

Gleadless Valley

A great place to live and grow



Meeting:	Gleadless Valley Regeneration Board
Meeting date:	16/07/2025
Subject:	Renewal Plan Scope
Author:	Matthew Nimmo
Action required:	For Board feedback

Report purpose

This report seeks Board feedback on the draft scope of a proposed 'Gleadless Valley Plan for Renewal', to be produced in time for the Board's meeting in November 2025. The document will summarise the results of the masterplan refresh and set out a roadmap for securing additional investment and delivering the proposals.

The Board is asked to discuss and provide any comments on the draft document outline.

Introduction

On 19th August 2024, the Council's Strategy and Resources Policy committee approved the development of an improved approach to regeneration in Gleadless Valley; the review and refresh of the masterplan proposals to reflect the new approach; and the development of a Delivery Plan to be brought to the appropriate Council Policy Committee for consideration and approval.

The review and refresh of the masterplan proposals is under way and the Board is regularly reviewing progress and providing feedback.

The next stage in the process will focus on converting the updated masterplan proposals into tangible projects, identifying delivery routes and funding required for each project and setting out target timescales and phasing.

It is proposed that the updated masterplan proposals are combined with these project details in a single document that summarises the new approach and sets out a programme of investable projects.

It is proposed that this document is called 'Gleadless Valley: A Plan for Renewal' or similar rather than being called a 'Delivery Plan'. This is because we don't want to raise unrealistic expectations



among the community that everything in the plan is funded and will definitely be delivered. Indeed, a key purpose of the plan is to support approaches to funders, investors and delivery partners.

The sections below set out the proposed purpose of the plan, the timescales for production and approval and a draft outline of the document structure and contents.

Renewal Plan Purpose

The document will:

1. Represent a new chapter in the regeneration of Gleadless Valley, both a statement of the Board's scale of ambition for the valley and a tangible sign that the programme is moving from planning towards delivery.
2. Provide a summary of the new plans for Gleadless Valley across all workstreams including details of projects that are already in delivery, those that are fully funded and those that require further funding.
3. Provide residents with greater certainty on what is in and out of the regeneration programme, and projects that they will be able to shape.
4. Act as a prospectus for investors and potential partners and a key supporting document for funding applications and business cases.
5. Identify the funding ask of Sheffield City Council, approval for which will be sought alongside the council's approval of the plan.
6. Set out clearly to development partners the Board's objectives and priorities for key development sites.
7. Act as a roadmap for the work of the Gleadless Valley Delivery Team over the coming few years.
8. Supersede the existing Gleadless Valley Masterplan (although it will integrate and build on some elements of the masterplan).
9. Be formally endorsed by the Gleadless Valley Regeneration Board and Sheffield City Council as the main landowner and lead delivery organisation.

Timescales

Indicative timescales for approval of the Renewal Plan document are as follows:

Review by Gleadless Valley Delivery Group	Early November 2025
Review and approval by Gleadless Valley Regeneration Board	13 th November 2025
Review and approval by Sheffield City Council Strategy and Resources Committee	January 2026

These timescales are challenging and are subject to timely Board approval of the various proposals across different workstreams that the Board will be asked to review over the remainder of this calendar year.



