make people feel safer 	<ul style="list-style-type: none"> Insufficient parking improvements That views may be obscured by new housing That anti- social behaviour issues are not a higher priority That existing homes should be tackled first Uncertainty about rehousing issues
Shared and Green Space 	<ul style="list-style-type: none"> Wildflower planting and adding more trees Improving walking routes and footpaths Will improve the image of the valley Improving local wildlife Increased parking (at Bankwood Road) 	<ul style="list-style-type: none"> Concerns around ASB, crime and vandalism (includes comments on dirt/quad bikes on green spaces) Concerns over long time maintenance Doesn't support under used open spaces being used to build new homes Plans are too green – not enough flowers No clear walking routes or cycle paths
Services and Facilities Proposals 	<ul style="list-style-type: none"> More activities for young people Approves of Gaunt Road shops being improved Supports plans for older persons' scheme 	<ul style="list-style-type: none"> Concerns that until anti-social behaviour is addressed there will be no real change Not enough detail about youth clubs Doesn't believe the plans will actually happen Bus routes must be improved / Accessibility
Employment and Skills Proposals 	<ul style="list-style-type: none"> Will help to reduce unemployment and improve skills Working with community led organisations Apprenticeships Clearer pathway for young people from school to work Tackling a root issue in Gleadless Valley 	<ul style="list-style-type: none"> Employment won't improve until drug issues are resolved Uncertain proposals will actually happen Doesn't see many jobs being created Needs to be support for young parents life skills Not enough activities for those who can't work (i.e. disabled, retired, carers) Different households need different support (i.e. disabilities, troubled families, asylum seekers)

Residents Directly Impacted by Proposals

153 of the 242 households directly impacted by proposals were consulted in person directly, representing 63% of all affected homes. Overall, 80% of these respondents support the proposals for the areas of Gleadless Valley they live in.

Council tenants: 84% of all directly impacted Council Tenants supported proposals. Residents in Sands Close are the most supportive, whilst Herdings residents have currently shown the least support for the proposed plans in their area of the Gleadless Valley, with 18% of respondents not supporting the proposals.

The main reasons why people support proposals include:

- Properties are old and/or in disrepair
- Would improve the area (such as in appearance)
- Proposals may improve ASB, crime and drug use in the neighbourhood

Reasons for not supporting plans include:

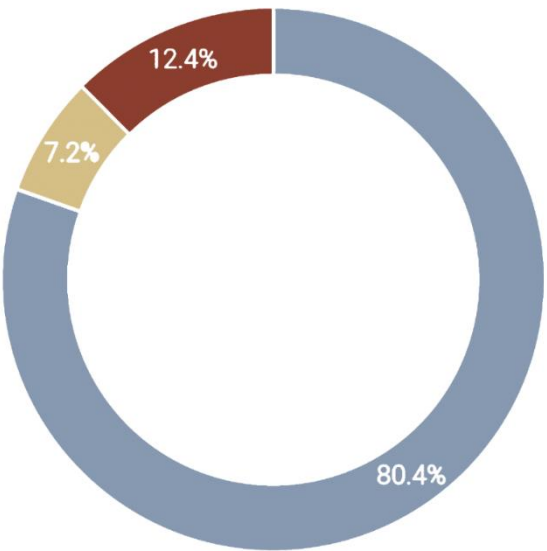
- Want to remain in current property, due to age, stress, memories and hassle.
- Concerns around the bidding process for new property

Owner-occupiers and leaseholder landlords: The least support was shown by owner occupiers and leaseholder landlords. There are owner-occupier concerns around having to downsize or being unable to afford another mortgage. The majority of owner-occupiers engaged with were interested in becoming a Council tenant.

Private tenants: The small number of private tenants spoken to who were directly affected by the plans were supportive of the proposals.

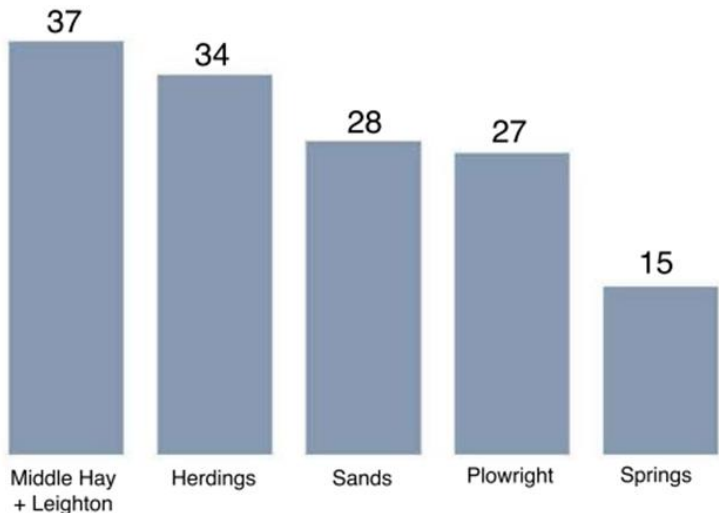
Residents and landlords will continue to be engaged as proposals progress beyond early conceptual design phases.

OVERALL RESPONSE



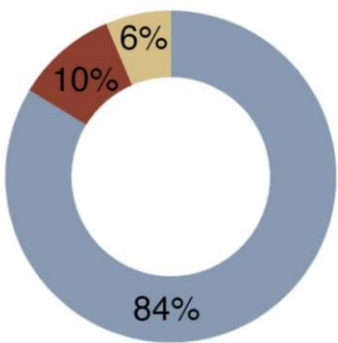
80% in favour of proposals, 7% neutral and 12 % do not support.

COUNCIL TENANT RESPONSES

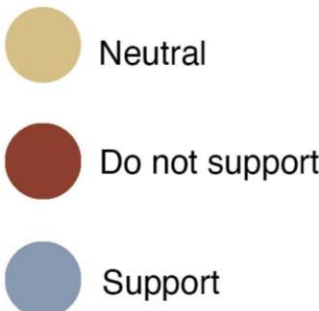
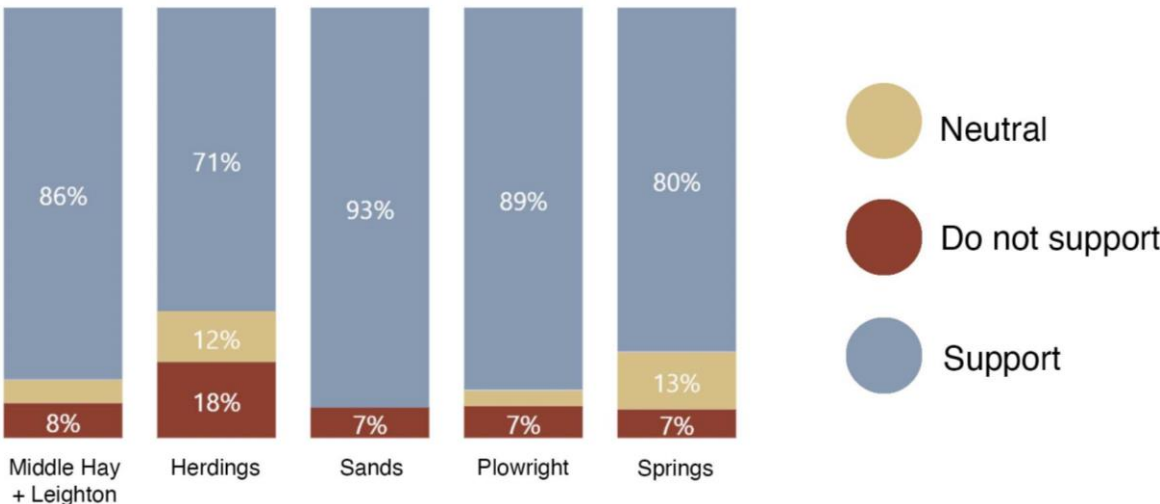


Number of responses – council tenants directly affected by proposals:

How does the tenant feel about the proposals for their respective areas?



TOTAL



Stakeholder Engagement

The Gleadless Valley project team have developed links with a number of stakeholders since the work began in 2018 and these Stakeholders were invited to a short briefing just before the formal consultation was launched. The feedback from stakeholders on the Masterplan has taken the form of written submissions in various formats or has been collated in the case of children / young people from officers taking discussion notes in face-to-face classroom sessions.

Feedback on the draft Final Masterplan was received from:

- Gleadless Valley Wildlife Trust (GVWT)
- SCC PRoW (linked to the Ramblers)
- Sheffield Local Access Forum
- Peak and Northern Footpath Society
- Sheffield Climate Alliance
- Shelter
- Heeley City Farm
- Newfield Secondary School children
- Bankwood Community Primary School children
- SCC – Ecology Service

Approximately 150 feedback observations were received which were grouped into a number of themes (see table). Overall, the Stakeholder feedback indicates that the investment at Gleadless Valley is welcomed by the organisations.

Taking the design forwards

Recurring comments from the stakeholder and resident engagement process have informed minor non material amendments to the draft masterplan document, as shown in the next chapter. Particular focus has been given to Ecology mapping and footpaths, whilst other points will be addressed within future commissions as detailed within the ‘Next Steps’ section of this report.

Main stakeholder comments:

<p>Need for more play areas and community facilities spread across the valley</p> 	<p>Anti – social behaviour is a concern; the masterplan does not fix this</p> 	<p>Housing improvements are welcomed, it's the thing in Gleadless Valley we like the least</p> 
<p>Wildlife areas need to be protected with buffer zones, concern about building on underused land</p> 	<p>Willingness from multiple groups to work with SCC to realise the masterplan goals</p> 	<p>Support for a map of the ecology being produced</p> 
<p>Anxieties for young and old about moving home, people will need to be supported</p> 	<p>Mapping and improving footpaths and links across the valley will help accessibility</p> 	<p>Waste management problems / amount of litter on the estate</p> 





CHAPTER 2: GLEADLESS VALLEY MASTERPLAN

This chapter explains the final masterplan proposals approved by the Council to make improvements to housing, shared and green spaces, services and facilities and employment and skills within Gleadless Valley.



PROJECTS – CONTENTS PAGE

This page shows you which pages to turn to, to find out about specific plans.

What is happening in each area? (Page Number)

- Abney – 28, 35, 45
- Bankwood – 41
- Blackstock – 35, 36, 39, 41, 42, 43, 45
- Callow – 28, 36, 40, 45
- Constable (Hemsworth) – 28, 35, 36, 41, 43, 45, 46
- Gaunt – 28, 46, 47
- Ironside – 35, 46
- Leighton – 28, 31, 35, 45
- Mawfa – 35, 41
- Middle Hay – 31
- Morland - 34
- Newfield Green – 28, 29, 35, 38, 40
- Overend - 28
- Plowright – 28, 29, 32, 35, 38
- Raeburn – 28, 36, 40
- Sands – 30, 45
- Spotswood – 28, 35, 36, 39
- Springs – 33, 35, 37



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PROJECTS – CONTENTS PAGE



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VISION AND AIMS



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HOUSING STRATEGY



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HOUSING: SUSTAINABILITY



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HOUSING: NEW BUILD

Project: Abney Drive, Callow Road, Leighton Road, Spotswood Place, Overend Road, Gaunt Road, Constable Road (Hemsworth), Raeburn Road, Plowright



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HOUSING: REPLACEMENT

Projects: Sands Close, Middle Hay Close, Leighton Road, Middle Hay View



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HOUSING: REMODELLING

Projects: Plowright Close, Spring Close Mount, Spring Close View, Morland Road, Leighton Drive



35

HOUSING: REFURBISHMENT

Projects: Plowright, Ironside, Blackstock, Constable, Mawfa, Spring Close View, Spring Close Mount, Spotswood, Leighton, Abney, Newfield Green



36

SHARED + GREEN SPACE STRATEGY

Projects: Spring Close View, Spring Close Mount, Plowright + Newfield Green, Blackstock Road, Spotswood Road/Place



37

SHARED PUBLIC SPACES

Projects: Newfield Green, Leighton Road, Blackstock, Constable Road (Hemsworth)



40

GREEN + OPEN SPACES

Projects: Newfield Hall Orchard, Newfield Hall Green Space, Callow Green Space, Raeburn Place Green Space, Coneygree Orchard



41

ROADS, PARKING + SHARED PUBLIC SPACE

Projects: Bankwood Road, Blackstock Road, Constable, Mawfa



42

PLAY + RECREATION



43

LANDSCAPE + ECOLOGY



46

SERVICES + FACILITIES



47

EMPLOYMENT + SKILLS

VISION AND AIMS

HOUSING



Choice and Quality: Provide a greater choice of high quality homes for all ages and enable a range of tenure preferences

Future-proof: Future proof homes so that they are sustainable and reduce repairs, maintenance and running costs

Community: Enhance community cohesion through thoughtful, inclusive and functional designs and adaptations

Neighbourhoods: Encourage settled and sustainable neighbourhoods

Character: Ensure that new housing designs and adaptations compliment and enhance the character of the parkland estate

Environment: Invest in green design and technology to improve the energy efficiency of homes and contribute to the Council's climate change commitments

SHARED + GREEN



Community: Engage the community and work with local groups to care for and enhance green and open spaces.

Sustainability: Deliver improvements which are low maintenance, sustainable and value for money.

Quality: Enhance and increase the provision of good quality public gardens and open space.

Gardens: Provide additional garden space on housing land where this is adjacent to existing homes.

Character: Preserve and enhance local character, heritage and biodiversity.

Food Growing: Support community food growing schemes.

Recreation: Enhance and increase provision of formal sports and play facilities.

Footpaths: Improve and connect footpaths in woodlands and naturalistic green spaces for leisure, exercise and the enjoyment of nature.

Underused Spaces: Build new homes on underused space between and next to existing homes where limited infill could enhance green spaces.

A harmonious relationship: Promote a harmonious relationship between the built and green and environments and maximize benefits for the natural world.

SERVICES + FACILITIES



Health and Wellbeing: Targeted improvements that will promote health and wellbeing amongst Gleadless Valley residents.

Local Centres: Grow modern, vibrant local centres that will attract visitors and sustain facilities

Facilities: Support good quality, mixed use facilities that are inclusive and reflect local aspirations

Young People: Invest in services and facilities that will provide more things for young people to do in their local area

Community: A focus on community development through supporting community groups and services to build capacity and grow resource.

Partnership: Facilitate positive partnership working with community groups and ambassadors to deliver more joined up services and holistic facilities.

Neighbourhoods: Promote balanced provision throughout the Gleadless Valley neighbourhoods by refreshing how existing facilities are run as well as providing new.

EMPLOYMENT + SKILLS



Skills: Bring people together with the right skills and experience to improve the employment and skills

Aspiration: Raise aspirations of the residents of Gleadless Valley

Wider Initiatives: Bring employment and skills opportunities to local people by linking up with city-wide, regional, and national initiatives

Employment: Provide more employment opportunities on the Valley

Enterprise: Promote and assist the enterprise and self employment offer for local people

Equality: Reduce deprivation indicators amongst Gleadless Valley residents

VISION AND AIMS

Sheffield City Council’s vision for Gleadless Valley is for it to continue to be a great place to live, grow up and grow older, with fantastic green spaces and good quality housing. It will have a strong sense of community spirit and allow its residents to thrive.

The goals of the plan are to:

- Put residents at the heart of this masterplan
- Preserve and enhance the local character, heritage and wildlife
- Promote better use and care of the valleys green and open spaces
- Deliver services and facilities that meet the needs of the valley and improve play and recreation provision
- Work with the community to improve the health and well being of GV residents
- Grow skills and employment opportunities for all
- Increase the choice, mix and quality of homes
- Improve routes throughout the valley linking public transport, services, homes and green spaces
- Support climate change resilience through delivery of the masterplan projects

Main Proposals

- A. Newfield Green and Plowright
- B. Middlehay View / Close and Leighton Road
- C. Spotswood
- D. Sands Close
- E. Spring Close View and Mount
- F. Blackstock Road and Ironside Road
- G. Gaunt Road
- H. Morland Road and Leighton Drive
- I. Hemsworth School Site

KEY

Housing

- Going ahead
- Firm proposal
- Replacement homes
- Refurbishment
- Remodelling
- Remodelling*
The changes to the flats in this part of the estate are not planned to happen until later in the regeneration programme. The Council will continue to engage with local residents and determine nearer the time how many units will be affected.

