

# Gleadless Valley

A great place to live and grow



Meeting:	Gleadless Valley Regeneration Board
Meeting date:	16/07/2025
Subject:	Local Centres Analysis
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Action required:	<b>For Board feedback</b>

## Report purpose

This report seeks Board feedback on the site analysis and the opportunities & constraints diagrams that have been prepared to guide the feasibility studies for the local centres. The identified local centres are Newfield Green, Gaunt & Hemsworth, and Herdings. These feasibility studies will form part of the masterplan refresh.

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

1. Have the site analysis diagrams identified all key issues & constraints?
2. Do the opportunities diagrams cover all the potential opportunities for exploration in the feasibility studies?
3. Are there any comments on the proposed feasibility study options?

## Introduction

On 24<sup>th</sup> March 2025, the Board reviewed a Masterplan Refresh Report which identified development opportunities focussed on local centres at Newfield Green, Gaunt & Hemsworth, and Herdings. Since then, the design team has prepared analysis diagrams for each of these areas, which will provide a context for the next stage of design work which will involve feasibility studies looking at options for each of these areas.



## Local Centre Analysis Diagrams

For each local centre, the attached analysis diagrams have been prepared based on site visits, existing & forthcoming council strategies, data from Strava, stakeholder input from workshops, local knowledge within the Gleadless Valley team, and Sheffield City Council records. These diagrams show:

- Active travel routes (primary and secondary pedestrian and cycling paths)
- Public transport (bus and tram routes, including service frequency)
- Landscape features (woodland, views, boundaries, and contours)

Each centre also has:

- A constraints diagram (showing physical barriers, existing land uses, busy roads, etc.) based on site visits and council data.
- An issues diagram reflecting local concerns identified in community workshops.
- An opportunities diagram highlighting potential improvements identified by the design team through workshops, stakeholder input, related existing & forthcoming council strategies and site visits.

## Next steps

The intention of these diagrams is to inform a series of feasibility studies that will be carried out ready for presentation at the Board meeting in September. These studies will set out in more detail a proposed framework for the development of each site (based on the Opportunities diagrams) and explore two or more different options for how the site might be developed. The proposed options to be explored are:

### Newfield Green

#### *Option 1: More intensively developed local centre*

Redevelop all existing shops and services to create a new, well-designed vibrant local centre *combining housing, shops and services* in close proximity with great access to local recreation facilities.

Would deliver significant additional housing including new tenures such as private rent and shared ownership to attract new types of residents, including young professionals, growing families, and older residents. Homes would be a mixture of flats and houses above/around new shops and services.

#### *Option 2: Family housing focus*

Focus on building affordable family-oriented housing (3-4 bedroom) to meet identified demand. Enhance community and leisure facilities to support families and complement nearby schools. Explore opportunities for employment-generating workshops within the local centre. Consider the potential replacement of Plowright blocks with family housing.

#### *Option 3: Low intervention*



Minimise disruption by adapting and refurbishing existing buildings where possible. Improve the public realm to enhance pedestrian circulation, safety, and accessibility. Use selective demolition and redevelopment to make the centre function better and replace buildings that can't be brought up to standard through investment. Build new housing on small infill sites (e.g. Paddock Hill).

## Gaunt & Hemsworth

### *Option 1A: Retain local centre at Gaunt (higher intervention)*

Demolish Gaunt Shopping Precinct and adjacent sites such as the garages and build a new local centre combining shop units, local services, community space and some additional housing to increase footfall and improve retail viability of the retail units. Build new housing at Hemsworth (on the old Hemsworth School site) which could include different tenures such as shared ownership as well as social housing. Create one or more new/improved outdoor recreation areas.

### *Option 1B: Retain local centre at Gaunt (lower intervention)*

As Option 1B, but potentially refurbishing or remodelling some of the buildings at Gaunt rather than complete redevelopment. This option would seek to grow the existing community and retail uses at Gaunt more organically over time through creative re-use of buildings and selective redevelopment.

### *Option 2A: New retail focus at Hemsworth with community focus at Gaunt (higher intervention)*

Develop a retail offer at Hemsworth which could potentially include a large supermarket (subject to market testing and planning requirements). Redevelop Gaunt Shopping Precinct and adjacent sites for housing and community use plus outdoor recreation/parkland. Improve walking connections between the two locations.

### *Option 2B: New retail focus at Hemsworth with community focus at Gaunt (lower intervention)*

As Option 2A, but potentially refurbishing or remodelling some of the buildings at Gaunt rather than complete redevelopment.

## Herdings & Norton Aerodrome

### *Option 1: Higher intervention*

High quality family neighbourhood with a much-improved Herdings Park at its heart. New housing (including private and shared ownership homes) on Norton Aerodrome and potentially on the adjacent NHS facility (Lightwood House) and replacing some of the existing council flats near the park. Significant interventions to reduce severance between Norton Aerodrome and Herdings, e.g. traffic calming and pedestrian crossings along Norton Avenue. Consider moving the tram stop and bus turning circle to provide an enhanced gateway experience. Bring the Herdings Centre heritage building into full time use as a community centre complementing a renewed retail parade. Explore opportunities to create a gateway development on the site of the vacant pub on corner of Leighton Road/Norton Avenue.



### Option 2: Lower intervention

High quality family neighbourhood on Norton Aerodrome (including private and shared ownership homes). Improved walking routes (and a crossing over Norton Avenue) linking residents of new homes to an improved Herdings Park, local shops, Woodlands School and the tram and bus services. Potential for some infill housing. Little or no demolition of existing homes.

