



Ecclesfield Parish
Neighbourhood Plan 2022-39
Working Draft – February 2024

Foreword

I am very pleased to welcome you to our neighbourhood plan for the whole of the parish of Ecclesfield.

The neighbourhood plan is a type of planning document for the local area, based on the views of our local community and the evidence of the housing, community and other development needs of the parish and the wider area. It is part of the Government's approach to planning, which aims to give local people more say about how their area develops.

We know that Ecclesfield Parish is a great place to live, work in and visit. The Plan aims to improve and enrich it even further. The Plan will guide and shape the future growth and development of the parish, whilst ensuring that its distinctive character, and that of the many communities within it, as well as its heritage and environment continues to be protected and wherever possible enhanced.

The Plan has been developed by a small working party comprising parish councillors, other members of the community and neighbourhood plan consultants, Andrew Towlerton Associates and supported by Ecclesfield Parish Council the formal Qualifying Body for neighbourhood planning in the parish.

I would like to thank my fellow members of the working party namely:

- John Brownrigg.
- Councillor Alan Hooper.
- Carol Levery.
- Councillor Victoria Bowden.
- Councillor Michael Levery.
- Councillor Thomas Sturgess.
- Ricky Nos.
- Rose Tanner.
- Andrew Towlerton
- Natalie Richardson.

In addition, I would like to thank the officers and members of Sheffield City Council, Urban Design consultants AECOM and the whole community for their help and input in the creation of this important document.

Special mention should also be made to the funding body, Locality. Without their support, this document could not have been produced to such a high standard.

I commend this Plan to you and request that everybody- individuals, groups, organisations, and businesses – support it as the best way to make sure that Ecclesfield Parish remains the great place it is today!

Councillor John Housley, Ecclesfield Parish Councillor and Chairman of the Ecclesfield Neighbourhood Plan Working Party.

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Introduction, Background and Planning Context

1. This is the draft neighbourhood plan ('the Plan') for the parish of Ecclesfield.
2. It covers the whole of the Parish of Ecclesfield, as shown on fig 1 shown on page 35.
3. A key part of the Government's Localism agenda, a neighbourhood plan is a community led planning document that gives local people greater influence how their community develops, now and in the future. This includes, or example, where new homes and businesses etc. should be built; what new buildings and extensions should look like and which areas of land should be protected from development.
4. As the Plain English Guide to the Localism Act 2011¹ states, *"Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live"*.
5. A neighbourhood plan is a significant legal planning document. Once adopted ('made') developers, Sheffield City Council (Sheffield CC) and other planning decision makers and others will need to make note of it when considering future developments in the parish.
6. It has been prepared by a volunteer working party on behalf of Ecclesfield Parish Council, comprising a mix of parish councillors and other members of the community support by Sheffield City Council.
7. It is underpinned by solid evidence gathered from a wide range of sources. This includes analysis of relevant national and local planning policies; statistical and other data, including that from the 2021 Census and other reports and studies. The findings from community consultation and evidence gathering have been paramount to its development; this is key to ensuring that it fully reflects local needs and priorities.
8. The Plan looks ahead to 2039, which is consistent with the Sheffield Local Plan.
9. It sets out a vision sets out the vision, objectives and policies for the sustainable development of the parish over the coming years. In particular, it seeks to ensure that development is sustainable and meets local need as well as protecting and enhancing Ecclesfield's distinctive character, built and natural environment and its strong sense of identity and community.
10. In preparing a neighbourhood plan a community is not working from 'a blank piece of paper'. Legislation requires that a neighbourhood plan, and the policies it contains, must be prepared in a

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf
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prescribed manner. In particular, the policies must be in general conformity with relevant national and district-wide (i.e. Sheffield) approved strategic planning policies.

11. The Plan will be kept under review and may change over time in response to new and changing needs and requirements.

Why we have decided to produce the Plan

13. The main reasons why it was decided to produce the plan was that the community wanted to play a much stronger role in influencing the how the parish develops.
14. Ecclesfield is a historic parish with a rich heritage, a great sense of identity and community, as well as a generally good quality natural and built environment. It has and will continue to experience significant development over the coming years.
15. The community recognises that sustainable development is not only desirable but necessary; without it, the parish may not flourish and prosper. However, they want to influence how it develops over the next ten years or more in ways that meet local need and make sense for local people. They believe that decisions about the future development of the parish are best shaped at the local level by bodies and individuals that truly understand the parish and its needs, wants and aspirations.
16. Further, they are concerned that the distinct character of the parish and the various communities within it is being eroded and that it lacks some of the social and physical infrastructure (roads, schools, medical, affordable housing etc.) to meet its present and future needs.
17. Having a neighbourhood plan enables the community to set out a positive vision for how they want the parish to develop for the next ten years or more in ways that meet identified local need and make sense for local people. It enables them to put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.
18. Sustainable development and regeneration will only occur if it takes an inclusive and coordinated approach that helps deliver the changes required, especially in housing, health, employment and shops, whilst conserving and enhancing what makes the parish proud and distinctive.
19. Furthermore, unlike parish plans or other kinds of documents that may be prepared by a community, a neighbourhood plan forms part of the development plan and sits alongside the Local Plan prepared by Sheffield CC. This statutory status means that it has 'teeth' and must be taken into account by Sheffield CC and other relevant bodies when making decisions on planning applications affecting the parish, for example.
20. Furthermore, having a neighbourhood plan may also bring direct financial benefits to the parish. In particular, the Government is proposing to bring the various levies on development (Section 106, Community Infrastructure etc.) into a single levy called the Infrastructure Levy. Under the current

proposals, parished areas without a neighbourhood plan would receive 15% of any Infrastructure Levy collected from any qualifying development. With one it would receive 25% of the Infrastructure Levy collected to be spent in the parish. With many new homes proposed to be built in the parish over the coming years, this could be a substantial sum to be spent by the Parish Council for the benefit of the parish.

How the Plan fits into the Planning System

21. The right for communities to prepare neighbourhood plans was established through the Localism Act 2011, which set out the general rules governing their preparation. The Plan, once made, will form part of the statutory development framework for the area and will be an important consideration in the determination of planning applications and other planning decisions.
22. There are national rules governing the preparation of neighbourhood plans. These are commonly called 'Basic Conditions'. One of the Basic Conditions is that a neighbourhood plan must have regard to national planning policies, primarily contained in the National Planning Policy Framework² ('NPPF') and associated National Planning Practice Guidance. The NPPF sets out the Government's planning policies for England and how these should be applied.
23. A further Basic Condition is that a neighbourhood plan must also be in general conformity with the strategic policies of the approved Development Plan for the area,
24. In the case of the parish, the Development Plan for Sheffield comprises the Sheffield Core Strategy³ (adopted March 2009) (formerly called the Sheffield Development Framework Core Strategy) and the 'saved' policies from the Sheffield Unitary Development Plan (1998)⁴, as well as supporting planning policy documents. It should be noted many of the policies in the Sheffield Unitary Development Plan were superseded when the Core Strategy was adopted.
25. Of particular importance for the development of the Plan is the Sheffield Core Strategy, which on page one states that it '*comprises a set of planning documents that show how:*
 - *the city will develop spatially*
 - *different land uses will be located*
 - *the environment will be protected and enhanced*
 - *areas and buildings will be designed*
 - *places in the city will be connected through the location of new development and provision of transport*'.