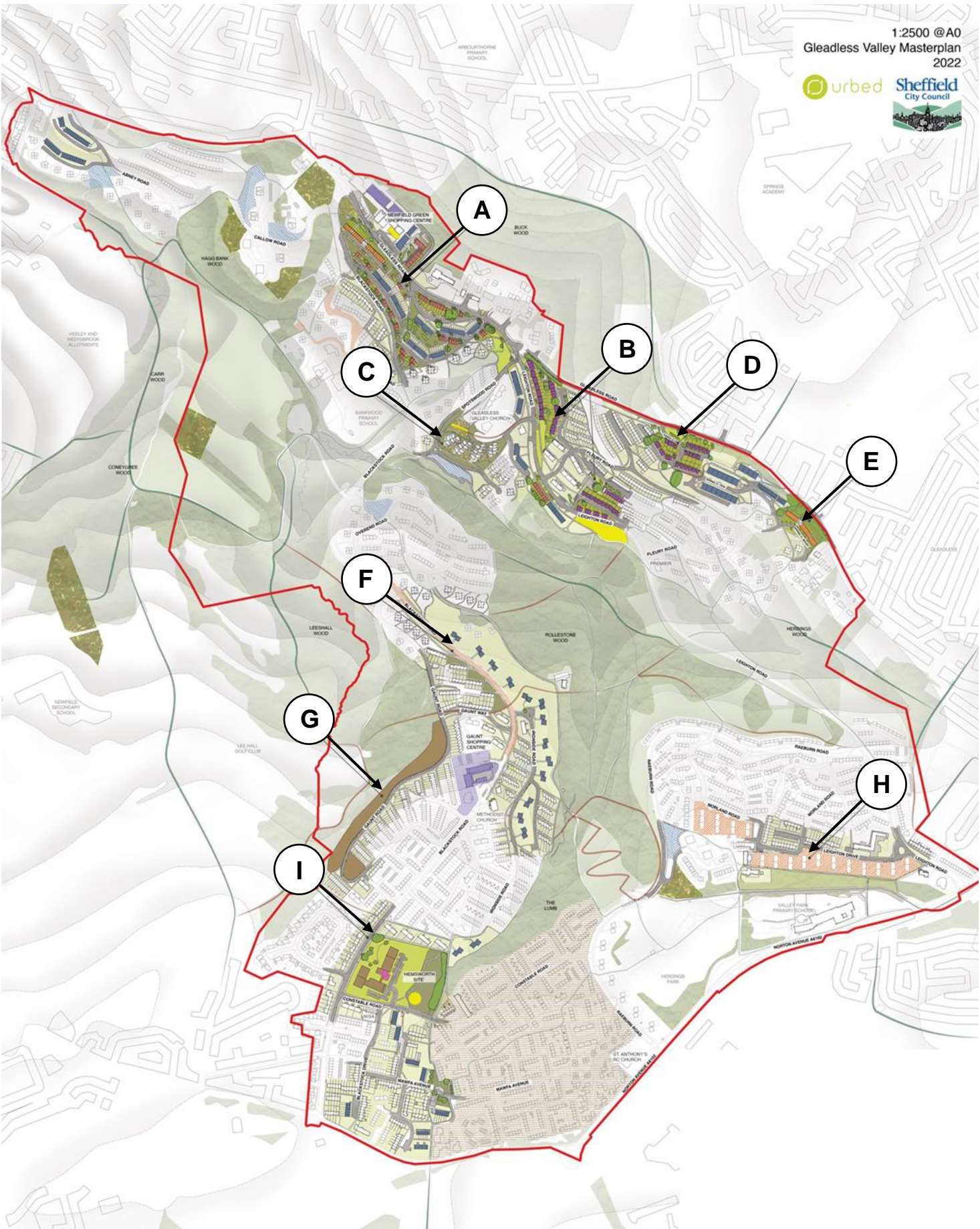
- Possible new build sites for further exploration

Other

- Shopping improvements
- New/improved parking & traffic calming measures
- New/improved parking & driveways
- Meadows / orchards / wetland flower planting / tree planting
- Improvements to shared and green spaces
- Woodland (Management plan being developed)
- Play space
- Cafe / Community space (Hemsworth site)

Footpaths

- Existing path
- Existing Public Right of Way
- Potential new connection



HOUSING STRATEGY

Our Housing Strategy aims to make the most of existing stock to preserve the Valley’s character, with improvements to existing homes that enhance security, communal areas and visual appearance.

The masterplan will ensure that more of the types of homes people want and need are available, through remodelling and small-scale demolition and replacement of selected maisonettes and flats.

Limited new build housing on underused land between and next to the Valley’s existing homes will also provide more suitable and desirable homes.



RETAIN



REFURBISH



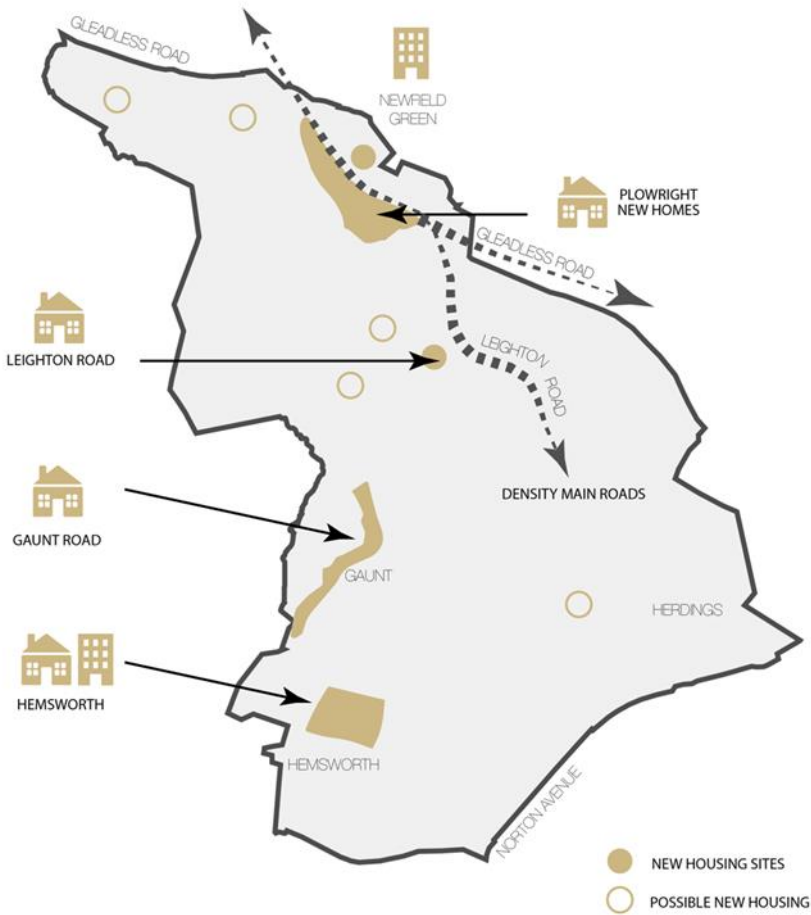
REMODEL



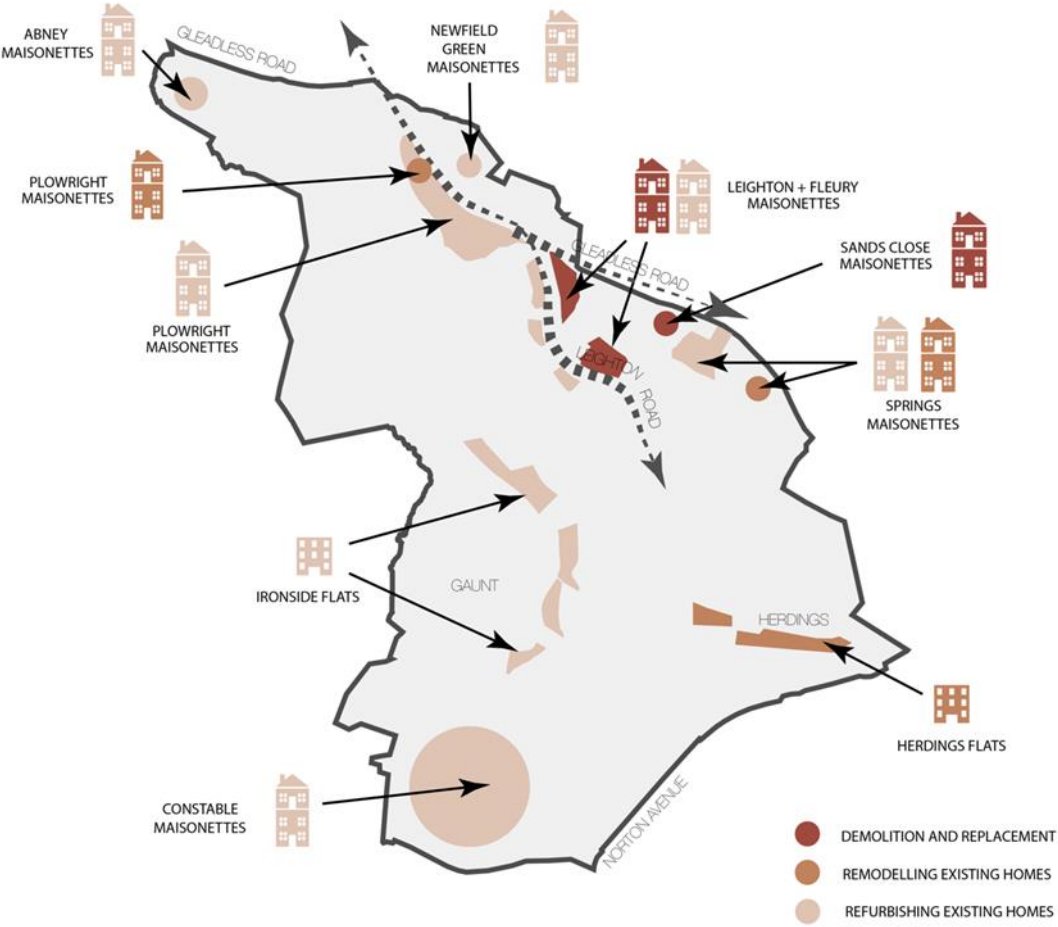
REPLACE



NEW BUILD



BUILDING NEW HOMES ON UNDERUSED LAND IN BETWEEN AND NEXT TO EXISTING HOMES



MIXED REGENERATION STRATEGY, FOLLOWING A REFURBISH, REMODEL, REPLACEMENT APPROACH

HOUSING: SUSTAINABILITY

All drawings are indicative only – plans to be resolved in future detailed studies

The Council have committed to taking steps to reduce carbon emissions in Sheffield and to help achieve its zero-carbon target by 2030. One of the key ways of achieving this is by investing in fabric first measures to improve housing quality, and create more sustainable homes.

Improving the fabric of existing homes will help to minimise heat loss within the home, reducing energy bills and associated emissions. Gleadless Valley has previously benefitted from decent homes investment and heating and insulation programmes. This means that most homes in Gleadless Valley are already at EPC level C or level D. To help the Council meet our targets, maisonettes in Gleadless Valley that are not replaced or remodelled will benefit from an external refurbishment programme.

Through a procurement framework, the Council will ensure local suppliers (consultants and contractors) are used where possible for all new build and retrofitted homes. The Council will promote the use of local materials as part of the push towards the 2030 net zero aspirations.

New build homes in Gleadless Valley will deliver high thermal performance and high levels of air tightness through a ‘fabric first’ approach. This will reduce carbon emissions and minimise energy bills for residents, addressing fuel poverty as well as supporting better health outcomes.

The Council will seek external investment from the Government to help deliver elements of these homes (examples may include lower energy heating systems or renewable energy technologies) to the Building Regulation’s Future Buildings Standard in advance of this requirement coming in to force in 2025. To encourage sustainable travel options and future proofing new homes, the Council is developing a city-wide Electric Vehicle Charging Strategy and Policy. Whilst the policy is being developed to enable the move to zero emission vehicles, the Council have to date been installing underground trunking to enable future electrical connections. All new builds and remodelled housing going forward will be designed to comply with the new building regulations requirements for electrical vehicle charge points.

Improving pedestrian routes and cycle links into and across Gleadless Valley will make it easier for people to use alternative, active travel choices and will help to decrease carbon emissions in Gleadless Valley and the city as a whole.



Electric Vehicle Charging points



Energy efficient new build homes on Weakland Estate, Hackenthorpe

Active Travel in Kelham Island (road closed to motor vehicles)



The masterplan supports the provision of new affordable rented homes on many sites across the valley. There are some sites that have already been allocated for new housing within the Council's Stock Increase Programme. These include Gaunt Road, where blocks of flats have previously been removed, and older persons housing on the old Hemsworth School site.

The masterplan will see additional sites brought forward for development as shown on this page. Sites at Plowright, Newfield Green and Leighton Road will progress from the pre-application stage and see approximately 74 quality homes delivered. Site surveys and feasibility studies will be carried out on additional SCC owned sites to confirm suitability and capacity.

Building homes on some underused green areas of land will help reduce antisocial behaviour and littering, by making public spaces more overlooked (neighbourhood watch) and increasing the sense of ownership of these areas. New build housing will:

Increase choice and access to the types of homes that are wanted and needed

- More family homes will be provided, with parking and private gardens. The design of new homes will be centred around modern family living and follow secure by design principles.

Be situated sensitively on underused space

- Sites for new homes will be limited and chosen so as not to spoil the Valley's green and open character. New housing will be laid out to preserve existing views.
- Green spaces around homes will be improved, including the provision of additional outdoor play facilities.

Be attractive and of sustainable design

- Investment in green design and technology will futureproof new homes.
- Providing more homes in the area will encourage a thriving community, contributing to a vibrant local economy.
- The design of new homes will be a modern take on the existing architecture, with a preference for low maintenance housing and materials. Views across the valley will be protected and architectural interest added through variations in the roof lines and the ways in which block heights step down along the natural landscape and hills

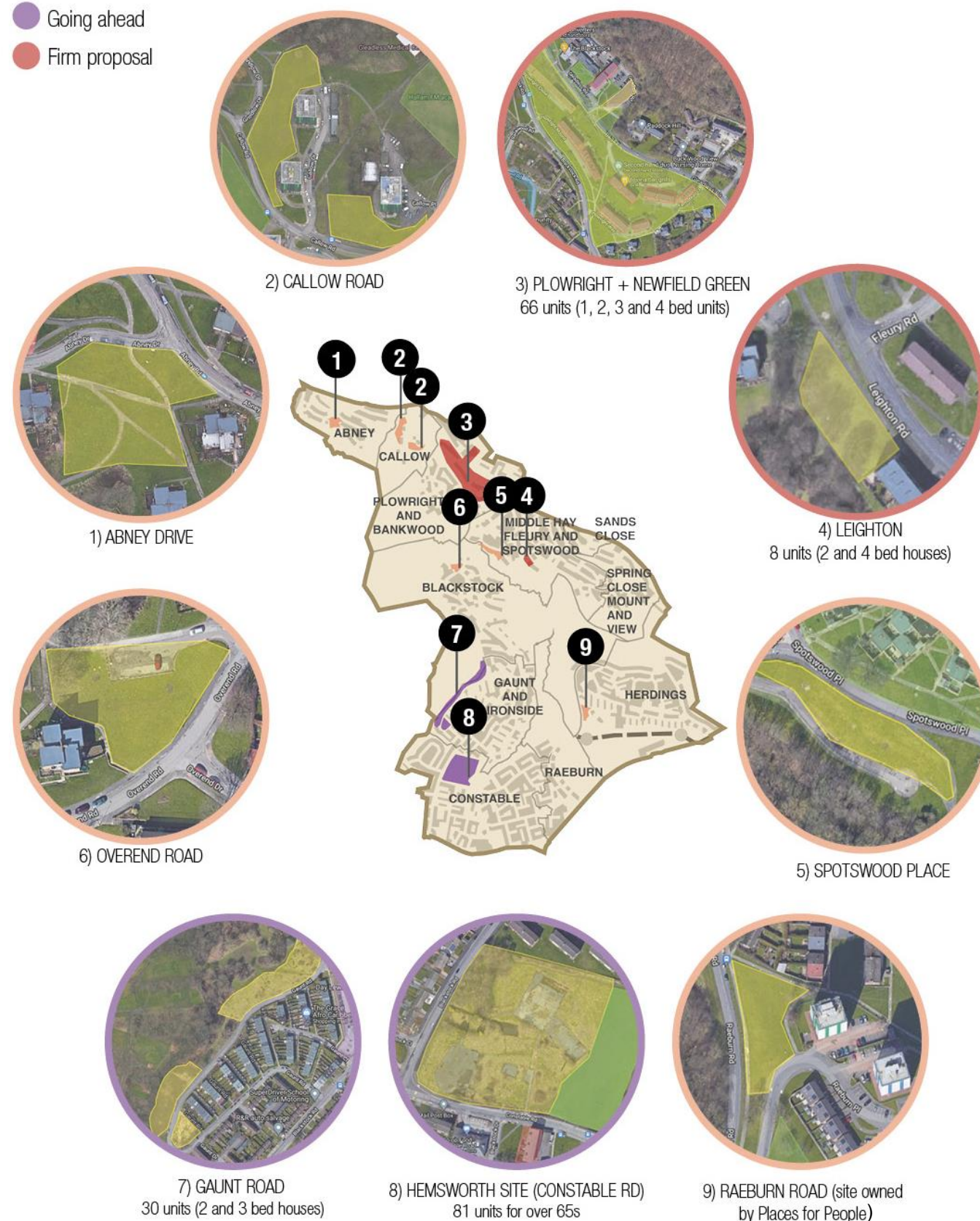
NEW BUILD HOUSING SITES

- Possible new build sites

All the 'possible new build sites' have been deemed acceptable in principle by Forward Area Planning for residential development. High level studies suggest that the possible new build sites combined could enable the development of approximately 35 additional homes throughout the Valley. Detailed site surveys are needed to confirm suitability and capacity.

