

Gleadless Valley

A great place to live and grow



Meeting:	Gleadless Valley Regeneration Board
Meeting date:	24 th March 2025
Subject:	Masterplan refresh - objectives and opportunities
Author:	Matthew Nimmo
Action required:	For Board feedback

Report purpose

To update the Board on work to date towards reviewing and refreshing the Gleadless Valley Masterplan. The work to date has involved drafting an updated set of 'guiding principles' for the regeneration programme and identifying development opportunities. These are all set out in the attached report.

This report is very much a first draft and will be adjusted based on feedback from the Board and other stakeholders.

It is proposed that the guiding principles are discussed by the Board in a separate workshop session as part of examining development principles such as tenure mix and rehousing offer.

The Board is asked to discuss and provide feedback on the following questions:

1. Does the report capture the right level of aspiration?
2. What do you think are the strongest opportunities identified in the report?
3. Are there additional opportunities or themes that need to be included?
4. Is there anything that should not be included?
5. Should we undertake any resident engagement at this stage on the guiding principles or opportunities or should we wait until we have developed project options?

Introduction

The Council's design team within its 'Capital Delivery Service' has been commissioned to review and refresh the Gleadless Valley masterplan in order to inform the development of a deliverable set of projects that will support the transformation of Gleadless Valley into a thriving neighbourhood. The review is focussed on ensuring the physical proposals for the valley:



- Deliver tangible benefits for the local community
- Contribute to the wider ambitions for Sheffield as set out in the City Goals and Council Plan
- Are feasible
- Are likely to attract external funding

Note that this work concentrates on physical changes to the valley's buildings and open spaces and therefore mainly relates to the Planning and Development Workstream and Green and Blue Spaces Workstream. The other workstreams are developing proposals for social and economic initiatives which will complement these physical changes and ensure local residents benefit from the regeneration programme.

The attached report is the draft output from the first stage of this work. It identifies:

- A draft list of 'guiding principles' (organised by theme) to provide a benchmark against which proposals for the valley developed in later stages can be assessed. The principles have been drawn from a review of the existing masterplan objectives, stakeholder input, the refresh objectives, the City Goals and the Council Plan. They have been tested and adjusted through a workshop with community stakeholders.
- Opportunities for strategic projects across Gleadless Valley covering housing, local centres, recreation and play, connections and landscape.

The next stages of work are to translate the opportunities identified into:

- High level development options for key sites e.g. local centres.
- Valley-wide strategies such as landscape, refurbishment and remodelling, ecology, drainage, movement, energy, etc.
- Project briefs for first phase projects.

It is very important to recognise that the opportunities identified are just that: opportunities. In the next stages of work, the team will assess which of these opportunities are most feasible. As a result of this process, some opportunities will become projects to be delivered in the short-medium term, some are likely to be considered longer-term opportunities and others will be dropped as unfeasible or unlikely to attract funding.