² [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework-guidance)

³ [Adopted Sheffield Local Plan | Sheffield City Council](#)

⁴ [Adopted Sheffield Local Plan | Sheffield City Council](#)

26. The Sheffield Core Strategy has two parts:
- Part 1: Context, Vision, Objectives and Spatial Strategy which describes how Sheffield has evolved to date, the new challenges it faces, the wider policy context, the overall vision and objectives for all of the Framework's documents and the overall spatial strategy; and
 - Part 2: Spatial Policies which set out how the vision is taken forward through the policies for the city as a whole and areas within it.
27. In accordance with Government guidelines, the Plan has been developed in generally conformity with the strategic policies contained in the Sheffield Development Plan. It is not planning for growth in the parish other than that enabled in the Sheffield Local Plan.
28. Sheffield CC has confirmed that they are working on a new Sheffield Local Plan ('the Sheffield Plan'). This '*will guide the future of the city by setting out how and where development will take place up to 2039*'. Called the Sheffield Plan⁵, once adopted, it will replace the Sheffield Core Strategy (2009) and 'saved' policies in the Sheffield Unitary Development Plan (1998).
29. A key milestone in the development of the Sheffield Plan was the ('Regulation 19') consultation on the Publication Draft Local Plan which took place in early 2023. This consultation was the last public stage before the Sheffield Plan is submitted to central government for independent examination.
30. It is anticipated that the Sheffield Plan will be completed before 2024.
31. National Planning Policy Guidance advises that a neighbourhood plan is not tested against the policies in an emerging Local Plan (in this instance the emerging Sheffield Plan), but that the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.
32. The reasoning and evidence supporting the emerging Sheffield Plan have, where relevant, been used to inform the Plan.
33. The legislation also requires neighbourhood plans, and indeed all planning policies, to contribute to the achievement of sustainable development, which the NPPF states at paragraph 7 as being '*At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*'.
34. The Plan has the achievement of sustainable development at its heart. Protecting and enhancing the natural and built environment, meeting present and future needs for housing and community facilities,

⁵ [Emerging Draft Sheffield Plan | Sheffield City Council](#)

supporting actions that mitigate and improve resilience to climate changes are all good examples of how it will do this.

35. It is important to note that not having a neighbourhood plan does not mean that development won't happen. Development will still take place (large and small), but without the policies in this Plan which set out the type of development that is in keeping with our area's character, decisions will primarily be based on Sheffield City Council ('Sheffield CC') policies rather than more locally based and formulated ones.

What Happens Next?

36. The Plan is now at the draft stage. This means that the Parish Council is satisfied that it has a robust draft Plan and now invites residents, landowners, businesses, agencies and other people to give their views on it. This is in accordance with national rules and regulations covering the preparation of a neighbourhood plan.
37. Any comments received during this stage will be welcomed and considered by the Parish Council when amending the Plan.
38. The revised draft plan will then be submitted to Sheffield CC with all necessary supporting documents. Following a further period of consultation, the Plan will then go to an Independent Examiner, who will check to see that it has been prepared in the prescribed manner. If the Plan successfully passes this stage, with any modifications, it will be put forward to a referendum, where those on the electoral register in the parish will be invited to vote on whether they support it. More than 50% of those voting must approve it for the Plan to become a 'Made' statutory planning document.
39. It should be noted, however, it is not at the 'Made' stage when the provisions of the Plan need to be taken into account when considering planning decisions by Sheffield CC and others. Once submitted to the local planning authority, the draft Plan carries some weight in the planning system. Legislation and guidance requires that the more advanced the preparation of the Plan the greater the 'weight' that may be given to its contents.

A Brief Introduction to Ecclesfield Parish

40. Ecclesfield is a large parish, one of the largest in the Country, in the city of Sheffield, South Yorkshire, about 4 miles (7 km) north of Sheffield City Centre.
41. It has a long and proud history, which is hard to summarise in a few words.
42. Its origins can be traced back to Roman times and potentially beyond. There is evidence of Romano-British settlements and field systems in Greno Wood which is situated in the parish.

43. The earliest known written record of the parish is from the Domesday Book of 1086, where it and the village within are referred to as 'Ecclesfeld'. While there is some disagreement about the meaning of the name, it is understood to be of Anglo-Saxon origin and means the Christian church (*eccles* from the Celtic word *eglwys*) sitting in a treeless area (*feld*) in a district otherwise well-wooded.
44. Until the turn of the Nineteenth Century, it was essentially a rural community made up of the village communities of Ecclesfield, Chapeltown, Grenoside and High Green, together with several smaller settlements, such as Charlton Brook, Butterwaite, Whitley and Bracken Hill.
45. Rapid industrial growth during the nineteenth century and onwards resulted in massive changes which transformed its character and landscape. In particular, its population grew from a few thousand at the start of the 18th Century to many thousands at its end, especially as people moved into the parish to take up the new employment opportunities in the fast-growing steel, coal mining and other industrial activities.
46. It continued to develop during the 20th and 21st Centuries and experienced waves of housing and other forms of development.
47. Extending to over 21,367 hectares, the parish includes the main settlements of Ecclesfield, Chapeltown, High Green, Thornccliffe, Burncross and Grenoside. Beyond these, there are several hamlets, such as Whitley, plus several isolated dwellings.
48. These distinct settlements are surrounded by, and interspersed with, large areas of green space. These green spaces are important to the amenity and setting of the parish as well as the wildflowers and wildlife (some of national and local importance) they support.
49. According to the 2021 Census, the population of the parish was 31,128 (indicating a decrease of 945 people since the 2011 Census).
50. Reflecting the national trend, it has an ageing population. The proportion of people aged 65 plus at 26.2% is above the City (17.1%) and England (18.4%) averages, according to the 2021 Census.
51. Between the 2011 and the 2021 Census the number of people aged 65-84 grew by 25.2%, with the number of people aged 85+ increasing by 16.4%. 2021 Census data suggests that at this time there were 3,881 individuals aged 75+ . It is projected that by the end of the plan period this will increase to 5,248, with the 75+ population accounting for 14.7%. This is all indicative of a relatively quickly aging population.
52. At the time of the 2021 Census 76.5% of households owned their own home, significantly above levels across Sheffield (58.6%).
53. At 70.8% the number of homes that have 3 or more bedrooms is above the Sheffield (61.7%) and England (61.1%) averages according to the 2021 Census.

54. Between 2013 and 2022 house prices increased steadily, with some minor price fluctuation. In this time the median house price increased by 52.7%, peaking at £195,500 in 2022⁶.
55. It has a reasonable range of shops and services that serve the needs of the parish and, to a lesser extent, the wider area. These include medical facilities, churches, primary schools, a secondary school (Ecclesfield), community halls and leisure and recreational centres (including Thorncliffe Leisure Centre). It has a defined Town Centre (Chapelton), three defined district centres, and a collection of smaller local and neighbourhood/village centres together with free-standing food and retail warehouse stores.
56. There are many small and medium-sized enterprises based in the parish. These can be found scattered across the parish, with some significant concentrations in several areas and others in specifically developed employment zones. This includes the former Smithywood Colliery, Land at Smithy Wood Drive and Cowley Way employment area, which is a major industrial area (over 6 hectares) close to Junction 35 of the M1.
57. Levels of economic activity amongst people aged over 16 at while at 57.5% are just above the city average (57%) is below the England average (60.9%), according to the 2021 Census. A growing number of residents are self-employed.
58. The most obvious manifestation of its history is the many old buildings and structures which can be found within it. There are over 40 Listed Buildings in the parish that have been identified as of national importance. These include the Grade 1 Listed Church of St Mary, Ecclesfield and the Grade 2* Listed Old Hall and the Priory, Ecclesfield and Whitley Hall Hotel. The older buildings and structures are clustered in the older parts of the parish, notably Grenoside and Ecclesfield which are designated Conservation Areas.
59. While the parish is strategically well located to the national road network, including the M1 which skirts its eastern edge, the road and street pattern in the parish has developed over many centuries, and many parts (especially the older residential areas) are not suited to modern traffic. It is served by one train station – Chapelton.
60. While at first glance levels of deprivation may appear relatively low, this masks the true picture. This reveals that some areas of the parish, such as parts of High Green, are ranked in the top 10% most deprived nationally, whereas others are in the least deprived.
61. Ill health and disability are issues for some residents. At 6.1% the proportion of residents stating that they have bad or very and health, while the same as the Sheffield average is above the England (5.2%) average, according to the 2021 Census.