- Going ahead

- Firm proposal



Examples

Marmalade Lane, Cambridge
Interaction between houses and shared outside spaces



Scotia Drive, Sheffield
Well defined private gardens and driveways



Derwenthorpe
Mixed materials + interaction between houses and nature



Plowright New Build Housing

Plowright is the gateway to the valley and is located next to the Newfield Green Shopping Centre. Increasing the density, range and quality of homes and improving connectivity to the local center is key to the regeneration of this part of the valley.

The plans for Plowright and Newfield Green include:

- 1. Various new-build housing (including houses and apartments) and associated car parking, roadways, and shared space.
- 2. Shared space and landscape enhancements at Newfield Green, along Gleadless Road.
- 3. New landscaping and community gardens.

The scheme at Plowright will deliver approximately 66 new high-spec homes, with private gardens and parking.



Plowright new homes

= Approx. 66 units

- 1 bed apartments
- 2 bed apartments
- 2 bed houses
- 3 bed houses
- 4 bed houses

Plowright new build housing



Existing Photo



Artist impression of new housing



Key	
	SCC site boundary
	Remodelled dwellings
	Proposed infill housing (low-rise)
	Proposed infill apartments (proportion of wheelchair / M4(3) apartments TBA)
	Proposed wheelchair / M4(3) housing
	Existing sewers (approximate locations)
	Proposed retaining structures
	Existing mature trees retained
	Proposed tree planting
	New roadway

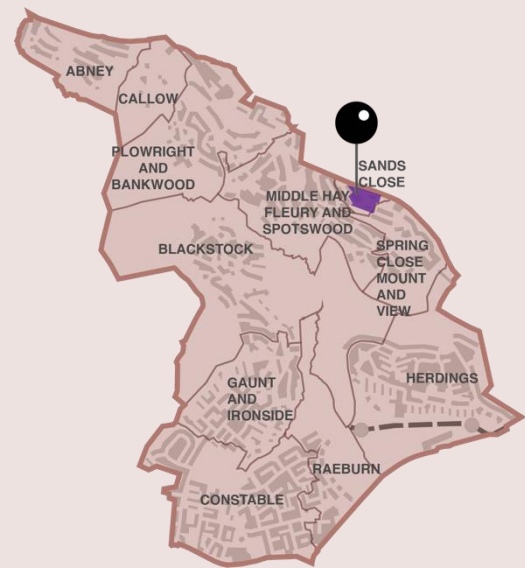
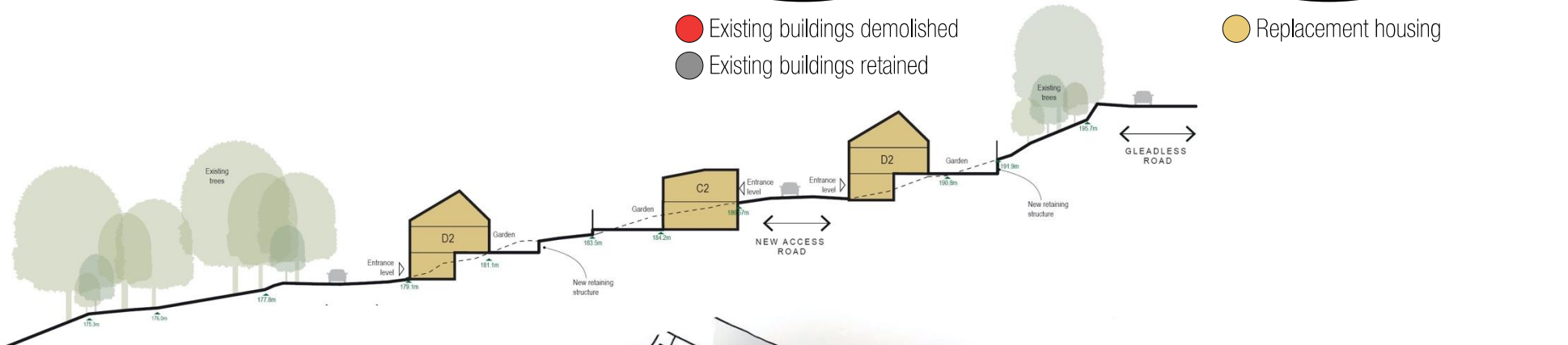
Public consultation indicated dissatisfaction with certain house types: in particular, there are too many maisonettes in the Valley for the number of people that want them and they don't work well for modern living. Additionally, the multiple flights of stairs in maisonette blocks make getting into the properties difficult and in some cases, attract anti-social behaviour.

A small number of maisonettes at Sands Close, Middle Hay Close/View and Leighton Road will be demolished and replaced with a mix of high quality family houses and a small number of apartments. Improving the quality of homes will encourage residents to stay longer in Gleadless Valley. The plans to provide more housing choice for people are shown on this page and the next.

Sands Close replacement homes

The Sands Close site is made up of 4 maisonette blocks accessed off Gleadless Road. The blocks are isolated from the rest of the valley due to the road and path layout and do not work well with the steep sloping of the site. In terms of their size, they do not sit as well alongside the terraced housing on Sands Close. As a result, these blocks are some of the least popular maisonettes on the estate.

44 three-bedroom maisonettes will be replaced with approximately 27 terraced, semi-detached and detached houses, likely to have a mix of two and four-bedrooms



Sands Close New Homes

= approx. 27 houses

- 2 bed houses
- 4 bed houses

Existing Photo



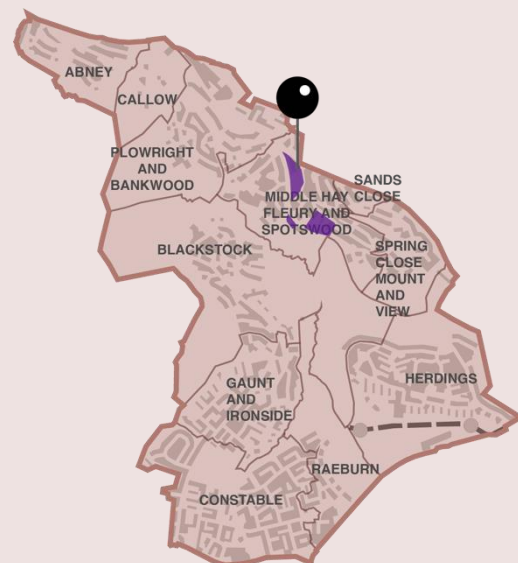
Middle Hay Close/View And Leighton Road Housing Replacement

This area consists of three distinct sites: 3 maisonette blocks between Middle Hay View and 3 blocks between Middle Hay Close and Leighton Road.

While most maisonette blocks in Gleadless Valley follow the line of the valley's natural slopes, the blocks on this site are designed to cut across the slope, reaching 4 – 5 stories in places. With no lift access from Leighton Road, this makes them particularly difficult to access. Further issues faced by residents are that the garages under the maisonettes are not associated with a particular property and present a blank frontage at street level. The open stairwells and bridges have been linked to antisocial behaviour and are challenging to make secure given the multiple access points. As a result of this, people do not feel safe within this area.

75 maisonettes will be demolished at Middle Hay and Leighton Road and will be replaced by approximately 61 houses and apartments. An additional 8 homes will also be delivered across Leighton Road between the existing maisonettes.

Standard repairs and maintenance will continue as usual.

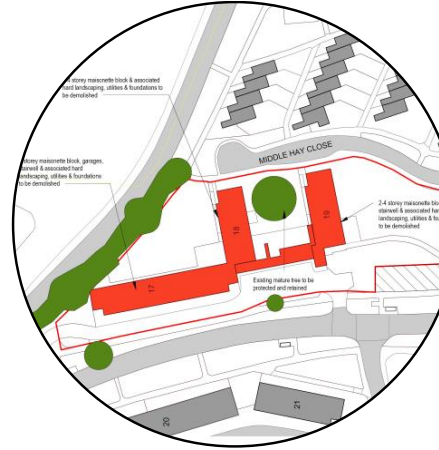


Middle Hay New Homes

= Approx. 69 units

- 2 bed apartments
- 3 bed apartments
- 2 bed houses
- 3 bed houses
- 4 bed houses

Middle Hay Close/ Leighton Road



EXISTING SITE PLAN



EXISTING SITE PHOTO



EXISTING SITE PHOTO



EXISTING SITE PLAN

- Existing buildings demolished
- Existing buildings retained

-  Existing buildings demolished
 Existing buildings retained



Gleadless Valley's housing has had limited external repair or replacement work since its construction 60 years ago. Some residents stated that the maisonettes and low-rise blocks of one bed flats have a poor appearance and don't work well for modern lifestyles. Some of the maisonettes and one bed flats will be converted into 3- and 4-bedroom town houses to provide more good quality family homes with gardens. This is called remodelling.

Plowright Remodelling

40 maisonettes will be covered by the Plowright remodelling works. The upper maisonettes will have improvements to items such as door entry systems etc. The twenty 2-bed lower maisonettes will be enlarged to 3 bed townhouses by expanding and converting existing garage spaces below, providing a kitchen diner and an additional shower room. They will also have their own entrance, private garden, and parking space. The building exterior will also be improved with re-roofing and replacement doors and windows where needed.

Works to the communal areas will include:

- Installation of door entry systems for improved security
- Improvements to walkways and new stair core
- Provision of new bin store areas
- Sound insulation between properties.
- New allocated parking spaces



Plowright Remodelling

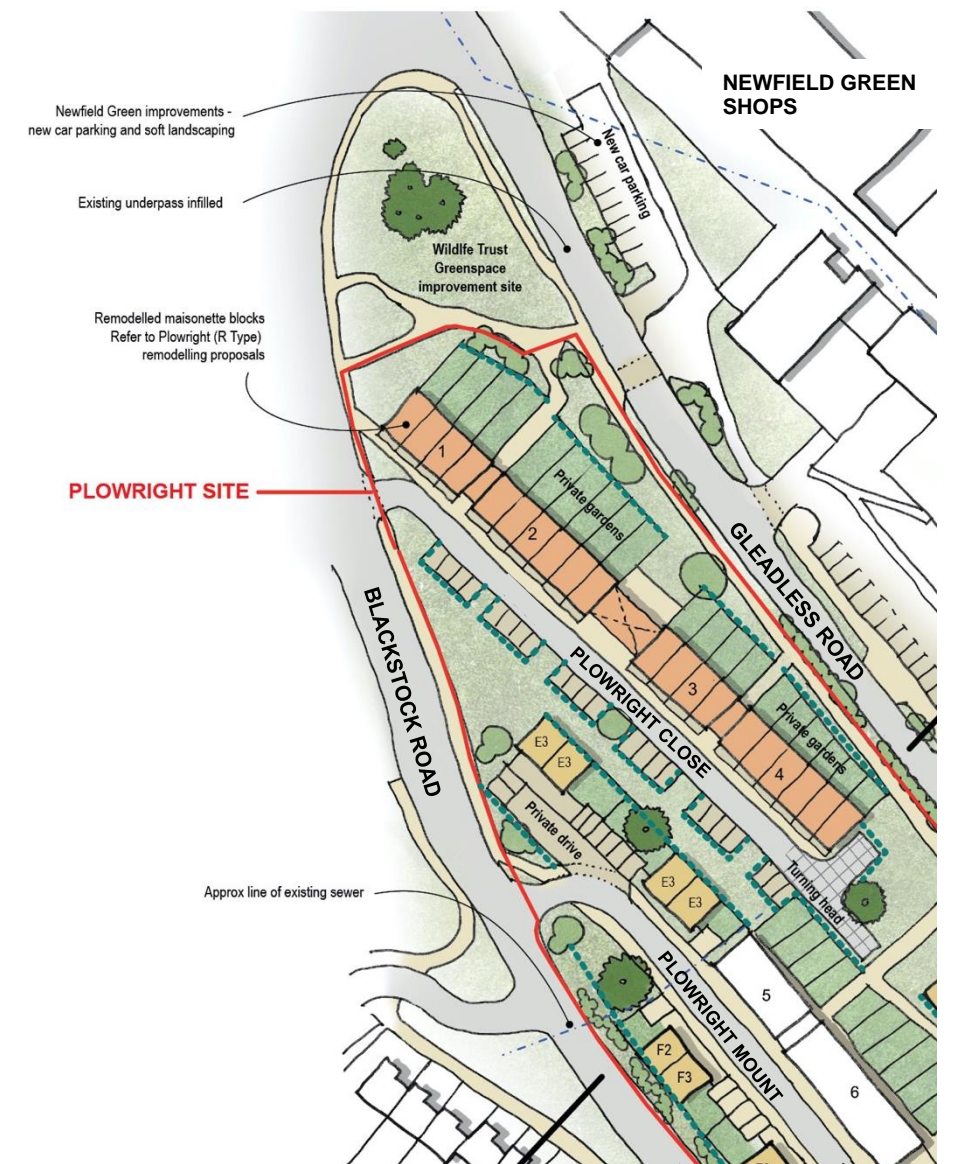
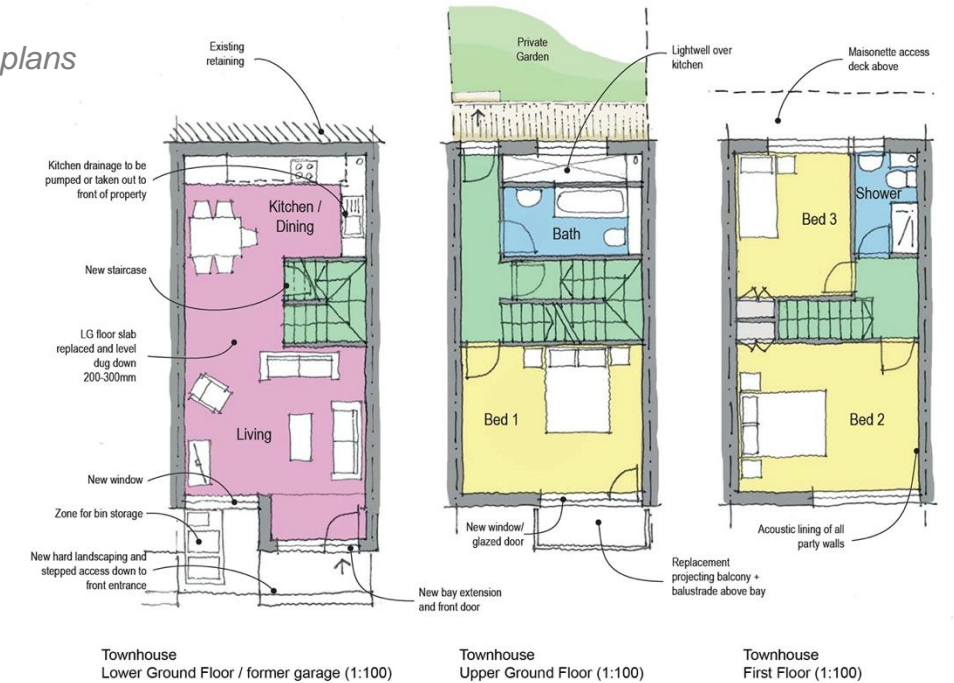


Existing Photo

Indicative elevations



Indicative plans



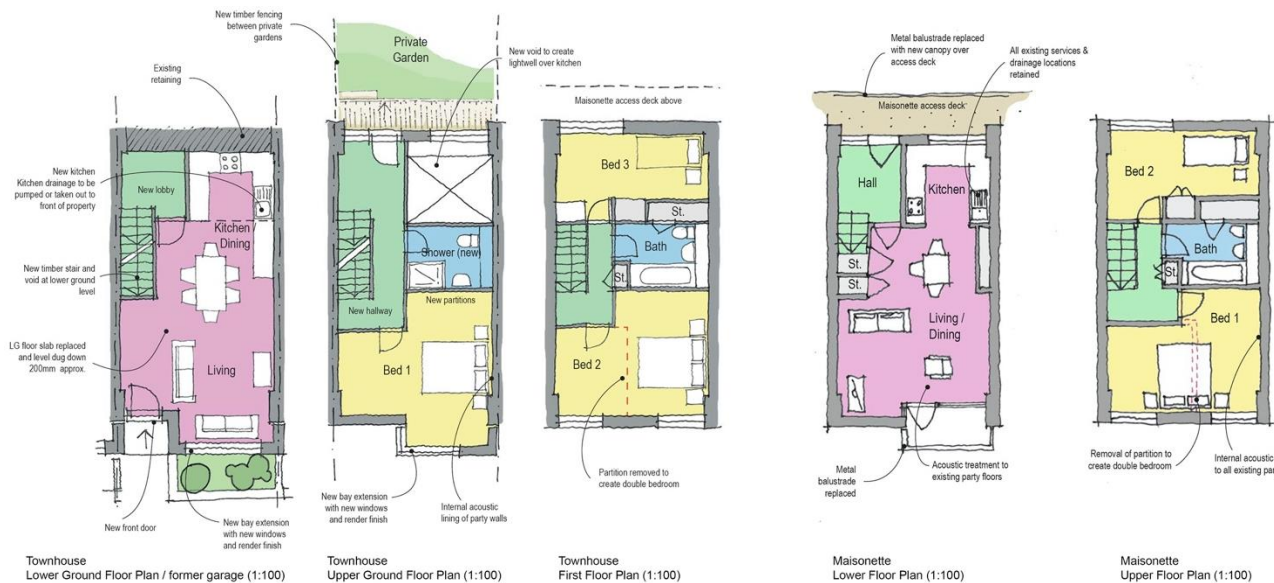
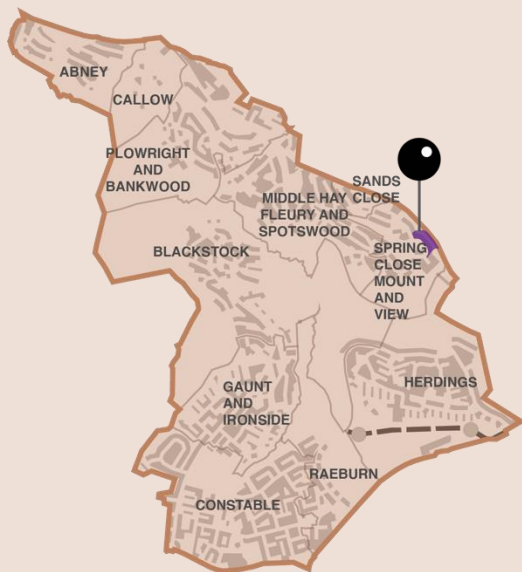
Modern upgrades to dated buildings will boost the appearance of the Valley, while remaining sensitive to the distinctive local character. The design of remodelled homes will be centred around modern family living. Design solutions will increase safety and security across the Valley.