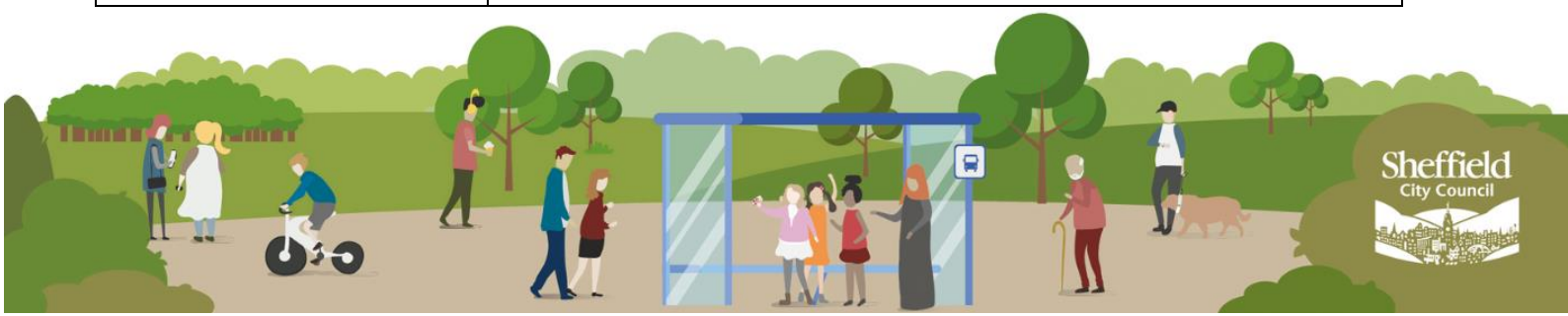
Draft document structure and contents

It is proposed that the plan is drafted by the Gleadless Valley Regeneration Team. It is likely to come to Board initially as a draft produced in Microsoft Word with a fully designed version to be produced after approval.

After approval, one or more summary versions will also be produced as required for different audiences (residents, investors, etc.)

A draft outline of the proposed structure and contents of the document is set out below for Board comments.

Section	Description
Executive Summary	Summary of key deliverables using infographics
Foreword	Foreword by the Chair of the GV Regen Board
1. Gleadless Valley – a place of innovation	Brief summary of the pioneering history of construction of the estate and the legacy, good and bad. Current challenges and opportunities.
2. The Opportunity	High level vision for GV Key benefits – new homes, new jobs, increased economic activity, etc. Key diagram – major projects, areas of change and routes
3. Delivering in Partnership	History of GV Masterplan Commitment to partnership working Purpose of Renewal Plan Stakeholder and community engagement in preparing the plan
4. Guiding Principles	Principles and outcome targets under 5 headings (from Masterplan Refresh report): Renewing - Housing & Local Services Nurturing - Children, Families & Young People Welcoming – Inclusion, Health & Well-being Thriving – Economy, Jobs & Culture Evolving – Sustainability, Landscape & Water Management
5. Estate Investment Framework	Strategy for proposed investment in retained council homes. Key projects
6. Development Framework	Identification of proposed areas of change. For each area: <ul style="list-style-type: none"> • Vision – illustrative image/precedents • Development framework diagram • Benefits



Section	Description
	<ul style="list-style-type: none"> • Outputs (homes, jobs, commercial floorspace, open space, additional, additional residents) • Key projects
7. Landscape Framework	<p>Landscape strategy diagram(s) – landscape character areas, new and improved walking/cycling/wheeling routes.</p> <p>Key projects</p>
8. Transport & Movement Framework	<p>Transport proposals diagram</p> <p>Key projects</p>
9. Place Management Framework	<p>Team Around the Place strategy and priorities</p> <p>Key projects</p>
10. Employment, Skills, Enterprise and Community Wellbeing Framework	<p>Employment, Skills, Enterprise and Community Wellbeing Objectives and priorities</p> <p>Key projects</p>
11. Sustainability Approach	<p>Sustainability approach</p> <p>Sustainability standards for new development</p> <p>Key projects</p>
12. Phasing	<p>Complete list of projects organised by indicative phasing</p> <p>Phasing diagram</p> <p>Resident rehousing strategy</p>
13. Phase 1 Projects	<p>Scope/brief for first phase projects (delivery within 5 years). For each project:</p> <ul style="list-style-type: none"> • Project name • Brief description • Objectives • Element(s) of the plan it relates to • Guiding Principles it delivers against • Outputs and outcomes • Lead organisation (or selection process) • Budget and funding sources (secured and unsecured) • Timescales • Risks
14. Resource Plan	<p>Budget broken down by Project and Funding Source, indicating whether funding is secured or unsecured</p>
15. Delivery Structure	<p>Partnership diagram and explanation</p> <p>Governance structure</p> <p>Voluntary, Community and Faith Sector role and infrastructure</p> <p>Private delivery partner(s) selection process</p>



Section	Description
16. Strategic Context	How the Renewal Plan reflects City and Council Strategies.
17. Programme evaluation	Evaluation methodology

A series of annexes will provide additional details of various elements of the plans and how they were developed. Annexes are likely to include:

- Baseline data pack
- Development framework
- Landscape Strategy
- Transport & Movement Strategy
- Employment, Skills, Enterprise and Community Wellbeing Strategy and Delivery Plan
- Sustainability Strategy
- Community Needs Assessment