⁶ Ecclesfield Housing Needs Assessment – AECOM 2023

62. Further information about the parish and the various communities within it can be found at the Ecclesfield and District Archive⁷. A statistical profile of the parish is also available as part of the supporting evidence for this Plan. This can be viewed at [Ecclesfield Neighbourhood Plan – Ecclesfield Parish Council \(ecclesfield-pc.gov.uk\)](https://ecclesfield-pc.gov.uk).

What We Want to Achieve

63. This is the draft neighbourhood plan ('the Plan') for the parish of Ecclesfield. It sets out the vision, objectives and policies for the sustainable development of the parish until 2039.
64. It is not intended to replace or supersede the national or local planning policies, but rather to sit alongside them, to add additional or more detailed policies specific to the parish. Where there are existing national or local planning policies that meet the needs and requirements of the parish they are not repeated here. Instead, it focuses on a small number of planning issues which consultation shows are of particular importance to the parish and where the Plan can have the biggest impact on.
65. It has at its heart a Vision, which is derived from the consultation. The Parish Council, wider community and all partners are committed to realising this Vision:

Our Vision for Ecclesfield Parish is that in 2039 it will be a successful, distinct, vibrant and sustainable parish, where everyone has the opportunity to thrive economically, culturally and socially; a safe place that recognises its history, is confident of its future and has responded effectively to both the climate change and biodiversity emergencies.

66. A small number of broad aims have been established to help realise this Vision, which consultation shows matters most to the community, and to which the Plan can add the greatest added value. These broad aims are:
- To balance the competing needs for growth and development with protection and enhancement.
 - To enhance the parish and the various communities within its distinct identity, heritage, sense of community and place.
 - To give local people a greater say over development affecting the parish.
 - To promote development that is sustainable socially, economically and environmentally.

⁷ [Ecclesfield & District Archives \(ecclesfield-district-archives.com\)](https://ecclesfield-district-archives.com)

The Policies

67. The following section identifies a series of policy sections, which have been guided and shaped by the key issues identified by the community and upon which the Plan can have the greatest impact. The policies are complementary and in support of the Plan's Vision and broad aims.
68. These are:
- Protecting and Enhancing the Natural Environment and meeting the Biodiversity Emergency.
 - Meeting the Challenge of Climate Change
 - Ensuring Good Quality and Affordable housing.
 - Ensuring High Quality and Distinctive Design.
 - Conserving and Enhancing the Built Heritage.
 - Ensuring Good Quality Local Community Facilities.
 - Improving the Transport Situation.
69. Each policy section contains policies that will influence planning and development in the parish. Each section also contains background information outlining the objectives and stating why they are relevant and important to the parish.
70. While neighbourhood plan policies must relate to development and land use, this does not mean that the Plan cannot include other non-planning related policies that matter to the community. It is important that the Plan makes a clear distinction between planning and non-planning policies. This is achieved by referencing the former as a 'Policy' and the latter as a 'Parish Action.'
71. While every effort has been made to make this, and other parts of the Plan, easy to understand, the wording of the actual policies is necessarily more formal so that it complies with statutory requirements.
72. It is important to note that when using the Plan to form a view on a development proposal or a policy issue, the whole document and the policies contained in it, as well as relevant national and local planning, should be considered together.

Protecting and Enhancing the Natural Environment

Objectives:

- Conserve and enhance the natural environment and Biodiversity.
- Protect the land designated as Green Belt.
- Protect other green spaces that are important to the community and wildlife.
- Meeting the Biodiversity Emergency.

Introduction

73. The parish encompasses the main settlements of High Green, Thorncliffe, Burncross, Chapeltown, Ecclesfield and Grenoside which are surrounded by, and interspersed with, areas of green and open spaces.
74. While the parish has seen much development in recent years, much of it remains largely open and undeveloped in nature.
75. The consultation shows that the green and underdeveloped nature of much of the parish is highly valued by residents and the plants and wildlife ('bio-diversity') it supports. They wish to see it protected and enhanced.

Green Belt

76. Much of the parish is designated as Green Belt, which covers a large amount of the open countryside that can be found within it. A map showing the extent of the Green Belt in the parish and the wider city can be viewed at [SDF Core Strat. JULY '08.FH10 \(sheffield.gov.uk\)](https://www.sheffield.gov.uk/sdf/core-strat/july-08/fh10).
77. Green Belt is a national designation one of the main purposes of which is to protect the land around towns and cities from urban sprawl by keeping land permanently open. Within the Green Belt there are strict planning controls over the type of development which can take place within it and are only allowed in very special circumstances; the essential characteristics of Green Belts are their openness and their permanence.
78. National and local planning policies are clear in their support for the Green Belt, emphasising its essential characteristics of openness and permanence. They also state that inappropriate development, such as the construction of new buildings, which is harmful to the role and function of the Green Belt should not be approved except in very special circumstances.
79. Although it is intended that green belt land has a degree of permanence, a local planning authority can conduct a review of Green Belt land and consider redefining boundaries (including adding or taking away Green Belt land) in order to meet local planning requirements. However, as paragraph of 145 of the NPPF states *'Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process'*.
80. As mentioned earlier, Sheffield CC is preparing a new Local Plan ('the Sheffield Plan'). As part of its development, Sheffield CC undertook a Green Belt review to identify areas of land which may be suitable for release from the Green Belt for new homes and other forms of development. The outcomes of this review do not propose any significant changes to the Green Belt in the parish and more widely with the Leader of the City Council, Councillor Julie Dore, stating in a press interview in July 2022 that *'Building on Sheffield's Green Belt will be an 'absolute last resort'*. It should be noted, however, that the proposal not to make any significant releases of Green Belt land, while enjoying considerable local support, is contested, draft and may change.
81. The Plan preparation process has highlighted the high value the community places on the Green Belt and the contribution it makes to character and quality of life. It has and continues to be an effective

planning tool that serves to protect the distinctive character and setting of the parish, and help focus development in more sustainable locations, while providing opportunities for recreation and leisure close to where people live. It also contains many important assets including sites of heritage and of nature conservation value. Without it, the parish could completely change in character.

82. They wish to see it protected and, wherever possible, enhanced. Any proposals to amend the existing Green Belt boundaries in the parish will be strongly resisted.