Improvements to the energy performance of remodelled homes could help to lower fuel bills and contribute to the Council's carbon reduction targets.

Spring Close Mount / View Remodelling

32 maisonettes are included in the Springs remodelling scheme.

- Lower maisonettes will be made larger by converting existing garages into living space to create 3 bed family homes providing a kitchen diner and an additional shower room. They will also have their own entrance, private garden and parking space.
- Upper 3 bed maisonettes will be converted into larger 2 bed properties.
- Installation of door entry system, new stair core and improvements to communal walkways
- Provision of new bin store areas
- Sound insulation between properties
- External works including driveways and planting
- Improvements to building performance including insulation



Indicative plans



Existing Photo



Artist impression

Spring Close Mount



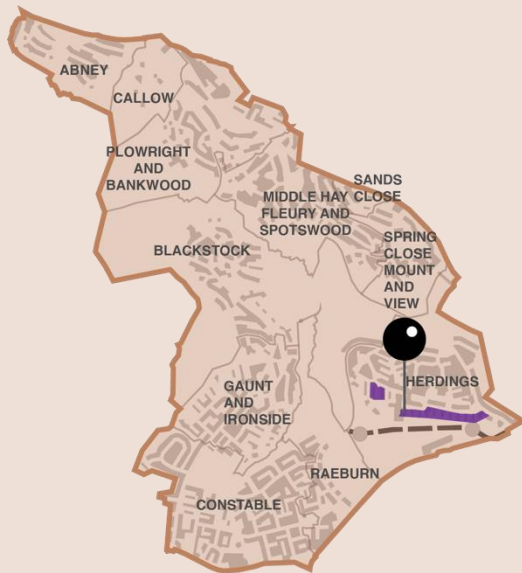
Indicative elevations



Herdings (Morland Road and Leighton Drive)
Remodelling

Some of the 1 bed flats at Herdings will be remodelled into 4 bed town houses with private gardens. There is high demand for 4-bed properties in the area, and the one-bed flats have some reports of issues with anti-social behaviour. Streets and parking will be introduced between the remodelled blocks, in order to better distinguish fronts and backs of blocks, and define public and private boundaries.

The changes to the flats in this part of the estate are not planned to happen until later in the regeneration programme. The Council will continue to engage with local residents and determine nearer the time how many units will be affected. Standard repairs and maintenance will continue as usual.



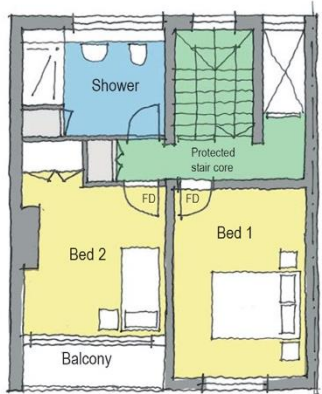
Existing Photo



Artist impression

MORLAND RD/
LEIGHTON DRIVE

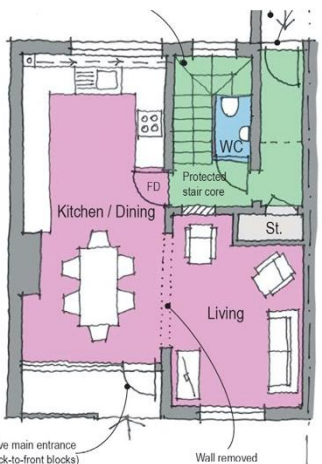
Indicative plans



Remodelled Townhouse
Second Floor (1:100)



Remodelled Townhouse
First Floor (1:100)



Remodelled Townhouse
Ground Floor (1:100)



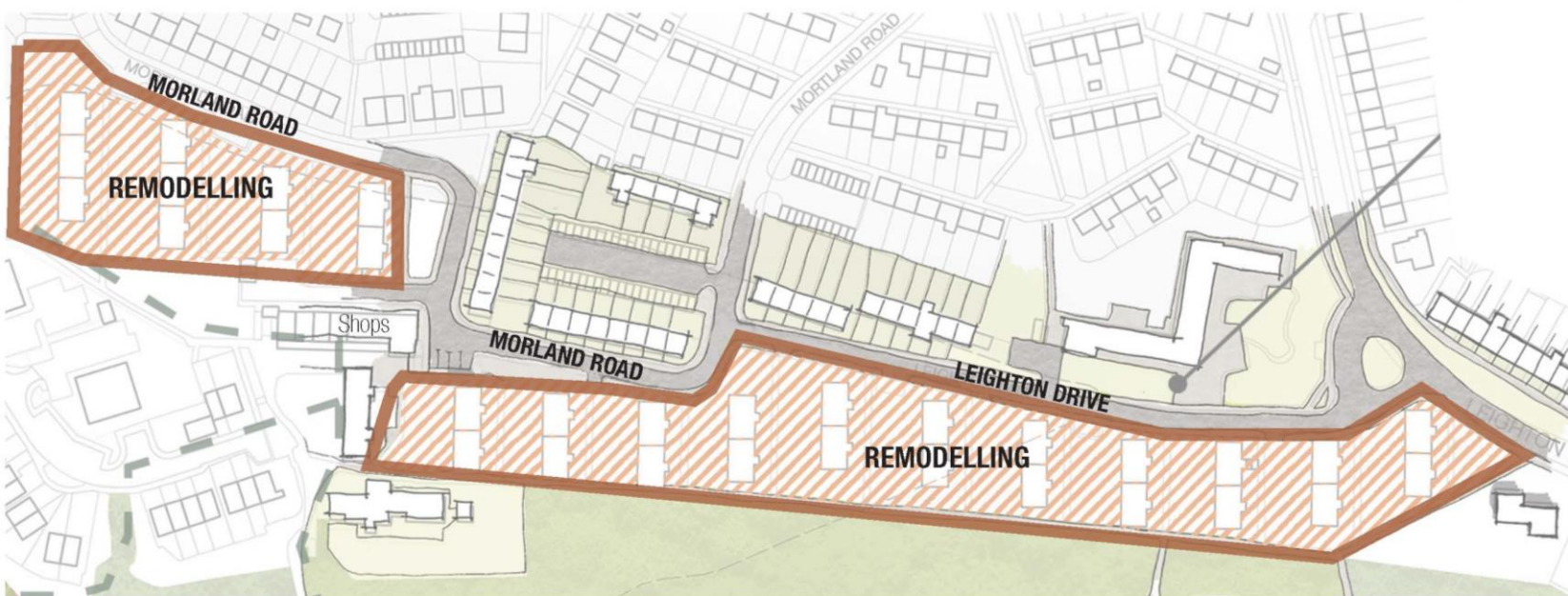
Key

- 1800mm timber fencing
- 900mm brick wall with 900mm metal railing over
- 900mm metal railing

Refer to Appendix A (outline specification) for details of proposed materials.

Proposed remodelled blocks (EXACT BLOCKS FOR REMODELLING TO BE DETERMINED)

Retained existing blocks



Maisonettes that are not replaced or remodelled will benefit from an external refurbishment programme. Standard repairs and internal improvements will continue as usual, while refurbishments will focus on communal areas and external parts of the blocks.

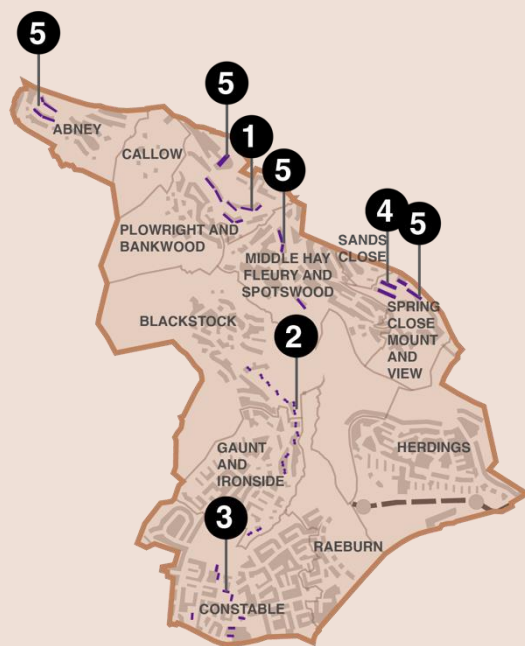
Refurbishment plans for each of the 5 block types (see map below) will generally include improvements to security, lighting, access and external finishes. Some blocks will also be fitted with insulated cladding and have roof works carried out to improve the building performance in terms of warmth and energy usage. Windows, balustrades and external communal areas will be repaired or replaced where required.

1) Plowright refurbishment

Door entry system for each property, upgrades to communal areas such as the access stairs and walkways, and fitting insulated external cladding. Bin chutes sealed and new bin stores provided for the blocks.

2) Ironside/ Blackstock

External rendering, door entry systems, improved lighting on mini tower blocks



Potential alterations:

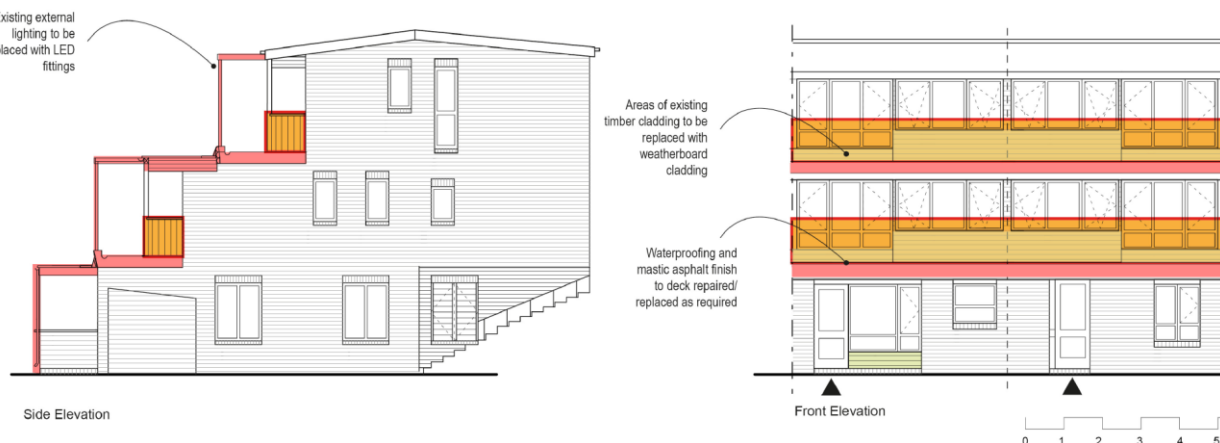
- Replacement insulated tile cladding
- Replacement curtain walling with automatic opening vents.
- New secure access doors
- Replacement insulated roofing
- Replacement metal balustrade and repairs to concrete deck surface / finish.
- Replacement windows / doors (TBC)
- External works - repairs/ upgrades to surface treatments
- Extended brick-built bin store with new doors and secure access



3) Constable/ Mawfa Maisonette Refurb

Potential alterations:

- Rainwater goods and flat roof drainage / finish overhauled.
- Replacement metal balustrade and repairs to concrete deck surface / finish.
- Replacement weatherboard cladding



4) Spring Close View 'Ranch Flats'

Potential alterations:

- Replacement insulated tile cladding
- Replacement curtain walling with automatic opening vents
- Lobby extension formed of new lightweight frame and curtain walling with secure access doors
- Replacement metal balustrade
- Replacement windows / doors (TBC)
- External works upgrades
- New brick-built bin store with secure access
- Replacement garage doors



5) OTHER REFURB

Spotswood / Leighton, Abney, Newfield Green and Springs Close View

Gleadless Valley is characterised by its abundance of green open spaces and extensive woodlands which run across the valley. Whilst being one of the valley's greatest assets, its green and natural spaces also create a number of challenges for Gleadless Valley, both in terms of how it is used and managed.

Our shared and green space strategy for Gleadless Valley aims to protect and enhance its green spaces and woodlands, whilst addressing the areas of underused green space.

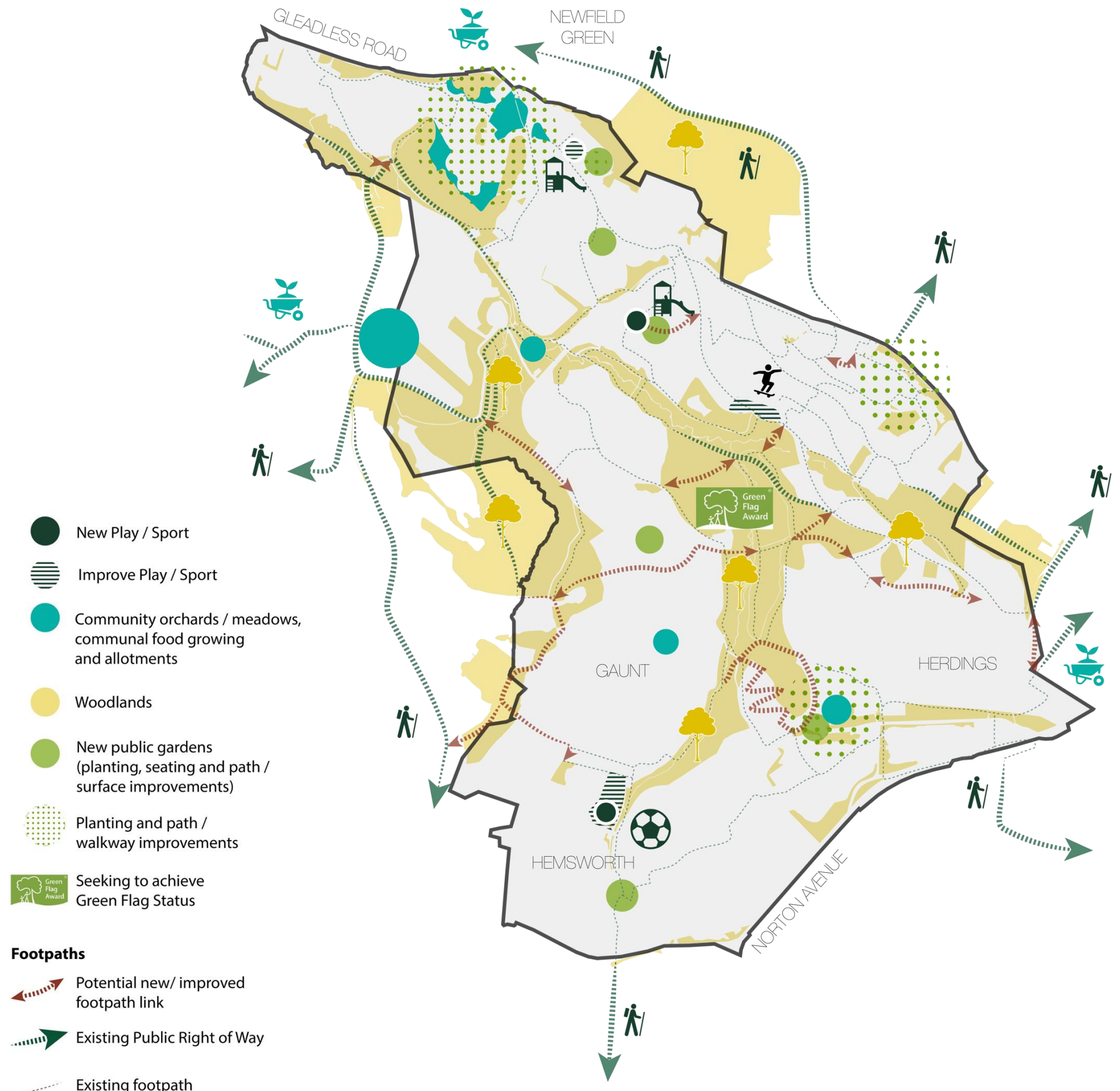
The strategy aims to increase the health and well-being benefits for the valley's residents through engaging them in the care of the green spaces, supporting community food growing schemes, increasing the provision of formal sports and play facilities and improving accessibility to and through its green spaces and woodlands.