POLICY E1: GREEN BELT - The community supports the continued designation of much of the countryside in the parish as Green Belt. Within the Green Belt, there will be a strong presumption against development that would conflict with the purposes of the Green Belt or adversely affect its open character in accordance with local and national planning policies.

Local Green Spaces

83. Outside of the Green Belt, there are numerous other green spaces that are to be found in the built-up parts of the parish. These include play areas, playing fields, communal spaces within housing areas, churchyards, parks, semi-natural green spaces and woodlands.
84. They are valued for a wide range of reasons including visual amenity, historic significance, recreational value, tranquillity or richness of wildlife. The community wishes to see them protected from inappropriate development and, wherever possible, enhanced.
85. The NPPF introduced the ability for communities to identify local green spaces of particular importance to them and designate them for protection through Local and neighbourhood plans. Where land is designated as a Local Green Space, it is protected from development other than in very special circumstances. To be designated as Local Green Space, however, it must meet strict and specified criteria as set out in the NPPF.
86. Through the preparation of the emerging Sheffield Plan, Sheffield CC undertook an audit of open space (the Sheffield Open Space Assessment 2022). The aim of which is *'to provide a robust assessment of the quality, quantity and accessibility of publicly accessible open spaces in order to establish local provision standards and create an up to date evidence base which can be used to inform new Sheffield Local Plan policy'* (page 1). This study consisted of a main report and several Area Profiles.
87. One of these Area Profiles specifically looked at open space provision in Chapeltown and Ecclesfield⁸. This concluded that there was generally good provision across the study area but did identify some gaps, specifically:
- *'Allotments - Large gaps in access to the north west and south west of the housing market area.'*

⁸ [Draft Local Plan | Have Your Say Sheffield \(engagementhq.com\)](https://www.engagementhq.com)

- *Amenity Green Space - Generally good access across the key settlement areas, although there are small gaps in access in the south east.*
- *Play Space (Children) - Generally good access across the key settlement areas, although there are gaps in High Green and central Chapeltown.*
- *Play Space (Youth) - Generally good access across the key settlement areas, although there is a relatively small gap in Chapeltown and High Green.*
- *Accessible Natural Green Space - Very good access against the 15-minute walking standard across the whole housing market area. Access to sites of greater than 2 hectares is more limited with a large gap in Chapeltown'.*

88. In addition, the Audit also considered that there will be a small increase in the demand for open due to estimated population growth in the area between 2022 and 2039.
89. Sheffield CC is evaluating the open spaces identified as part of the audit for their suitability for their protection through the emerging Sheffield Plan either as Local Green Spaces or similar designations aimed at protecting them.
90. The suitability for protection of the various important open spaces in the parish identified through the Audit has been also considered by the Parish Council which strongly supports the protection and retention of them all as open spaces.
91. Through the preparation of the Plan, a few local green spaces have been identified in the built-up part of the parish that are considered to be of local importance, but were not specifically highlighted as part of the audit of open space undertaken by Sheffield CC. The Parish Council will seek their protection either through the emerging Sheffield Plan or the Plan.
92. The Parish Council did consider whether it should seek to protect all important open spaces through their designation as Local Green Spaces in the Plan either in addition to or parallel with the preparation of the Sheffield Plan. It considers, however, that this is best done in the parish and the wider Sheffield city through the emerging Sheffield Plan, especially to avoid any confusion or duplication of effort. It does, however, consider that the needs and views of the community, should be a key factor in determining which important open spaces should be protected.

PARISH ACTION 1: PROTECTION OF IMPORTANT LOCAL GREEN SPACES - Ecclesfield Parish Council will work with Sheffield City Council and other interested bodies and individuals to ensure the identification and protection of all important local green spaces through the Sheffield Plan.

Nature Conservation

93. Consultation shows that the biodiversity and nature conservation value of the parish is highly valued by the community (as well as its wildlife and wildflowers). They wish to see it protected and, where possible, enhanced. This is especially important, particularly in the context of biodiversity losses nationally and locally due to a variety of reasons, including development pressure, climate change and changes in agricultural practices. In June 2021 Sheffield City Council declared a declare a nature

emergency and committed the Council to a comprehensive nature emergency action plan to tackle the scale of biodiversity loss in the city, something which the Plan supports.

94. The Plan seeks to conserve, restore and enhance nationally and locally important habitats (including trees) and wildlife, as well as the nature conservation of the parish more generally. All new developments, large and small, are encouraged to consider how they can contribute to enhancing nature conservation. An approach that is supported by local and national planning policies.
95. Special mention here should be made to the Biodiversity Net Gain. The 2021 Environment Act introduces a mandatory requirement for Biodiversity Net Gain in the planning system, to ensure that new developments enhance biodiversity and create new green spaces for local communities to enjoy, with a minimum 10% Biodiversity Net Gain to be a mandatory requirement to be delivered by new development from November 2023 onwards. The priority in Sheffield will be to deliver this mandatory requirement on site, however offsite will be allowed where onsite may not be feasible, although this would be prioritised to be as close as possible to the development site wherever feasible. The delivery of Biodiversity Net Gain in Sheffield and the wider South Yorkshire will be focused on the 'Local Nature Recovery Strategy (LNRS)/Nature Recovery Strategy (NRN)⁹.
96. The Plan and associated Ecclesfield Design Codes contains many actions and proposals aimed at improving nature conservation and biodiversity more generally. These include Policy E1: Green Belt and Sections 4.4 Tree Planting and Green Infrastructure, 4.6 Hedgehog Habitat and Biodiversity and 4.7 Sustainable Design and Climate Resilience in the Ecclesfield Design Codes just to name a few good examples.

Meeting the Challenge of Climate Change

Objective:

- Strengthen the parish as a place that responds proactively to the challenge of climate change.

Introduction

97. The impacts of climate change are already being felt across the world and the scientific consensus is that without urgent action they will increase in frequency and severity over the coming years.
98. In 2021 Ecclesfield Parish Council, like hundreds of other town and parish councils and others, declared a climate change emergency as part of a nationwide campaign aimed at reducing carbon emissions on

⁹ More information about the Local Nature Recovery Strategy (LNRS)/Nature Recovery Strategy (NRN) can be found at [South Yorkshire Local Nature Partnership \(wildsheffield.com\)](https://wildsheffield.com)

a local scale and raising awareness about climate change. This will require changes to the way the economy and society are run, and actions by all levels of government (including parish councils), other public bodies, by industry, and by ordinary citizens.

99. Planning has an important role in addressing climate change. This is echoed in paragraph 158 of the NPPF which states that *‘Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures’*.
100. As a series of reports have underlined, neighbourhood plans can make an important contribution to addressing climate change as part of an overall local Climate Change Strategy. One good example of such a report is the Centre for Sustainable Energy which has produced *‘A guide to policy writing and community engagement for low-carbon neighbourhood plans¹⁰’*. This and other such useful productions have helped to shape and guide the Plan and associated Ecclesfield Design Codes.
101. Reducing the impact of climate change through mitigation and adaptation is a priority of both the approved and emerging Sheffield Local Plan. They incorporate several policies and actions in support of this. These policies and actions as well as any other appropriate plans and actions aimed at meeting the challenges of climate change are supported by the Plan. Addressing climate change is a priority for the Plan, Ecclesfield Parish Council and the wider community.
102. The Plan already contains many actions and initiatives aimed at positively mitigating climate change. These include principles in the Design Code aimed at ensuring sustainable design and climate resilience such as promoting energy efficiency measures, tree planting and green infrastructure in developments, as well as other policies and actions aimed at protecting green spaces and important community facilities just to name a few examples.

Supporting Renewable Energy and Low Carbon Energy Development

103. During the preparation of this Plan, several specific suggestions were made about other actions that could be taken forward in this area. Suggestions cited often were especially in relation to supporting energy efficiency measures and the development of community based low (or indeed) zero carbon technology schemes. These specifically improving the energy efficiency of homes through advice and measures such as solar panels; public and private electrical vehicle charging points and hydropower (several rivers run through the parish) generation. The Parish Council intends to explore and progress this.
104. Many forms of energy efficiency measures and low carbon energy developments do not require planning permission and can be developed under permitted development rights. In general, small-

¹⁰ [Neighbourhood planning guide | Centre for Sustainable Energy \(cse.org.uk\)](https://www.cse.org.uk/Neighbourhood-planning-guide)

scale proposals for energy efficiency, renewable and low-carbon installations in the parish, whether they do or don't require planning permission, will be encouraged and supported.

105. However, proposals for larger-scale renewable energy or low carbon energy development could be detrimental to the character of the parish, particularly where they are located within the Green Belt, other sensitive landscape or within the context of an historic environment. Therefore, it is essential that any potential adverse impacts of such developments are addressed and mitigated where possible.

POLICY E2: SUPPORT AND PROMOTING ENERGY EFFICIENCY MEASURES AND SMALL-SCALE COMMUNITY RENEWABLE OR LOW CARBON ENERGY SCHEMES - Energy efficiency measures small scale community initiatives for renewable energy or low carbon energy development will be supported and encouraged where they are sympathetically designed and located and there is not an unacceptable impact on the amenities of nearby residents and uses, landscape, biodiversity, risk of flooding, highway safety and the built heritage.

Ensuring Good Quality and Affordable Housing

Objectives:

- To provide access to affordable and high-quality affordable housing.
- To support a level of housing provision that is proportionate, sustainable and meets local need.

Introduction

106. The parish is a very popular place to live. This is due to a variety of reasons, including its good natural and built environment, sense of identity, range of shops and other facilities. Additionally, it offers reasonably easy access to Sheffield City Centre and nearby towns and cities such as Barnsley and Rotherham. Its popularity as a place to live is reflected in the above-average house prices, with studies such as Sheffield Strategic Housing Market Assessment (2019)¹¹ (SHMA) describing it as a '*popular separate self-contained settlement close to motorways and north Sheffield employment zones*' with further pressure being exerted to build more homes in the parish.

107. The consultation shows that residents are not opposed to new house building. They recognise the benefits it could bring. These include supporting local facilities and services, such as shops and public transport, encouraging the redevelopment of redundant buildings and helping to create a more mixed and sustainable community by, for example, providing a greater range of housing types, especially affordable.

¹¹ <https://www.sheffield.gov.uk/housing/housing-market-research>

108. However, the impact of housing development was one of the key issues raised during the community consultation undertaken as part of the preparation of the Plan. In particular, that:

- There is a need to provide a wider range of housing types, particularly smaller and more affordable.
- Housing in the parish has grown but facilities, amenities and infrastructure such as roads, car parking provision, schools and medical facilities have not increased at the same pace, leaving significant gaps in provision.
- Any significant housing development will make this situation worse putting additional pressures on already stretched services and infrastructure.
- Any housing growth should not be at the expense of the natural environment, especially the Green Belt and other important green spaces surrounding and interspersing the parish.
- There are more sustainable locations in Sheffield and the wider area.

Housing Growth

109. Determining how many homes the Plan should cater for in the parish is not straightforward.

110. Legislation requires that a neighbourhood plan must be in general conformity with national and local (i.e. Sheffield city) strategic planning policies. This means that it cannot be prepared in isolation. It needs to take into consideration, and generally work with, the grain of local and national planning policies.

111. At the local level, the key planning document, which the Plan must have regard to is the Sheffield Plan.

112. The Plan considers that the amount and specific location of housing to be provided in the parish and the wider Sheffield area is best determined through the Sheffield Plan. This, however, is complicated by the revised timescale for its preparation.

113. This consultation is the last public stage before the draft Sheffield Plan is submitted by Sheffield CC Government for independent examination. It is expected to be adopted in 2024.

114. The final adopted Sheffield Plan will set out the revised housing requirements for Sheffield, as well as identifying the sites required to meet this need. The housing numbers required within the city have changed in recent years, and the present policy of Sheffield CC as set out in Policy SP1 in the draft Sheffield Plan is to develop 35,530 new homes by 2039 (2,090 homes per annum from 2022 to 2039) with the focus of development on previously developed land within the existing urban areas- these are the Main Urban Area of Sheffield, and the two Principal Towns of Chapeltown/High Green and Stocksbridge/ Deepcar. This has helped to set the parameters for this Plan.

115. How much of this housing development the Plan should cater for is complicated by the fact that the overall housing target contained in the draft Sheffield Plan is not disaggregated to individual settlements or parishes, including the parish. It does, however, allocate over 300 housing and mixed-use sites, which collectively, it is envisaged, should provide sufficient land to meet the housing requirements for the city.

116. These allocations include three sites in the parish:

- Former Chapeltown Training Centre, Lane End (which has an estimated capacity of 14 homes).
- Former Swimming Baths, Burncross Road (which has an estimated capacity of 10 homes).
- Eden Park Service Station, Grenoside (which has an estimated capacity of 20 homes).

117. While the community has reservations and concerns about the scale of housing development planned for the parish as set out in the emerging Sheffield Plan, it is willing to accept that the development of these sites will provide for a proportionate level of housing growth that balances provision for the needs of its residents with the need to contribute appropriately to the overall housing and wider needs of Sheffield.

118. Having looked at the level of services and infrastructure, market conditions and housing need, and considering the findings from the consultation, there is no evidence to suggest that a higher level of housing development should take place than that catered for in the emerging Sheffield Plan. Indeed, it could be argued that it should be lower. **The Plan does not propose, nor support, any further allocations for housing above that which are identified in the Sheffield Plan.**

Windfall Development

119. It should be noted that these allocations will not be the only source of new housing over the Plan period. 'windfall sites' will continue to be an important, and arguably, greater source. The NPPF in its Glossary of Terms in the NPPF describes windfall sites as 'Sites not specifically identified in the development plan'.

120. These sites often comprise redundant or underutilised buildings or sites, including former farm buildings, or a small gap within an existing frontage of buildings. These are normally small sites suitable for only a single dwelling but can be a site with a capacity for several houses. Normally, windfall development is for new housing although it could comprise other forms of development such as shops, employment or community facilities.

121. In recent years, the parish has experienced some windfall development. They have made a regular and important contribution towards the supply of housing. Analysis of recent planning approvals shows that about 20 new dwellings a year have come forward on windfall sites, scattered across the parish. These are generally small for one or two dwellings, but some are more substantial over – five or more dwellings.

122. A trend which is expected to continue. Though these sites are not identified, the relatively high land values in the parish coupled with the level of vacant and inappropriately located land and buildings, mean that windfall sites have the potential to provide an important source of housing and other forms of development. In practice, therefore, the level of house building in the parish that will take place over the Plan period is likely to be far greater than suggested in the Sheffield Plan.