To help achieve this vision we have developed a number of key aims:

Aims:

1. Engage the community and work with local groups to care for and enhance green and open spaces.
2. Deliver improvements which are low maintenance, sustainable and value for money
3. Enhance and increase the provision of good quality public gardens and open space, and provide additional garden space on housing land where this is adjacent to existing homes.
4. Preserve and enhance local character, heritage and biodiversity and promote a harmonious relationship between the built and green environments and maximise benefits for the natural world
5. Enhance and increase provision of formal sports and play facilities. And; improve and connect footpaths in woodlands and naturalistic green spaces for leisure, exercise and the enjoyment of nature.
6. Build new homes on underused space between and next to existing homes where limited infill could enhance green spaces and natural environments.

This section of the document outlines the approach to shared and green spaces within the Masterplan, and example projects.



Clearer routes through the valley

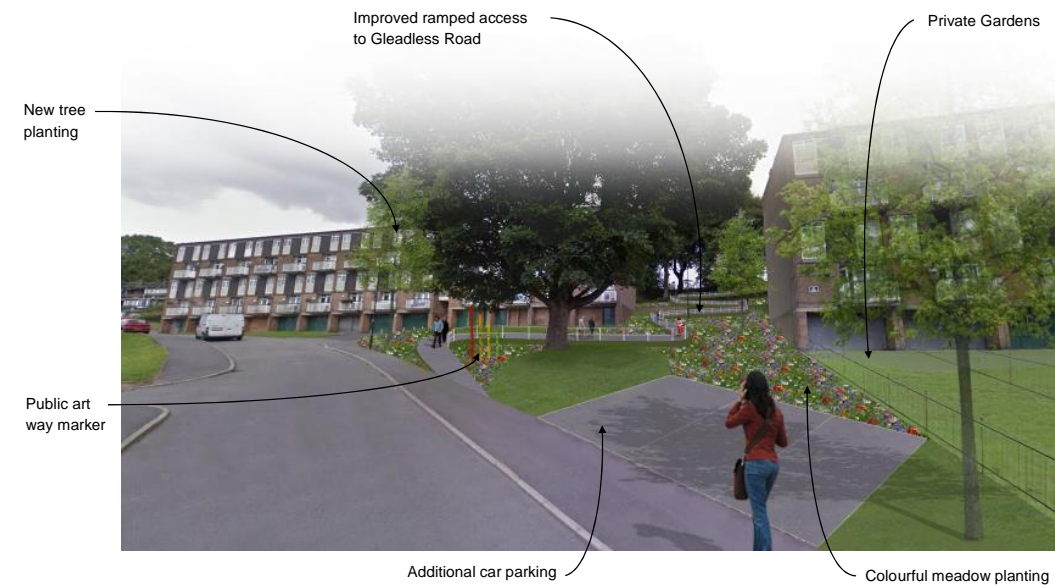
- Key footpaths through the estate will be improved and less easy to use footpaths will be removed (in line with statutory legal processes for any footpath closure)
- Footpaths will be more clearly marked and sign-posted, to make it easier for people to get around the Valley and to and from estates nearby
- Where the land levels allow, routes will be made more accessible for all ages and abilities.
- Use of artwork and open space features will support wayfinding
- Partnership working with local groups and key stakeholders will help secure funding to improve paths and trails through woodland and naturalistic green spaces.

Project: Springs shared public space

- New ramped access route from Spring Close View to Gleadless Road
- Tree planting and meadow and bulb planting.
- Swale to intercept surface water will be installed to the rear of the adjacent houses
- New access route will include for a retaining wall with a 'green' planted face.



PROJECT: SPRING CLOSE VIEW/ MOUNT SHARED PUBLIC SPACE



Existing Photo



Grass swale to improve drainage



Colourful meadow planting



Underused open spaces

- Some underused open space will be developed to provide new homes and community facilities.
- Development will be limited and sensitively designed to encourage a harmonious relationship between built and natural environments.
- Any open space lost to provide additional facilities will be compensated by making improvements to other open and public spaces in the Valley.
- New development will deliver biodiversity net gain, leaving the natural environment in a better state than before. This will include creating new habitats and planting trees.
- Development will be sensitive to tree root protection zones, ancient woodlands and key habitats.
- New development will introduce Sustainable Urban Drainage where appropriate and cost effective.

Communal and private gardens

- Local people will shape the future of spaces around their homes through consultation and community led design.
- Some spaces around homes will be made into shared gardens so that people who live near them are encouraged to use them more and look after them.
- Gardens will provide a sense of security.



Example: Plowright / Newfield Green

KEY

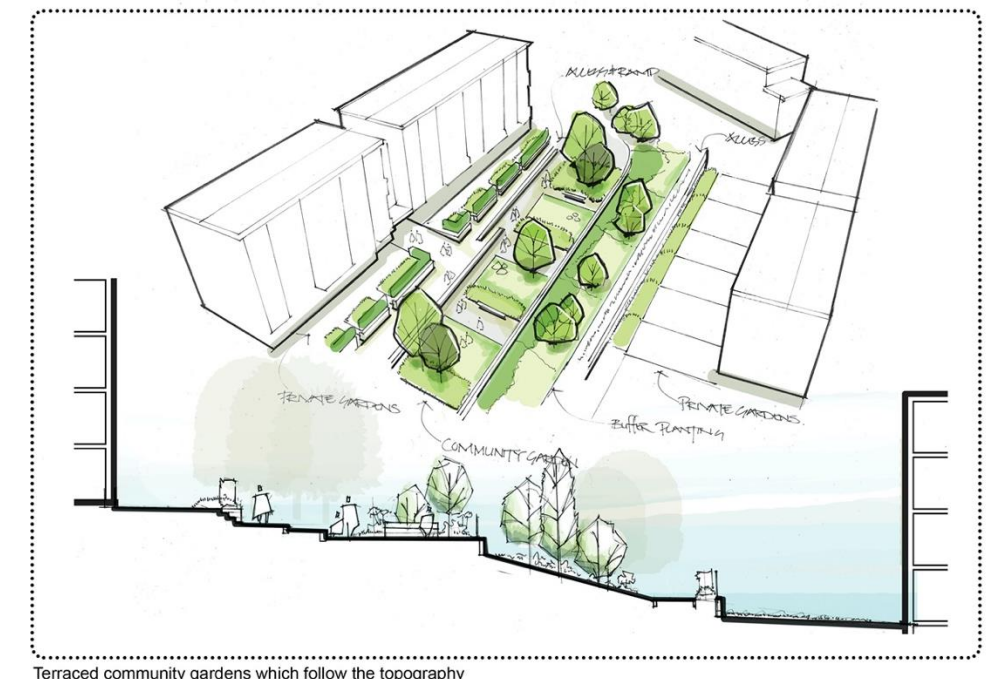
MATERIALS

- Self Binding Gravel
- Coloured Asphalt Type 1
- Coloured Asphalt Type 2
- Standard Asphalt
- Teglia Block Paving
- Dutch Clay Paving
- Private Gardens
- Lawn
- Low Maintenance Planting
- Existing Tree
- Proposed Semi-Mature Tree

STREET FURNITURE

- FSC Approved Gabion Timber Bench
- Woodscape FSC Approved Hardwood Timber Bench
- Gabion Walling 500mm Wide
- Concrete Steps with Galvanised Steel Handrails
- 1.8m High Hit and Miss Timber Fencing
- 1m High Mid Steel Fencing
- Bus Stop (existing)

- Measures to slow vehicles
- Improved crossing points
- Wider pavements and landscaping
- Visual and physical connections improved across Gleadless Road and Leighton Road.
- Communal terrace gardens created along key routes
- Underpass filled in
- New parking



Terraced community gardens which follow the topography



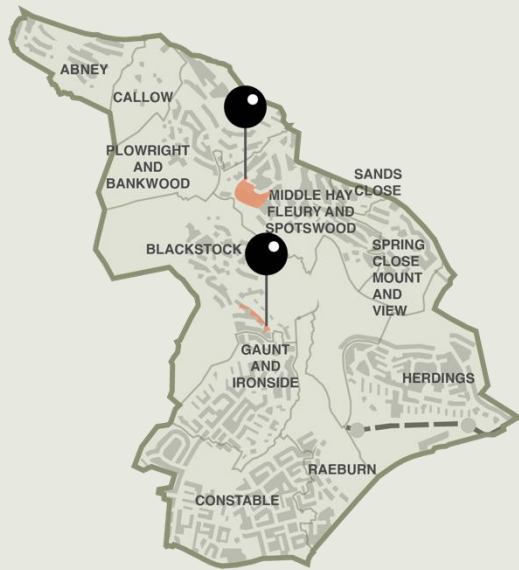
Green corridors between spaces

Project: Blackstock Road Shared Public Space

- Wildflower planting
- Repairs and painting of existing railings
- New seating
- Upgrades to paving
- Green corridor along Blackstock with naturalistic meadow verges replacing mown grass.

Project: Spotswood Shared Public Space

- New path created
- Upgrades to existing paths and railings
- Recreational and informal play space
- Seating walls
- Wildflower and tree planting
- Extension to car park
- Maximising views from high vantage points



PROJECT EXAMPLE: BLACKSTOCK ROAD SHARED PUBLIC SPACE



EXISTING SITE PHOTO

KEY

- Existing step to be retained/repainted
- Existing railings to be retained/repainted
- Existing tree to be retained
- New wildflower meadow planting
- New herbaceous planting
- New deciduous tree planting
- New Public Art 'Marker'
- 'Wet Stone' retaining wall/seating
- Resin bonded gravel surfacing



PROJECT EXAMPLE: SPOTSWOOD SHARED PUBLIC SPACE



EXISTING SITE PHOTO OF SITES FOR FLOWER MEADOWS



KEY

- Existing step to be retained/repainted
- Existing railings to be retained/repainted
- Existing tree to be retained
- New wildflower meadow planting
- New deciduous tree planting
- New Public Art 'Marker'
- New pedestrian footpath
- Car Parking
- Metal Bench
- 'Wet Stone' retaining wall/seating
- Bank Slide
- Sandstone 'Play' Boulders
- Resin bonded gravel surfacing
- New steps, concrete slab construction
- New pedestrian refuge / build-out



Green and open spaces

- Design solutions will make it clearer how people can and should use green and open spaces.
- Spaces will be more inviting by being overlooked and through the use of signage and lighting.
- Entrances to parks, woodlands and larger green space areas will be improved to encourage use.
- Local people will be involved in the design and care of their green and open spaces.
- The design of spaces will have a low maintenance approach which is value for money and sustainable.

Care for the natural environment

- Taking good care of the existing woodland and green and open spaces will be prioritised
- Planting and landscaping will be in keeping with the parkland feel of the Valley and will add colour and interest throughout the year and support wildlife.
- Areas of land not used for play will be managed to grow naturally to encourage plants and wildlife to thrive.
- Recognised ecological and heritage assets will be managed and protected such as ancient woodlands, protected species and habitat, mature and historically significant trees and archaeological features.
- Green links and the habitats within them will be protected and enhanced, and the safe movement of wildlife will be supported
- Key views and vistas will be protected.

Productive growing

- Opportunities for orchards, communal food growing, and allotments will be supported in the right locations. They will include a long-term plan for helping the Valley and involving local residents.
- Fruit and food growing will be properly managed, and the land maintained.

NEWFIELD HALL ORCHARD



(Gleadless Valley Wildlife Trust)
Community orchard scheme site.

NEWFIELD HALL GREEN SPACE



(Gleadless Valley Wildlife Trust)
Green space improvement site for wildflower planting and waymarking.

CALLOW GREEN SPACE



(Gleadless Valley Wildlife Trust)
One of the sites at Callow for wildflower meadow creation along the edge of recently planted trees

RAEBURN PLACE GREEN SPACE



(Gleadless Valley Wildlife Trust)
Green space improvement and management scheme site for wetland flower planting and habitat creation.

CONEYGREE WOOD ORCHARD



(Regather)
Possible new community orchard project by Regather.

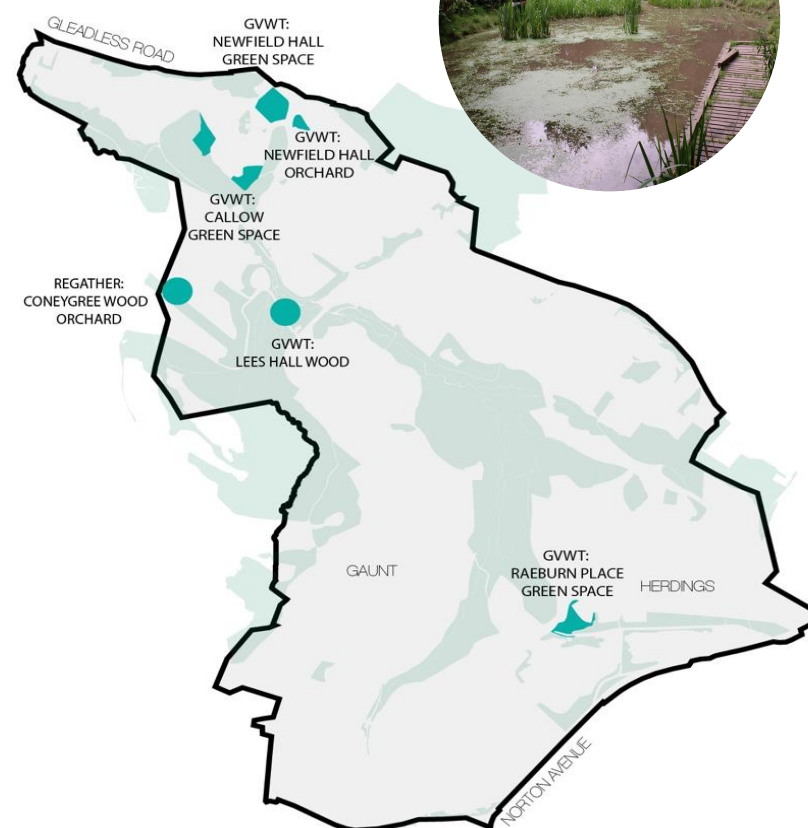
LEES HALL ORCHARD



(Gleadless Valley Wildlife Trust)

Restore and expand the small existing community orchard at the site of the former Lees Hall Farm

LEES HALL POND IMPROVEMENTS



Credit: GVWT

Map 1 - Newfield Hall & Callow Greenspaces



Public spaces

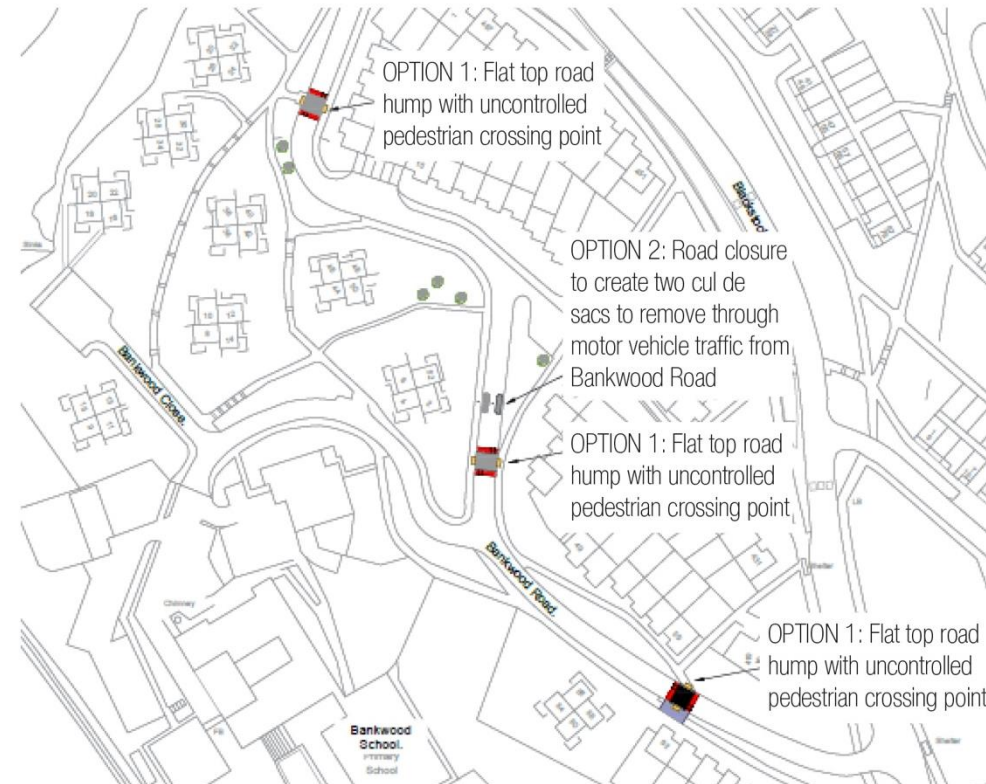
- Spaces will be designed so that they can be used for a range of community events and activities.
- Improvements to public spaces will make them more accessible to all ages and abilities.
- Convenient locations for seating and facilities will provide opportunities to relax and socialise outdoors.