123. While it is recognised that windfall development can have benefits such as bringing back into beneficial use redundant buildings, it is also important such windfall development respects the scale, form and density of surrounding development and adds rather than detracts from the character and amenity of the area in which it is to be located. In addition, there is a special need to ensure that it does not worsen traffic and parking issues. The consultation shows that the community is strongly in favour of strictly controlling windfall development.

124. Windfall sites will still come forward, and development on these will be viewed positively, but within the clear parameters set by policies in the Plan, including the Ecclesfield Design Codes as well as national and local planning policies, to ensure that they are distinctive of high-quality design and helps meet local need and is distinctive.

Creating Mixed Communities

125. It is important that any new homes are of the right type to support the parish's changing needs and requirements, especially its ageing population, and support the creation of mixed, balanced and sustainable communities. This is reflected and underlined in national and local planning policies. As the NPPF states at paragraph 63, *'...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies'*.

126. This issue is of special significance to the parish as there is some evidence that existing housing delivery may not be fully responding to its housing need.

127. As part of the development of the Plan, a detailed Ecclesfield Housing Needs Assessment ('HNA') was undertaken by respected planning consultants Aecom in 2023 in support of the Plan. This showed that the housing profile and need of the parish is different from that of Sheffield and the wider England in many respects. In particular, it had a *'greater proportion of households living in both detached and semi-detached dwellings than Sheffield and England'* (para 1.2), and a relative lack of 1 and 2 bedroomed homes. It also found that between 2011 and 2021 *'there was an increase in the in the proportion of households living in 4+ bedrooms dwellings, likely due to a combination of new development and extensions to existing dwellings, with decreases in the proportion of all other dwelling sizes'* (para 1.21).

128. Further, it showed that the age profile is consistently older than that of Sheffield and England, and the parish has experienced significant ageing (reflecting a local and national) trend in the decade since 2011. The number of residents aged between 65-84 and increasing by 25.2% from 5,736 to 7,184, for example. Just over a quarter (at 26.2%) of the population of the parish was aged over 65 according to the 2021 Census. A trend that is expected to continue in the future, with by 2039, 36% (more than 1 in 3) of households forecast to have at least one person aged over 65.

129. The study also highlighted that under occupancy, as evidenced by the number of spare bedrooms is relatively common, with 82% of households living a dwelling with more bedrooms than required based on their household size. (para 1.25).

130. The HNA concluded there was a need for more small homes, stating at para 1.26 that *'AECOM modelling suggests that by 2039 there should be an increase in the proportion of smaller 1-bedroom and 2-bedroom dwellings and in some larger homes, but on a smaller scale'*. (para 1.26). Adding, *'In essence, the goal is diversification away from a relatively skewed current mix, with a need for a variety of sizes of homes but particular emphasis on the smallest options.'* (para 1.26). Adding, *'that 2-bedroom homes are often more desirable on the open market than 1-bedroom homes and so some adjustment may be appropriate in these categories'* (para 1.26).
131. The consultation undertaken as part of the preparation of the Plan also revealed strong support for a housing mix policy to meet local need as reflected in the HNA, with a focus on smaller (especially 2 bedroom) homes and housing suitable for older and/or people with disabilities.
132. All in all, the existing housing imbalance, skewed towards 3+ bedroom homes, together with demographic trends (notably the ageing population), the findings from the community consultation and the relative high levels under occupancy within the housing stock, provides compelling evidence in support of a policy to encourage more smaller dwellings in the parish.
133. In addition, such a policy would contribute to the provision of more affordable (smaller properties tend to be less expensive) and sustainable (smaller homes tend to be more energy efficient, for example) housing.
134. It is also essential that new housing is built with the flexibility required to adapt to different needs at various life stages to promote independent living. This is especially important as residents of the parish, reflecting a national trend, are living longer, bringing alongside it the health and disability issues that are associated with older age.
135. Inclusive housing design is about ensuring that new housing is easily adaptable and capable of meeting the needs of a wide range of people, including those with a physical disability. Policy N4 in the emerging Sheffield Plan sets out an expectation that on developments of fewer than 50 new homes, 100% should be accessible and adaptable dwellings. On sites of 50 or more dwellings, this should be 98% accessible and adaptable and 2% wheelchair adaptable. The Plan strongly supports Policy NC4 and its requirements in the emerging Sheffield Plan and urges that they be rigidly asserted.
136. Furthermore, it is considered that there is a specific need for more specialist housing for older with some form of additional care. While some of this need for care may be met by the requirement in the Local Plan that the vast majority of new homes should be adaptable and accessible, it is considered that some specialist accommodation provision such as care home accommodation may be required in suitable and accessible locations. A view echoed in the HNA, which also added at para 1.22 *'It is considered that Ecclesfield is a suitable location for specialised accommodation for older people.'*

POLICY E3: HOUSING MIX- To help meet the present and future needs of all residents of the parish, new housing development proposals:

- a) Should provide a mixture of housing sizes, types and tenures that reflect the most up-to-date published evidence of housing need at an Ecclesfield Parish and Sheffield City Council level.
- b) Priority should be given to dwellings of 2 bedrooms, and to accessible housing for those with mobility issues and the ageing population.
- c) The inclusion of 4+ bedroom or larger houses in housing developments will only be supported where they are subservient to the number of 2 and 3 bedroom homes being proposed. No more than 50% of new homes in a development of more than one dwelling should have 4+bedrooms.

Affordable Housing

137. Affordable housing¹² can be broadly described as socially rented, affordable rented and intermediate housing, which is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
138. It is a major issue, and its provision is a priority of the Plan and the community (as reflected in the findings from the community consultation).
139. This is mainly a result of the relatively high house prices (both for sale and rent) in the parish, especially when compared to household incomes. As the HNA shows housing prices in the parish have been rising, stating at paragraph 1.8, *'Between 2013 and 2022 house prices increased steadily, with some minor price fluctuation. In this time the median house price increased by 52.7%, peaking at £195,500 in 2022'*, and at a rate that outstripped corresponding increases in average incomes. Consequently, many who wish to live in the parish, including those with a local connection, are unable to do so as they cannot find suitable accommodation either to buy or rent, especially low income households and increasingly middle income ones as well.
140. Furthermore, at 13.1% the proportion of housing in the parish which is 'socially rented' (both local authority and other) is nearly half the Sheffield average (22.6%) and well below the England average (at 17.1%), according to the 2021 Census. Between 2011 and 2021 the number of socially rented homes fell by 9% according to the HNA.
141. The consultation undertaken as part of the preparation of the Plan highlighted stories of local people unable to find an affordable home or suitable accommodation, despite having strong local ties. Businesses also highlight that some employees cannot find affordable housing, which can act as a barrier to recruiting staff.
142. This need is reflected in other studies and reports – the Sheffield SHMA, when specifically looking at affordable housing need, stated, *'Given their small size, shortfalls may also be locally significant in Rural*

¹² Annexe 2 (Glossary of Terms) of the NPPF contains a more detailed description of what is meant by Affordable Housing. For the avoidance of doubt, this Plan adopts the NPPF's definition of affordable housing.

Upper Don Valley and the Peak District Fringe as well as Chapeltown/Ecclesfield and Stocksbridge/Deepcar'.