Appropriate places for parking

- Formal parking spaces and signage will make it clearer which areas can be used for parking.
- The design of new parking spaces will use materials and planting which encourage drainage and maintain the natural character of the valley.
- Low maintenance barriers will deter parking on verges and green spaces.
- New development will include designated space for parking and bicycle storage.
- Electric vehicle charge points will be designed within the city-wide Electric Vehicle Charging Strategy and Policy

PROJECT EXAMPLE: BANKWOOD PARKING AND TRAFFIC

- Around 42 formal parking spaces will be created by utilizing verge space and extending existing car parks.
- Speed bumps and double yellow lines installed



PROJECT EXAMPLE: IRONSIDE/BLACKSTOCK PARKING



Around 112 new formal parking spaces will be created through utilizing verge space

PROJECT EXAMPLE: CONSTABLE PARKING AND DRIVES

- Around 78 new formal parking spaces created
- Some new private driveways
- Improved boundaries to houses

Photo of one of the locations at Constable where additional parking will be provided: at end of Mawfa Avenue 8 car parking spaces will be created by opening up access to rear of flats.



PROJECT EXAMPLE: MAWFA VILLAGE GREEN PUBLIC REALM



- Seating and paved area at the centre of new paths
- Wildflower and tree planting
- Car park extended



Outdoor leisure, sports + play provision

- Open spaces (in the right locations) will be improved to enable a range of play activities.
- Facilities for all ages and abilities will be put in safe and accessible places
- Targeted provision for young people will be prioritised
- Improvements to walking routes, cycle routes and wayfinding will encourage walking, running and cycling across and around the Valley.
- Low maintenance design and materials will help ensure that new play equipment will be long lasting.

Nature trails, heritage trails and walking/running routes will develop the woodlands and larger green spaces into more attractive places to use and enjoy and local community groups will be involved in the improvement projects. Public Rights of Way will be respected and additional connections considered where feasible and funding can be identified. (see diagram far right)

A Green Space Management Plan is being developed for the woodlands and larger naturalistic green spaces, including green links, in conjunction with the Gleadless Valley Wildlife Trust.

In addition, The Council has an ambition to achieve Green Flag status for Gleadless Valley, an example of this is Grenoside Woods (picture below). The Green Flag Award helps to create public recognition of good quality green spaces and people's confidence in them.



NEWFIELD GREEN PLAY AREA



EXISTING PLAY AREAS TO BE IMPROVED

This includes improvements to be made at the existing play area at Newfield Green.

HEMSWORTH PLAY AND RECREATION



Improvements to pitch, new play facilities and improved public realm and paths at Hemsworth site.

SPOTSWOOD INFORMAL PLAY



NEW PLAY AREAS

Proposed addition of slides and informal play

BLACKSTOCK OPEN SPACE



NEW RECREATIONAL SPACE

On the historic landfill site there is potential to create a range of informal outdoor recreation and nature uses such as a pond for recreation and to improve the wildlife.

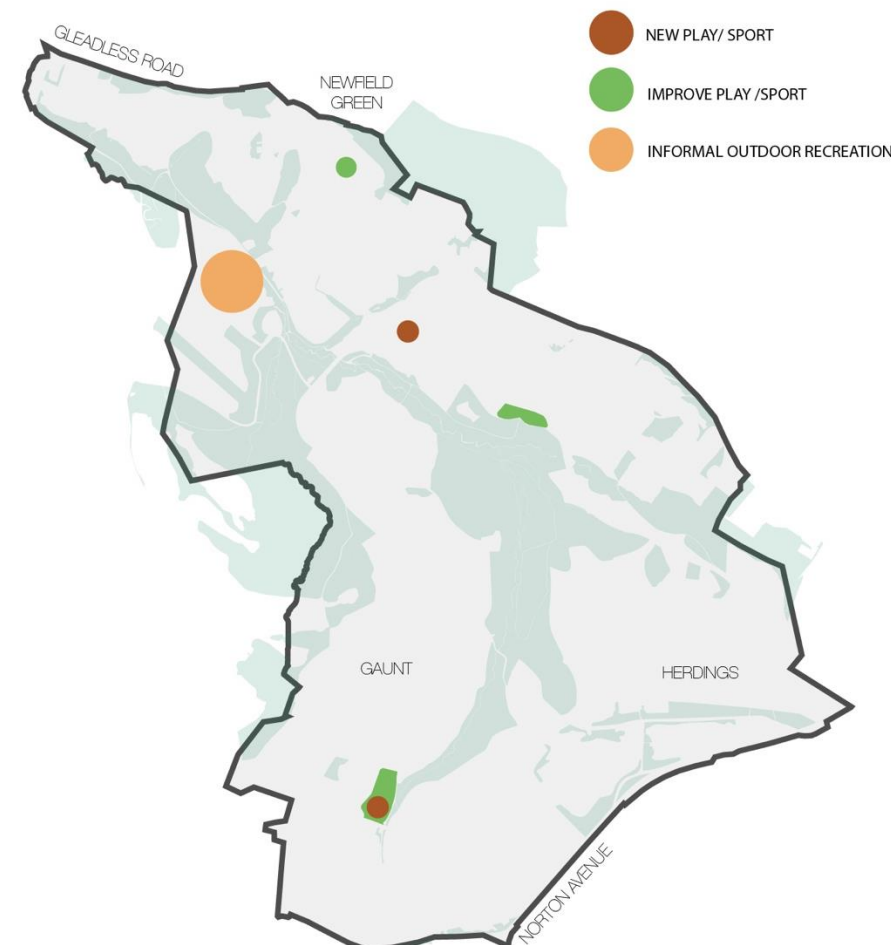
WOODLANDS



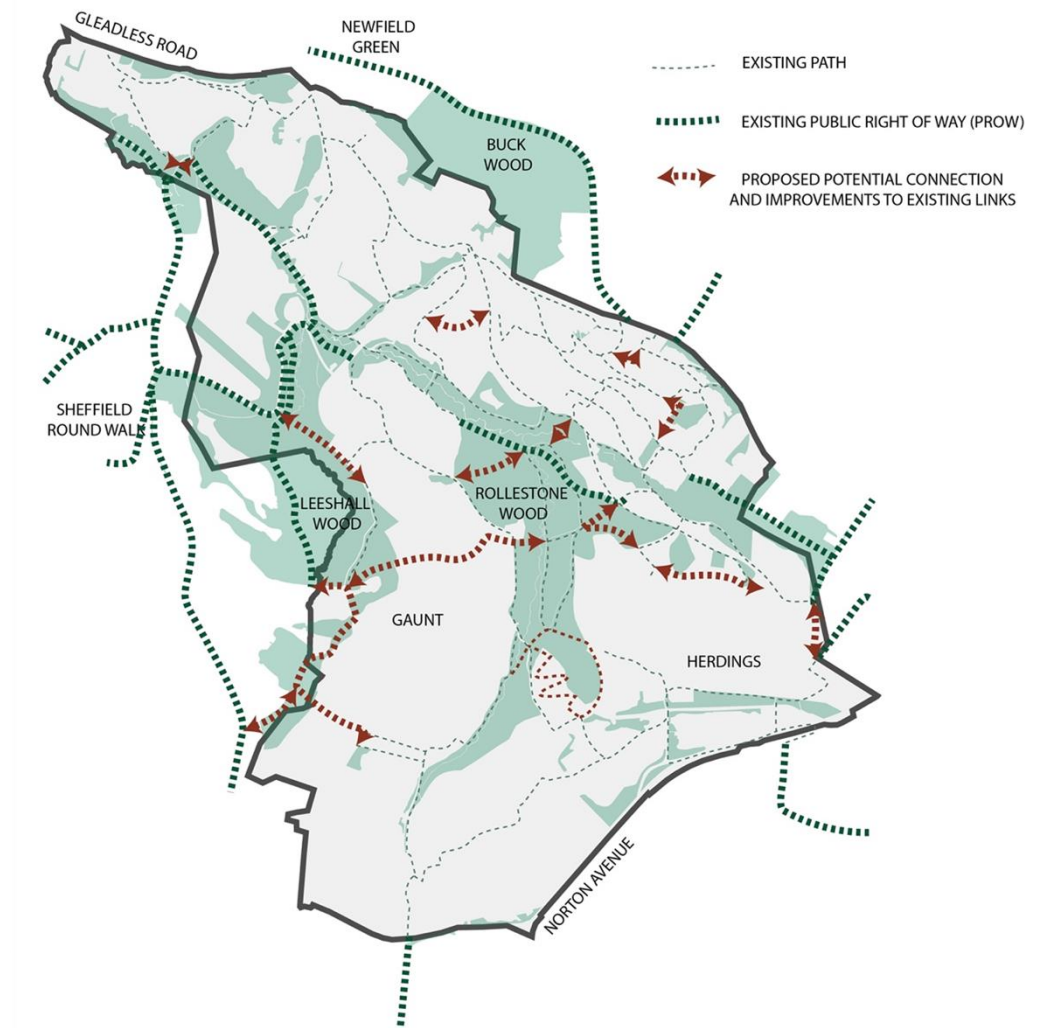
EXISTING WOODLAND WALKS

Woodland routes improved and ambition to achieve Green Flag Award status

Enhance and increase provision of formal sport and play facilities



Exploration of potential connections and improvements to existing links



Landscape and ecology

Amongst the housing estates of Gleadless Valley there are extensive woods and naturalistic green spaces. They are community open spaces rich in plants and wildlife and have a network of paths. They support habitats that are national priorities for conservation like ancient woodlands and wildflower meadows, and designated Local Nature Reserves.

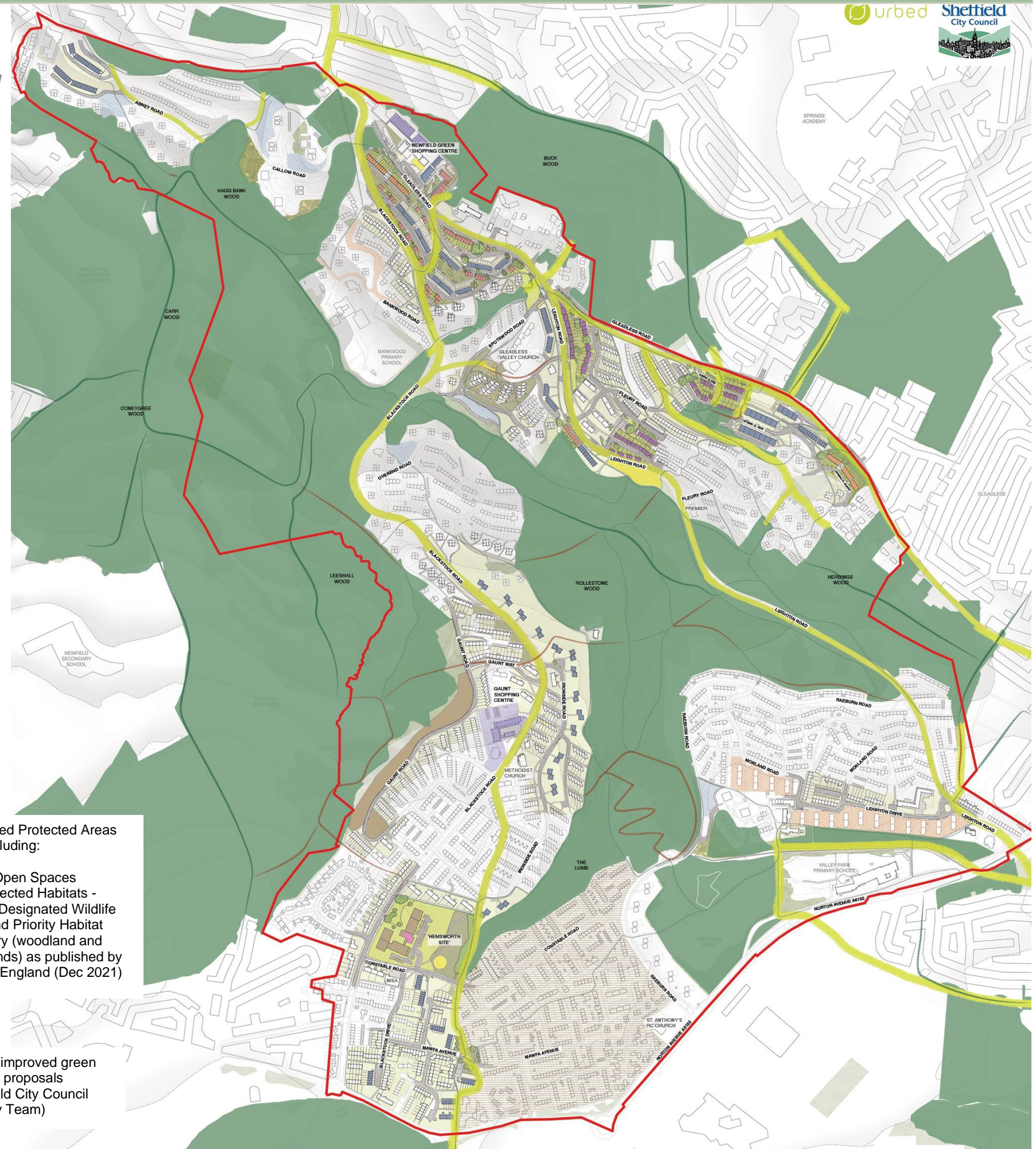
The woodlands and naturalistic green spaces will be cared for and improved for people and nature. This will include access improvements and habitat management and enhancement, involving volunteers and ongoing community engagement. Funding bids, in conjunction with local groups, will be submitted to improve paths, nature trails and running routes, and events will make the woodlands and larger green spaces more attractive places to use and enjoy. Existing and newly created meadow areas will be left to grow and flower over the spring and summer and then cut in the autumn, with the grass cuttings removed. Tidy close mown strips will be maintained beside paths, roads and housing. Green Links, smaller green spaces through the housing areas which link the larger green areas, will be retained and where feasible, improved for access, wildlife, and recreation. These green links form the green spine of the valley linking to existing public rights of way, increasing sustainable travel options through the valley.

This map shows the areas of land with ecological and green heritage value that is to be protected, retained and managed as naturalistic green space, and how the masterplan proposals work around these ecological assets. This includes:

- Local Wildlife Sites and/or Open Spaces by the SCC
- Habitats which are priorities for conservation, and/or support species that are priorities for conservation. These include woodland priority areas, woodland improvement areas and grassland priority habitats. More information about priority habitats is available in the Sheffield and UK Biodiversity Action Plans.

See Appendix 1: Baseline for a breakdown of the local habitats and wildlife sites.

- Combined Protected Areas Map including:
 - Public Open Spaces
 - UK Protected Habitats - Locally Designated Wildlife Sites and Priority Habitat Inventory (woodland and grasslands) as published by Natural England (Dec 2021)
- New or improved green corridor proposals (Sheffield City Council Ecology Team)



Biodiversity net gain

Biodiversity Net Gain (BNG) looks to leave biodiversity in a better state than before.

Housing developments across the valley should ensure that key habitats are retained. Landscape sensitivity does not preclude development but where habitats can't be retained, appropriate mitigations and compensations, such as relocation will be put in place. In line with Planning Guidance, the new housing development will need to achieve 10% biodiversity net gain across the masterplan sites. This could be delivered in a variety of ways and measures could include bat and nesting boxes, sustainable urban drainage systems and attractive native planting that will be compatible with the Local nature recovery strategy and nature recovery network. Maisonette refurbishments will also be sensitive to wildlife and bio diversity net gain.

Preliminary Ecological Appraisal (PEA)

Preliminary Ecological Appraisals (PEAs) will be undertaken during the delivery stage of the masterplan and will confirm the requirement for any further protected species surveys. This will inform design and appropriate mitigation as well as ensuring regulatory compliance and management of risk, in line with recommended guidelines and policy. Consultation will be sought from a suitably qualified ecologist to support the integration of ecological mitigation within new development design.

Natural Capital

Gleadless Valley's natural capital includes assets such as woodlands, streams, scrub and grasslands. Providing benefits such as absorption and storage of carbon dioxide, flood protection, soil fertility, pollination, the provision of habitats for wildlife, and enhanced human health and wellbeing.

Photos by URBED and Gleadless Valley Wildlife Trust



Management and maintenance

A Green Space Management Plan is being developed for the larger naturalistic green spaces in conjunction with the Gleadless Valley Wildlife Trust. This will help to attract external funding to deliver naturalistic green spaces improvements and achieve the ambition to gain Green Flag Award status. The Green Flag Award helps to create public recognition of good quality green spaces and encourages ongoing positive use and pride in the natural environment.

Developing clear plans for maintenance of smaller shared and green space projects which form part of the landscape, will also be an important part of the delivery stage of the masterplan.

The Council will work with local groups such as the Gleadless Valley Wildlife Trust to help identify external funding to support the existing volunteer network to grow and work with them to care for the green resources in Gleadless Valley.

Green corridors

The Sheffield City Council Ecology team have been mapping Green Corridor proposals for the city. A 'green corridor' (also known as a wildlife corridor, biological corridor, or habitat corridor) is a protected strip of natural land connecting habitats that have been divided by human development, such as housing. This allows wildlife populations to move about more easily and safely between habitats, and migrate to new areas if food is in short supply in one location.

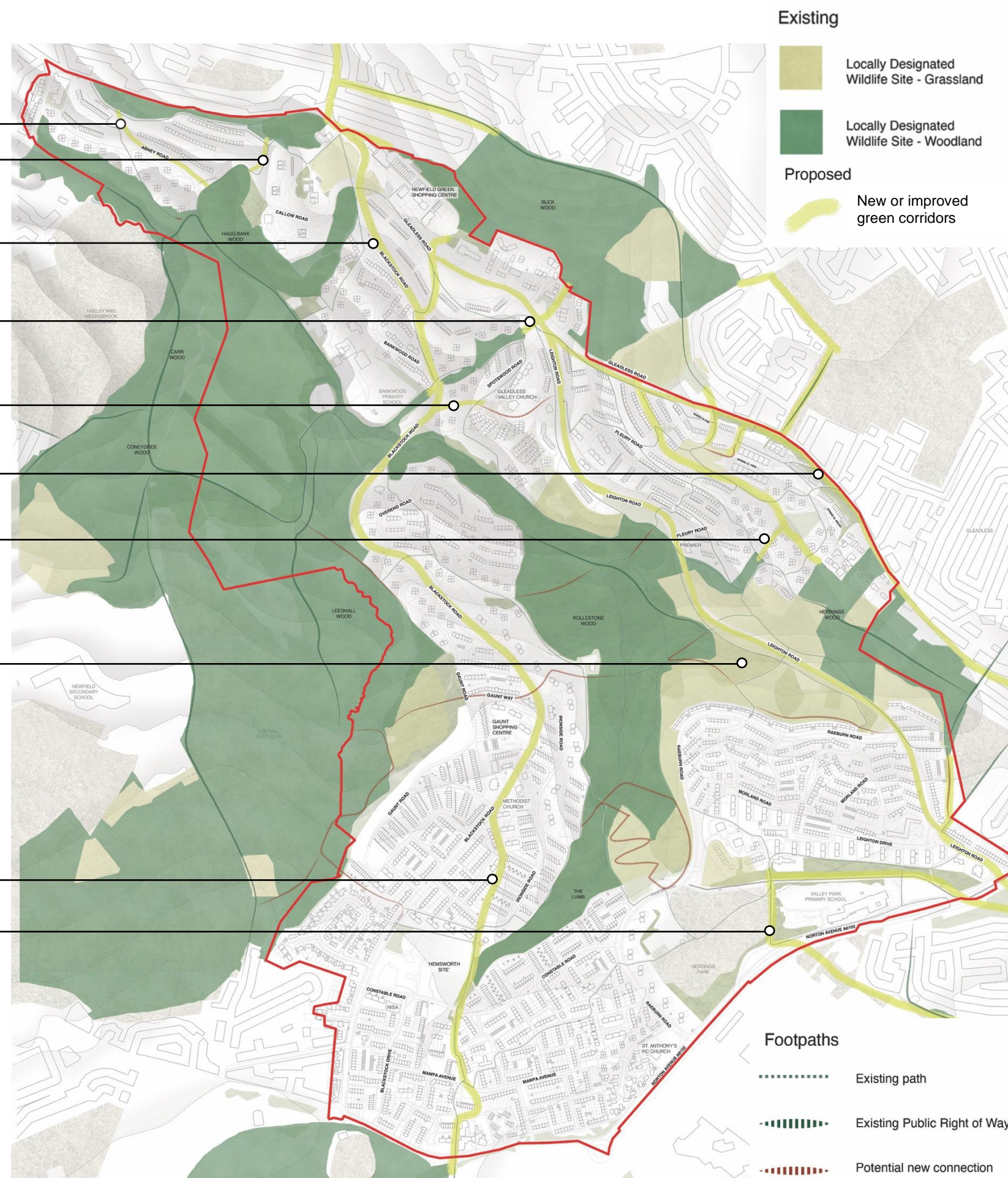
Several proposals lie within the Masterplan boundary. These corridors will ensure that all Locally Designated Sites in Sheffield are either directly connected or linked to the wider network by stepping stones. Please note: Routes are indicative only as this study is still in progress.

Corridor proposals in Gleadless Valley are based on current and historic / culverted waterways, existing habitat and combined natural capital opportunities.

As shown on this page proposals are currently being considered for stronger wildlife corridors linking Leeshall Wood and Buck Wood (through Plowright), routes up the hill at Sands and Springs and across to Hurlfield Quarry, links around the edge of Herdings to connect Rollestone Woods and Stoneley Wood, and a link between the Lumb and the green space around The Oakes.

- Abney green route
- Callow green link
- Green corridor along Blackstock Road
- Natural corridor connecting woodlands
- Green corridor linking new 'Park area' to Blackstock corridor
- Gleadless Road existing green corridor
- Green links up hill by Fleury Road and through Sands Close to connect Buck Wood/ Quarry with the Valley
- Amenity grassland and wildflower meadow verges along Leighton Road maintained and enhanced
- Corridor links through between Blackstock Road, the Hemsworth site, the Lumb and Constable
- Herdings green corridors

PLEASE NOTE:
The red line indicates the boundary of the masterplan area within which we have consulted the community on the proposals. Enhancements to shared and green space projects beyond this boundary, will be supported where they can demonstrate they will benefit people living within the boundary, such as green corridors extending beyond the boundary.



The masterplan aims to grow and sustain a services and facilities offer that promotes equality and boosts health and wellbeing outcomes for local people. Investment will be focused on creating a greater balance of provision throughout the Valley, promoting convenient and accessible community hubs. Ensuring that community assets are managed efficiently will ensure that more local people can benefit from them. Dedicated public spaces and community facilities will encourage people of all ages to come together to learn, socialise, relax, keep fit and play. In particular, new facilities will be explored to cater for young people within the valley.

The sustainability of the local shopping centres at Gaunt and Newfield Green are important to the long-term regeneration of Gleadless Valley and have been identified as areas in need of improvement and investment. The Council is commissioning a piece of work to look at options for how we could make the local centers work better for the residents of Gleadless Valley.

Concerns over anti-social behaviour has been a common theme throughout the masterplan consultation, with many feeling this is one of the key issues in Gleadless Valley. The Council are committed to working with the relevant organisations, both statutory and voluntary, to develop a holistic agency wide strategy to tackling anti social behaviour.

Project: Hemsworth Older Person's Scheme and Community Hall

This will include an annex community hall and café. The image on the right shows an artist's impression of the cafe situated in front of the community hall. These facilities will be used for a variety of communal activities and will be open for use by the local community.



VIBRANT PLACES TO COME TOGETHER

VIBRANCY

- Local centres will be vibrant and attractive
- The potential of underutilised spaces will be unlocked
- More people living in the area will increase footfall, drive sustainability, and encouraging a greater choice of shops.
- Improvements to local centres will encourage people to meet, relax and play

YOUNG

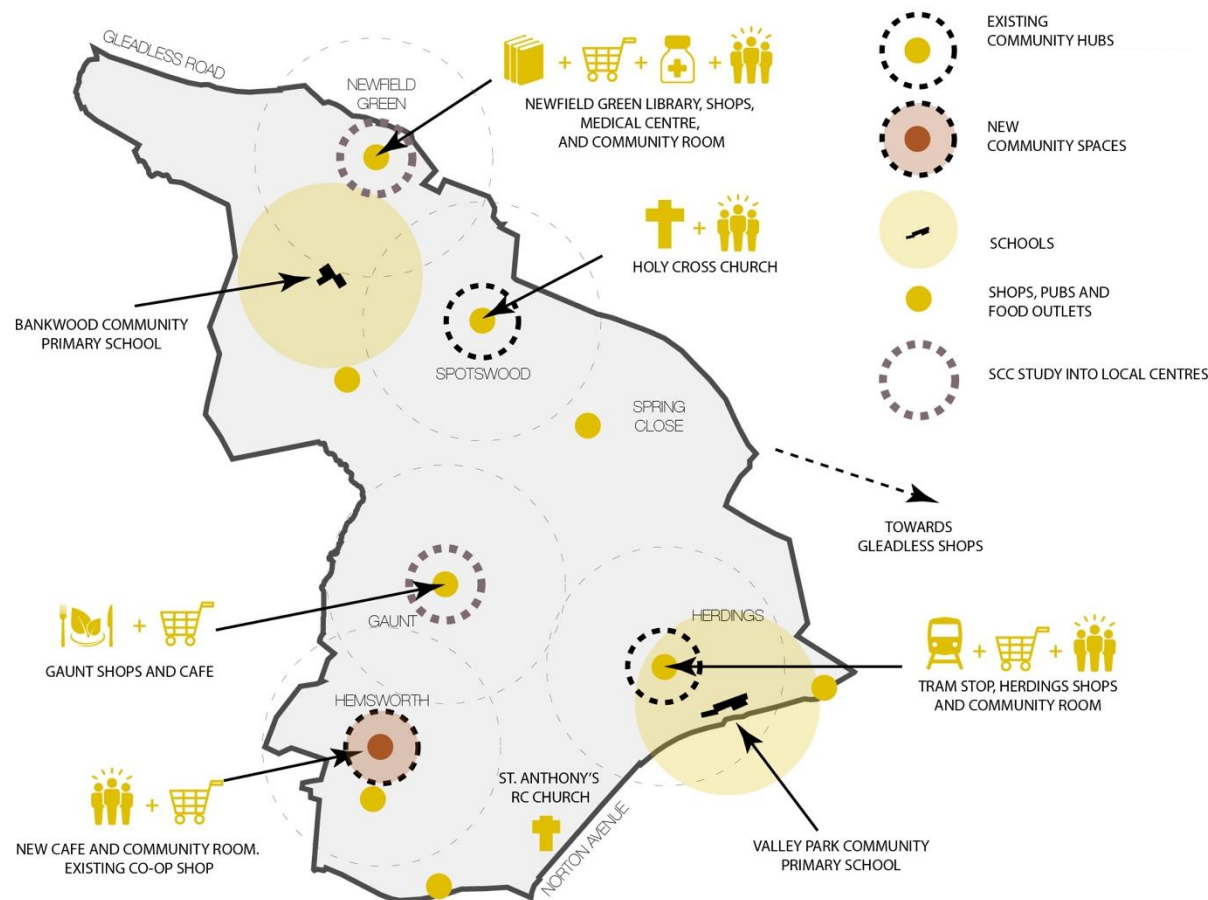
- Dedicated spaces and activities for young people will be created
- More investment in play and recreation equipment will address the undersupply in Gleadless Valley
- Young people will be involved in designing their spaces
- Community buildings will be run efficiently to enable more groups, clubs, and activities to thrive

HEALTH + WELLBEING

- Local provision will improve the health and wellbeing of Gleadless Valley residents
- Local groups will be supported to continue delivering projects that promote health and well being
- Safe and well-defined walking and cycling routes will be created
- Improved public spaces will encourage people to meet, socialise and exercise

SERVICES + FACILITIES

- Good quality, locally accessible services and facilities will reflect demand in the valley
- Provision throughout the Gleadless Valley neighbourhoods will aim to be more balanced
- All ages will benefit from local, sustainable services and facilities.
- Partnership working with community groups and ambassadors will respond to local aspirations.



HEALTH AND WELLBEING



SPACES AND ACTIVITIES FOR YOUNG PEOPLE



INVEST IN NEWFIELD GREEN AND GAUNT SHOPPING CENTRES

Gleadless Valley has been classed as one of the most deprived estates in the country and there is a clear evidence-based need to improve levels of employment and skills in the valley.

It has lower than average levels of educational attainment, lower general levels of skills and productivity and higher than average levels of unemployment and economic inactivity.

Barriers to employment are prevalent on the estate. Disproportionately residents suffer from ill health, disabilities, and poor mental health. On average, there are more lone-parent families on the estate and a significant number of carers and there are other issues affecting employment such as lower level of skills, and low car ownership.

Objectives

To help achieve this vision the Council, together with local stakeholders, developed a number of strategic objectives:

- Bringing people together with the right skills and experience to improve the employment and skills
- Raising aspirations of the residents of Gleadless Valley
- Bringing employment and skills opportunities to local people by linking up with city-wide, regional, and national initiatives
- Providing more employment opportunities on the Valley
- Promoting and assisting enterprise and self employment offer for local people

These objectives will be delivered through a combination of:

- locally developed projects to foster ownership by the community and:
- city wide employment and skills initiatives piloted in the valley to ensure that local people can take advantage of city, sub regional and regional opportunities.

Our key vision for Gleadless Valley is that:

“In 10 years, Gleadless Valley will be a place where the disadvantages affecting people in terms of employment and skills are significantly reduced from today. There will be more people employed, less people unemployed and more people achieving better results at school. People will be progressing in the workplace and moving-on. New residents coming to Gleadless Valley in need of support will receive it and progress”



ASPIRATION

- Aspirations for residents will be raised over the long term
- Programmes that support the successful transition between school, further education and into employment will help to remove barriers and encourage ambition.
- Life long learning will be encouraged for residents to upskill and reskill.
- Employment support will focus on helping individuals remain in employment and take further career steps after employment has been secured.

TRAINING + EMPLOYMENT

- More employment and training opportunities will be created in Gleadless Valley
- Opportunities for local people will be created through the delivery of Masterplan projects, such as in the construction sector.
- Job and education opportunity fairs will be brought directly to the Valley.
- Strengthened links with the city wide Employment and Skills Strategy will ensure that local people can take advantage of city, sub regional and regional initiatives

ENTERPRISE

- Enterprise and self employment opportunities will be supported
- An online resource will provide local people with ideas and information about where to get support to create sustainable self employment opportunities
- Specific training opportunities to support people into self employed trades will be promoted at Gleadless Valley.
- Free or low cost promotion opportunities for local enterprises will be created

Delivery structures

The Council will work with community led organisations to develop effective governance structures to support the delivery of the employment and skills offer across the valley. A working group will be established for stakeholders operating in the area and regular stakeholder meetings will allow ideas sharing to launch new projects and ensure they are monitored efficiently.

Agreed key performance indicators will be set to allow progress to be tracked and measured over the long-term. Monitoring of targets will focus on easily accessible data to ensure resources are supporting project delivery.

EMPLOYMENT AND SKILLS PROJECTS



TRAINEESHIPS

Trainees gain experience of different workplace environments e.g. land management, biodiversity surveying, construction, finance, social care, health and well-being and more.



APPRENTICESHIPS AND EMPLOYMENT

Apprenticeship and employment opportunities created for local people through the construction contracts for new housing, shared green space improvements and green initiatives, including retrofitting. A requirement of the procurement strategy will be for an agreed % of jobs and apprenticeship opportunities to be provided for local people.



SELF-EMPLOYMENT

An online resource to provide local people with ideas and information about where to get support to create sustainable self-employment opportunities and free or low-cost promotion opportunities for local enterprises will be created. Specific training opportunities to support people into self-employed trades will also be promoted at Gleadless Valley. Exploring the feasibility of a self-employment course with Sheffield College and the provision of flexible workspace in the valley to support enterprise.



JOB AND EDUCATION FAIRS

Job and education fairs in locations across Gleadless Valley.

SCC SECTOR SKILLS ACADEMY

Exploration of an SCC sector skills academy, to support more residents to access SCC jobs.



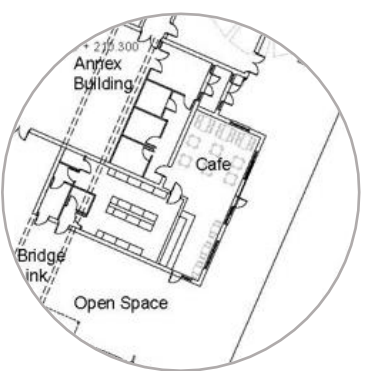
WORK EXPERIENCE

Support young people and their schools with work experience opportunities across and around the Gleadless Valley. This includes physical and virtual based experiences of the workplace, making sure all our young people have the chance to develop key employability skills.



UNEMPLOYMENT SUPPORT

Locally based programmes aimed at supporting unemployed people who face many barriers to employment into work education and training. Training programmes and industry work-based experience are currently offered by the Council in the following areas; construction, fibre installation, engineering, manufacturing and social care.



NEW COMMUNITY SPACE

A new community space has been included in the development proposals for the Older Person's Independent Living Scheme at Hemsworth which will be able to accommodate training and events. Delivery of this scheme is expected by March 2025.



NEW WORKSPACE

Exploration of new workspace across the Valley (covering workshop, office and craft space) and locally based enterprises such as a food hub, which could provide local training and employment opportunities.



CHAPTER 3:

DELIVERY AND FUNDING

This Masterplan provides a framework for the delivery of the long-term vision for Gleadless Valley. The masterplan has been consulted upon and agreed by local people and key stakeholders, and their involvement in the delivery of the masterplan is vital.

Over the coming months, the Council will recruit a dedicated delivery team to deliver projects and work with the community to develop structures which will incorporate both the Council and local people to oversee the next phase of the masterplan.

This chapter outlines the delivery and funding approach in more detail.

It should be noted that 4 years have passed since the project commenced, and it is recognised that the original baseline facts and figures have now changed. Future designers and consultants should conduct up to date baseline /contextual research to influence their decision making process.