143. Sheffield CC sets out the detailed policies concerning the provision of affordable housing. Policy CS 40 (Affordable Housing) in the Core Strategy, requires that *'In all parts of the city, developers of all new housing developments will be required to contribute towards the provision of affordable housing where this is practicable and financially viable'*. Policy NC3 in the emerging Sheffield Plan requires that at least 10% of all new housing on qualifying schemes should be affordable.
144. As part of its preparation, consideration was given to introducing a detailed affordable housing policy in the Plan seeking to vary (either upwards or downwards) the target for affordable housing provision in new housing development than that contained in approved (specifically Policy CS 40 in the Sheffield Local Plan) and emerging local planning (specifically Policy NC3) policies. It is not considered that the evidence gathered could justify this. It does, however, underline the need and compelling case that local requirements for affordable housing provision in the parish, at the very least, should be met and assertively applied.
145. The Plan will be generally support and encourage development proposals that provide affordable housing to meet local housing needs either through the national and local planning policies or other mechanisms.

POLICY E4: AFFORDABLE HOUSING - Housing development proposals should comply with, and wherever possible exceed, Sheffield City Council required contributions with regard to the provision of affordable housing. The focus for the delivery of affordable housing should be on the provision of smaller housing types (one and two bedroom) suitable for older people wishing to downsize and first-time home buyers in accordance with Policy E3: HOUSING MIX.

146. During the preparation of this Plan, several specific suggestions were made about other actions that could be taken forward to deliver much needed affordable house. The promotion and delivery of exception sites for community-led development was particularly cited. The NPPF describes in its glossary of terms community-led development as *'A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise'*. Many parish councils and others have successfully used community-led development as a mechanism to deliver much needed affordable housing at the local level. National and local planning policies provide general support community-led development for housing where it reflects local need and is responsive to local circumstances, a policy position this Plan supports. The Parish Council will be generally supportive of and actively encourage proposals for community-led housing subject to evidence of need and compliance with relevant local and national planning policies.

Ensuring High Quality, Sustainable and Distinctive Design

Objectives:

Ecclesfield Parish Neighbourhood Plan Working Draft – February 2024

- That all development should be of high quality, Sustainable and distinctive design.

Introduction

147. It is the strong view of the community that the design and type of development should be of high quality and respond positively to the local context and the parish's existing and changing needs.
148. This is especially important as there is concern that some developments in the parish in recent have consisted of standard, 'generic' designs that could be anywhere in the country and have little regard to the local character, context and needs of the parish.
149. There is a strong desire that all developments should be of high-quality design that reinforces the distinctive local character and reflects the changing needs of the parish, especially its ageing population and relatively high levels of disability.

Ecclesfield Design Codes

150. An Ecclesfield Design Codes has been prepared as part of the preparation of the Plan to support the design policies contained within it. This can be found at [Ecclesfield Neighbourhood Plan – Ecclesfield Parish Council \(ecclesfield-pc.gov.uk\)](https://ecclesfield-pc.gov.uk).
151. Based on best practice and a detailed analysis of the parish, this document sets clear expectations and rules about the design of new developments to make sure that it delivers suitable and sustainable development not only for people but also wildlife and the environment.
152. The Design Codes are structured around seven character areas:
1. Greno Knoll / Greno Wood.
 2. Green Gap / Whitley.
 3. Eastern fringe.
 4. Grenoside village.
 5. Ecclesfield.
 6. Burncross / Chapelton.
 7. High Green / Thorncliffe.
153. As well as six topics:
1. Character & Quality.
 2. Responsive Design for Infill Development.
 3. Tree Planting & Green Infrastructure.
 4. Design for Dementia.
 5. Hedgehog Habitat & Biodiversity.
 6. Sustainable Design & Climate Resilience.

154. It has been developed in a national and local planning context that gives increased emphasis on the roles of design codes and the important role of neighbourhood plans in their preparation. As the NPPF states at paragraph 132 *'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers'*. Adding at paragraph 139, *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes'*.

155. In addition, Policy D1 of the emerging Sheffield Plan requires that *'Development should be sustainable, beautiful, functional, of high-quality, and should respect, take advantage of, and enhance the characteristic features of the city, its settlements, districts, and neighbourhoods'*.

156. To ensure that the design is of high-quality development proposals will be assessed against the criteria in Policy E5. This also provides further detail and focus to accompany existing and emerging national and city-wide planning policies.

157. It is expected that new development will be in accordance with the design principles included in it. Often this will be addressed within a Design and Access Statement submitted with a planning application.

POLICY E5: DESIGN PRINCIPLES - Development should enhance and conserve local distinctiveness by demonstrating high quality design that makes a positive contribution to the creation of beautiful, safe and sustainable buildings and takes account of local need. Development should demonstrate regard to and respond positively to the design principles and recommendations contained in the Ecclesfield Design Codes.

Developments that do not have regard to or respond positively to the design principles recommendations of the Ecclesfield Design Codes should be refused. Where there are exceptional reasons why a development will deviate from the Ecclesfield Design Codes compelling justification should be given why.

Conserving and Enhancing the Built Heritage

Objective:

- To conserve and enhance the parishes and the various communities within it distinct identity, history, sense of place and community.

Introduction

158. The parish has a long and interesting history, with evidence that it has been inhabited since Roman times, if not much earlier.

159. One of the main consequences of this long history is that it has a rich and diverse mix of fine buildings and structures of historical and architectural significance. These date from many different periods, reflecting the incremental development of the parish over many hundreds of years.
160. Many of these buildings and structures have been recognised as of national importance. In addition, there are numerous other heritage assets of local importance.
161. Consultation shows that protecting and enhancing the features of the historic heritage that contribute to the character and quality of the parish is a top priority for residents. Therefore, one of the main objectives of the Plan is to conserve and wherever possible enhance the heritage assets of the parish for their historic significance and their important contribution to local distinctiveness, character and sense of place.

Nationally Important Buildings and Structures

162. There are close to 50 buildings and structures in the parish (in 2022), which have been identified as of national significance and importance. These comprise 43 Listed Buildings¹³ and 5 Scheduled Monuments¹⁴.
163. The full schedule of Listed Buildings and Scheduled Monuments can be found at Appendix 1.
164. These include a range of different architectural styles and types of buildings, including churches, former farmhouses, war memorials, milestones, a crucible furnace cellar and a site of a Romano-British Settlements.
165. These buildings and structures vary greatly in their nature. They include churches (such as Church of St Mary's, Ecclesfield, a Grade 1 Listed Building), war memorials (such as Grenoside); former farmhouses which predate the Industrial Revolution (e.g. Whitley) and structures associated with the parish's heritage (e.g. Former Cruck Barn at St Mary's Lane, Ecclesfield and the remains of the Romano-British Settlement). It also includes structures associated with its industrial development such as the Crucible Furnace Cellar, Grenoside and other buildings (e.g. Ecclesfield Signal Box).
166. While these Listed Buildings can be found scattered across the parish many are concentrated in the historic core of Grenoside and Ecclesfield villages, which are designated conservation areas¹⁵ reflecting their architectural and historic interest and value.

¹³ A Listed Building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest

¹⁴ A Scheduled Monument is a historic building or site that is included in the Schedule of Monuments kept by the Government

¹⁵ A conservation area is an area of special architectural or historic interest, with character or appearance that is desirable to preserve or enhance.

167. Generally, the condition of these buildings and structures is good. Two, however, are included on Historic England's Heritage at Risk Register (2020). These are the Scheduled Monuments of Willow Garth moated site and fishpond and Handlands Romano-British settlement, 460m southwest of Woodseats Farm, both of whose condition is described by England Heritage as '*generally satisfactory but with significant localised problems*'.
168. The designation of these buildings and structures as a Listed Building and Scheduled Monuments gives them special legal protection beyond that which can be provided through a neighbourhood plan.
169. It is important, however, that the Plan highlights the important contribution they make to the distinct character and identity of the parish and the need to conserve and enhance this. It is important that the Plan highlights them, especially to ensure that all interested parties are aware of their local importance, and the need to conserve and enhance them.