DELIVERY STRUCTURES + RESIDENT INVOLVEMENT

To ensure effective delivery, the Council will support and manage a Board to oversee the delivery of the masterplan and the 4 key strands within the masterplan; housing, shared and green spaces, employment + skills, and services + facilities.

There will be plenty of opportunities for local people and groups to get involved in theme and area-based project groups, looking at day-to-day delivery issues, helping to choose materials and colours, and shaping projects as they are defined and delivered. Residents will have the opportunity to be involved in contractor employment via an interview panel.

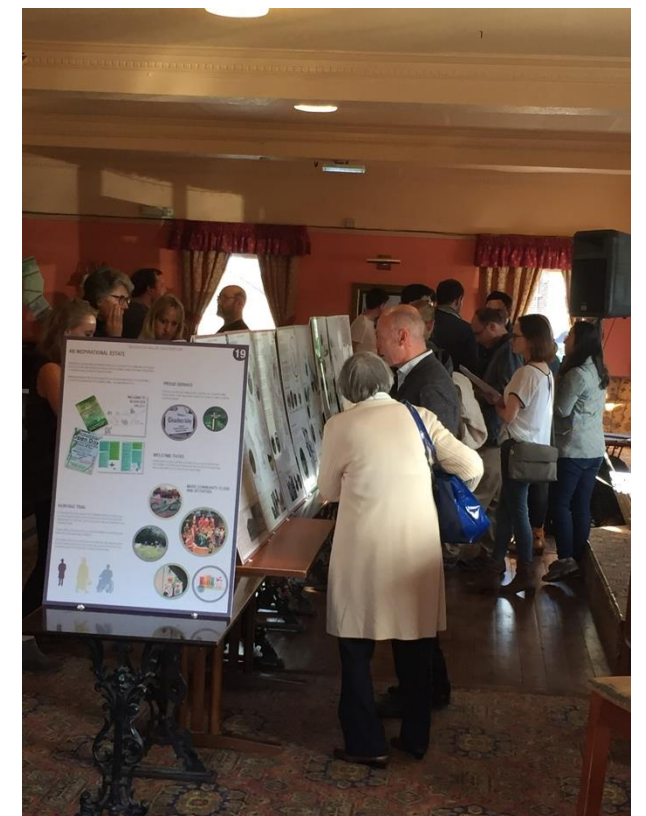
The Council will also facilitate working groups for stakeholders operating in the area. These regular stakeholder meetings will allow idea sharing, enable new projects to be developed and taken forward, and ensure they are monitored efficiently.

There will be further consultation at neighbourhood level on the development and implementation of individual projects, where these have not been defined in the Masterplan.

Supporting affected residents

As part of the consultation on the masterplan we talked to residents about how they would be affected by the masterplan proposals, and the implications for those who will need to be rehoused due to remodelling and replacement plans.

The Council are committed to continuing these face-to-face conversations with those affected to ensure people get the support, advice and compensation they are entitled to as the maisonette blocks and 1 bed flats identified in the masterplan are brought forward for remodelling and replacement.



Images from Gleadless Valley Resident Engagement and Consultation Process (2018 – 2022). Further consultation will be held as the Masterplan goes into the Delivery Phase

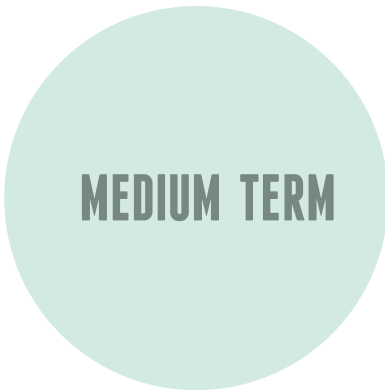
DELIVERY PLAN

To take forward the masterplan the Council, together with the community, will develop a delivery plan which will show what is planned to take place, when and how. The delivery plan will have short, medium and long term goals and will help in identifying and delivering ‘quick win’ initiatives. The plan will be reviewed regularly to make sure the targets are being achieved and our plans and priorities remain relevant to making Gleadless Valley and even better place to live.

It is expected that project delivery will be phased on an area-by-area basis to make sure that disruption for residents is kept to a minimum. For example, housing development in a neighbourhood would be followed by environmental and public space improvements, with the whole package of works being completed before moving onto the next area.

New homes will be built on some cleared sites and small areas of underused green spaces to help ensure that residents in homes that will be replaced or remodelled will have a choice of local homes to move to. The new build will continue to be phased over the coming years to create more choice for residents who have to move later in the programme. Following amendments to the Council’s Lettings Policy, a Local Lettings Policy will be developed to ensure that displaced residents will have more choice over where they would like to move to.

The delivery team will develop a procurement strategy to ensure that the Valley’s regeneration is delivered in the most effective and efficient way. Where possible we will use local consultants and contractors and promote the use of local materials as part of the push towards the 2030 net zero aspirations. Training and employment opportunities for local people will also be a key outcome from public investment as the housing and environmental work is delivered.



Project delivery will be phased within the Delivery Plan.



New homes will be built on some cleared sites and small areas of underused green spaces to help ensure that residents in homes that will be replaced or remodelled will have a choice of local homes to move to.



Training and employment opportunities for local people will be a key outcome from public investment as the housing and environmental work is delivered.

FUNDING + TIMESCALES

The Council have identified £83 million of their own resources from the Housing Revenue Account (HRA), Capital Resources and borrowing as part of the SCC Stock Increase Programme to deliver the housing improvements across the valley. Additional external grant funding will also be sought to support the programme.

A portion of the HRA funding has also been identified to deliver some of the shared and green space projects that form part of the plan. The Council is committed to supporting and working with community organisations to secure additional funding to deliver the full range of green space projects outlined. The masterplan framework will help support additional funding opportunities, particularly in relation to the employment and skills and services and facilities strands of the plan.

The Council is also committed to support community organisations to bid for funding to deliver projects they have put forward as part of the masterplan proposals. Further community led projects that align with the principles of the masterplan would continue to be welcomed and supported. For each proposed development project there will be a full assessment and viability appraisal to ensure plans and proposals can be delivered. Projects will be progressed through the relevant design and approval stages.

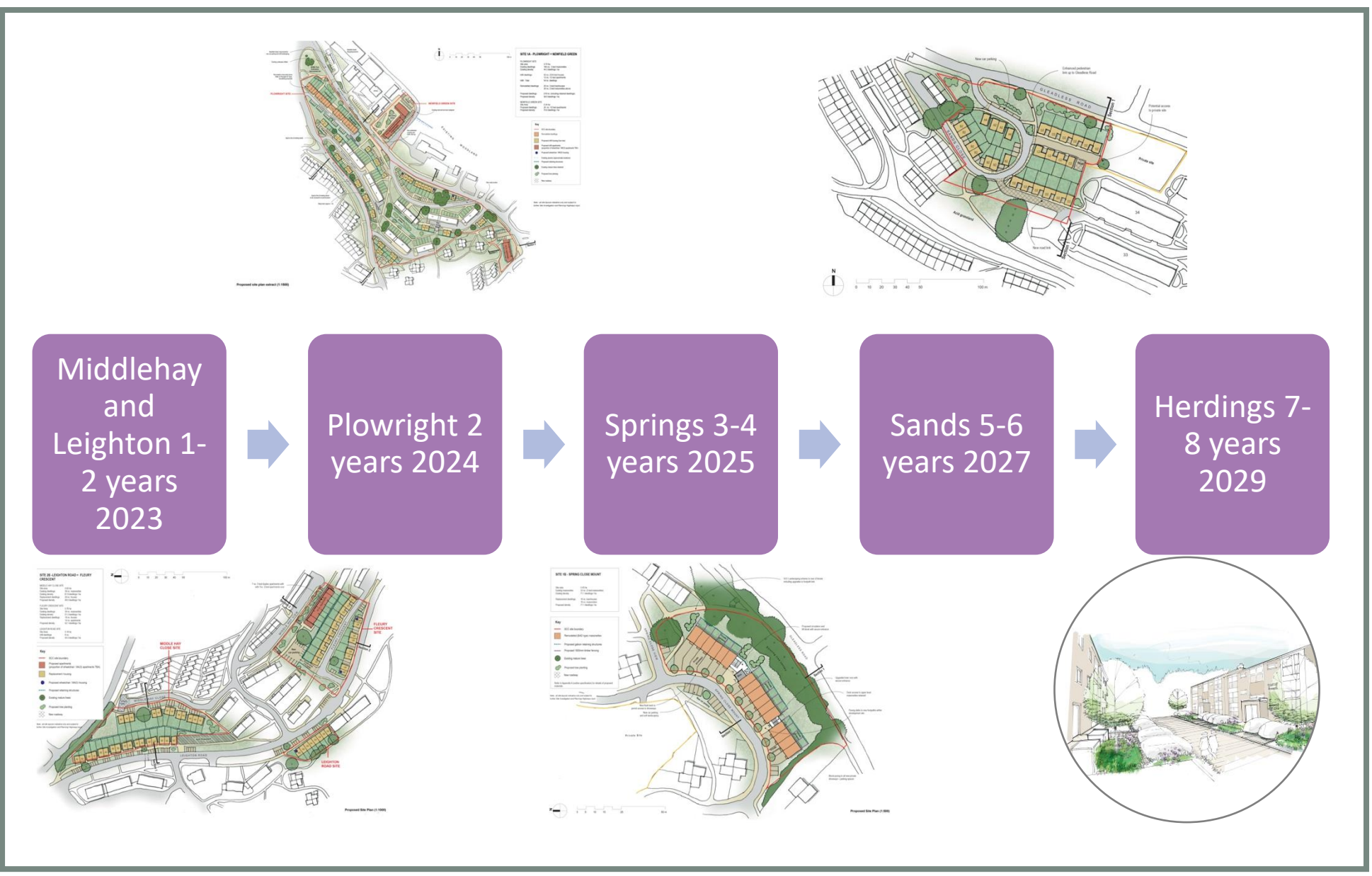
The Council is committed to building on existing cleared sites at Gaunt and Hemsworth before beginning on housing projects, however the Council will align the programme for replacement housing with the build on cleared sites. This will help phase the availability of new housing for tenants that will be displaced as the masterplan is delivered.

Indicative timescales have been drawn up for housing developments (see diagram on right). However, these timescales may change slightly as the detailed delivery plan is developed, and contractors are commissioned. It is expected that shared and green space projects will follow on from the housing developments on an area by area basis to keep disruption to residents to minimum.

Standalone projects in the valley which have identified available funding, will be prioritised for delivery so that residents can start to benefit from the masterplan as soon as possible, for example the public space improvements at Hemsworth.



Timeline for progressing with delivery strategy



The above timeline shows estimated dates for when we expect to begin rehousing discussions with those residents who will be affected by rehousing. Once the delivery team are in place a more definite timeline will be published. We will ensure all residents who need to be rehoused will be kept up to date with all plans / timescales and supported.



CHAPTER 4: CONCLUSIONS AND NEXT STEPS

This chapter concludes the Gleadless Valley Masterplan document. It outlines final conclusions of the masterplan process and notes additional studies that the Council will be undertaking to further support the Gleadless Valley Masterplan.



CONCLUSIONS + NEXT STEPS

Over the course of the past five years URBED, the Council, the community and local organisations have undergone an extensive process of analysis, community engagement and creative testing of ideas to inform the development of the final Gleadless Valley Masterplan.

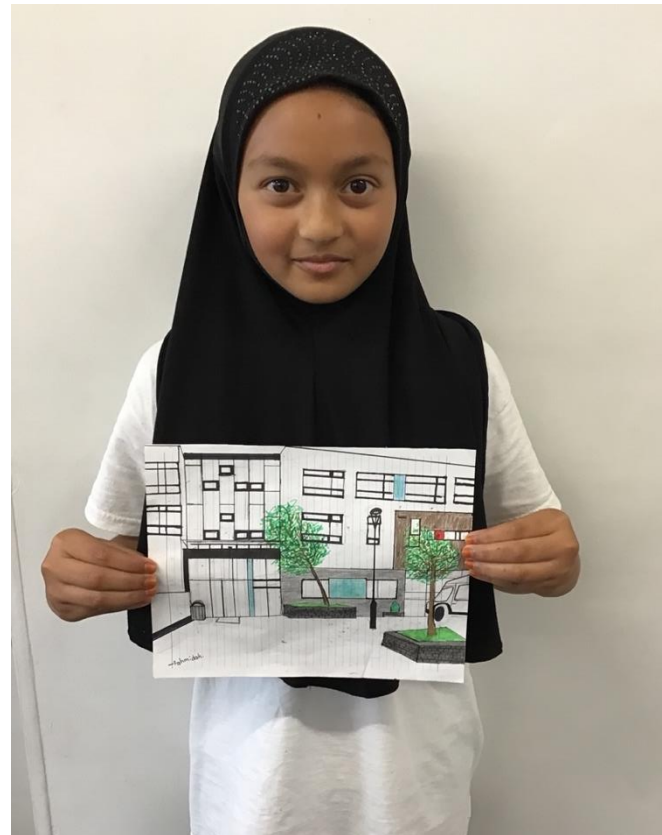
The masterplanning process has celebrated and built on the valley's fantastic assets: its diverse green spaces, unique architecture, amazing views and its local community whilst working to address its long term issues such as outdated housing stock, poorly used and designed public spaces, lack of connectivity across the estate, antisocial behaviour and a services and facilities offer which focuses heavily on the north of the valley and needs to provide more activities for young people to do.

The community now have an effective framework in place to guide the successful and sustainable regeneration of the Valley.

DELIVERY

This document will now be used to inform the delivery stage of the masterplan. It will help guide the delivery team to bring forward projects the community want to see, and will set out a framework for all future projects in Gleadless Valley and ensure project aims align with those of the masterplan.

The Council would like to extend its thanks to the community, local organisations, SCC's Engagement Forum, URBED, ADE Regeneration, BDP Architects and the Council Regeneration Team and colleagues for their commitment and support in developing this plan.



There are a number of supplementary studies which Sheffield City Council are currently undertaking or will look to commission over the coming months. These will further support the aims of the Gleadless Valley Masterplan, responding to feedback from the January 2022 community consultation.

The council will continue to consult with local community groups who have been of great assistance in the production of this Masterplan.

HOUSING + PARKING

- All new housing sites will be subject to more detailed design studies, relevant planning and building regulations applications, and costing reviews prior to any constructions works. Once more detailed plans are prepared, this will be subject to further consultation with affected residents.
- Over 70% of respondents affected by the Herdings proposals were in support of the plans (for alterations to the one-bedroom blocks of flats), however 18% did not support these plans, and it is important to address these concerns within future consultation. The changes to the flats at Herdings are not planned to happen until later in the regeneration programme. The Council will continue to engage with local residents and determine nearer the time how many units will be affected.
- Several residents commented that additional parking needed to be provided alongside new properties or improvements should be made to areas that can facilitate parking. Officers will raise these issues with relevant departments post approval, and this will be considered within the future developed proposals.

SERVICES AND FACILITIES

The Services and Facilities strand of the masterplan requires more development, and this will be progressed within the delivery stage of the project.

- An options appraisal is currently being commissioned to identify the most effective way to regenerate the Gaunt Shops site, provide growth and contribute towards affordability and accessibility. This will complete in Autumn 2022.
- Sheffield City Council are undertaking a community facilities review, which will consider Newfield Green Community Centre. There are a number of ways that community buildings could be run more efficiently to enable more groups, clubs and activities to thrive. An example could be reviewing the timetable of activities to ensure that they are run at a time which maximises involvement from the local community. The Council will work closely with local community organisations to develop this strand of the masterplan including community development.
- There remains concerns over Youth provision in the Valley, particularly now that REACH has dissolved. The Council are working with other stakeholders to support them with finding and delivering additional youth provision/services. In addition to this a thorough review of the existing provision is required – how effective is this and what can improve. Youth Services representatives will be included in future governance meetings.
- Bus providers have been engaged with, but at the time of this study improvements could not be facilitated. The delivery team will continue to explore affordable public transport provision with Transport colleagues to try to secure improvements.
- A holistic and agency wide strategy to tackle antisocial behaviour will be developed.

GREEN SPACE

- Future planning applications for key development sites will involve ecological assessments so consideration can be given to the issue of wildlife impacts and biodiversity net gain.
- Sustainable Urban Drainage will be considered as part of project delivery.
- A management plan for naturalistic green spaces is being developed to help achieve the wider green ambitions of the Masterplan with aims to gain Green Flag status.
- Some of the residents and stakeholders called for more play spaces across the whole of Gleadless Valley. It was also commented that play areas should be closer to the housing and that for many in lower Gleadless Valley, Herdings Park was not seen as accessible enough. Parks and Countryside's strategic approach to play and recreation is to focus on a fewer number of recreational locations with a wider range of facilities. Further engagement with Parks and Countryside will happen at the delivery stage.
- Ecologists in Sheffield City Council continue to explore opportunities for Green (Wildlife) Corridors.

EMPLOYMENT AND SKILLS

The employment and skills strand of the masterplan requires more development and this will be progressed within the delivery stage of the project.

A priority will be to work with community-led organisations to develop effective governance structures to further develop and support the delivery of the employment and skills offer across the valley.

Sheffield

City Council