Non-Designated Heritage Assets

170. In addition to these nationally recognised heritage assets, there are many buildings and structures that, while not of sufficient special historic or architectural interest to warrant national designation, make an important and positive contribution to the identity and distinctive character of the parish and are valued by the local community. These are often called Non-Designated Heritage Assets.
171. The South Yorkshire Archaeology Service is leading a multi-agency project ('the South Yorkshire Local Heritage List') across the County which seeks, and provides a formal process, to identify '*heritage assets that are valued as contributing to the distinctiveness and history of South Yorkshire but that are not protected by statutory national designations, such as Listing or Scheduling*'.
172. Adding that '*Inclusion on the Local Heritage List can allow the more local significance of a building, place or site to be taken into account in planning decisions that affect it or its setting - although it won't provide the same level of protection as national designation*'.
173. Throughout the preparation of the Plan, several buildings and structures have been highlighted that are considered to be important to the distinctiveness and history of the parish, but do not have statutory protection and potentially meet the criteria to be added to the South Yorkshire Local Heritage List. To ensure that the heritage value of these assets is taken into account through the planning system, the Parish Council intends to nominate them, as well as any others that are identified during the lifetime of the Plan, for inclusion in the South Yorkshire Local Heritage List.
174. More information about the South Yorkshire Local Heritage List, including listed assets and assessment criteria, can be found at local-heritage-list.org.uk.

PARISH ACTION 2: SOUTH YORKSHIRE LOCAL HERITAGE LIST - Ecclesfield Parish Council in consultation with Sheffield City Council and other interested bodies and individuals will prepare and maintain a schedule of non-designated heritage assets that are valued as contributing to the distinctiveness and

history of the parish but that are not protected by statutory national designations and promote their inclusion on the South Yorkshire Local Heritage List.

Ensuring Good Quality Local Community Facilities

Objectives:

- Everyone has access to a range of good quality community facilities.
- To help ensure that community facilities adapt and evolve to meet future needs.

Introduction

175. The parish has a reasonable range of community facilities available to the public and which serve the parish and, to a lesser extent, the wider area. These are owned, managed and run by a wide and diverse range of different organisations, including Sheffield CC, Ecclesfield Parish Council, the private sector, voluntary groups and local churches.
176. These include a secondary school (Ecclesfield), primary schools, pharmacies, dentists, parish offices, pubs, a leisure centre (Thornccliffe), community centres and a community run library (Ecclesfield).
177. These buildings, and the activities and services they support, play a vital role in meeting the health, welfare and social needs of the residents and fostering (and acting as the focal point for) community spirit and pride. They also provide local employment, reduce the need to travel and generally enhance the quality of life and foster sustainable development.

Safeguarding Important Local Community Facilities

178. The consultation shows that the retention of important community buildings is a top priority for the Plan.
179. This is in accordance with national and local planning policies, both of which emphasise the need to ensure sufficient community facilities and services the community needs and, *'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs'*¹⁶.
180. Through the preparation of the Plan, several key community facilities have been identified as being especially important to the community due to factors such as their location, accessibility to all sections of the community and generally the valuable role they play. The community wishes their special role to be acknowledged and recognised.

¹⁶ [National Planning Policy Framework - 8. Promoting healthy and safe communities - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework) (para 93c)

POLICY E6: SAFEGUARDING IMPORTANT LOCAL COMMUNITY FACILITIES - Development proposals that would result in the loss of a valued community facility will be permitted where:

- a) It has been shown that continued use as that community facility would be unviable;
or
- a) Adequate equivalent alternative facilities would be available within 10 minutes walk (800 metres) of the site; or
- b) A commuted sum is paid to enable the facility to be provided elsewhere within 10 minutes walk (800 metres) of the site; or
- c) The facility is replaced as part of the new development.

The facilities identified below have been identified as being especially important to the community:

1. High Green Miners Community Welfare Hall, 47 Greno View Road, Sheffield, S35 4GX.
2. Chapeltown Park outside Gym, Children's play area., Cowley Lane, S35 1SY.
3. Covid Memorial in Chapeltown Park, Cowley Lane, S35 1SY.
4. South Yorkshire/Hesley Wood Activity Centre, White Lane, Chapeltown, S35 2YH.
5. Thorpe Hesley and High Cricket Club, Smithy Wood Road, Chapeltown, S61 2SE.
6. Thornccliffe Cricket & Social Club, Chapeltown, S35 2US.
7. Ecclesfield Parish Council Memorial Garden, Sussex Road, Chapeltown. S35 2XQ.
8. Chapeltown Library, Chapeltown, S35 1AE.
9. Former Train Booking Station, Sussex Road, Chapeltown, S35 2XQ.
10. Lound Infants School, Sherburn Gate, Chapeltown, S35 2EU.
11. Windmill Hill School, Ash View, Chapeltown, S35 1ZD.
12. Ecclesfield School, 14 Crakehall Road, Chapeltown, S35 9WQ.
13. Coit School, Park Avenue, S35 1WH.
14. Lound Juniors School, Loundside, S35 2UT.
15. Chapeltown Methodist Church, 1 Nether Ley Avenue, S35 1AE
16. Burncross Cemetery, 237 Burncross Road, S35 1DJ.
17. Chapeltown Memorial Garden, including adjacent Shelter, junction of Cowley Lane and Station Road, Chapeltown, S35 1SX.
18. Chapeltown Academy, Hydra Business Park, Nether Lane, S35 9ZX.
19. Thomas Chambers Newton Hall, Cowley Lane, S35 1SX.
20. Allotments at the top of Steven Crescent (called 'Burncross Allotments'), Steven Crescent, S35 1XN.
21. Ecclesfield Library, 113 High Street, Ecclesfield, S35 9UA.
22. The EPPIC Theatre, Well Lane, High Street, Ecclesfield, S35 9TP.
23. Bowls Pavilion, Ecclesfield Park, Scholes View, Ecclesfield, S35 9YQ.
24. Ecclesfield Group Practice & Mill Road Surgery, 96a Mill Road, Ecclesfield, S35 9XQ.
25. Ecclesfield Veterinary Surgery, Springfield Veterinary Group, 106 High Street, Ecclesfield, S35 9XE.
26. Ecclesfield Cricket Pavilion, Ecclesfield Park, Scholes View, Ecclesfield, S35 9YQ.
27. Mobri Bakery, Ecclesfield, Ecclesfield, S35 9YE.
28. Grenoside Community Primary School, Norfolk Hill, Grenoside, S35 8QB.
29. The Community Centre, Grenoside, Main Street, Grenoside, S35 8PR.
30. Grenoside Bowling Club, Main Street, Grenoside, S35 8PR.
31. Grenoside Surgery, 60 Greno Crescent, Grenoside, S35 8NX.
32. Well Pharmacy, 58 Greno Crescent, Grenoside, S35 8NX.

33. St. Marks Church and Hall, Main Street, Grenoside, S35 8PR.
34. The Reading Room, School Lane, Grenoside, S35 8QU.
35. Grenoside Green, Corner of Main Street and Norfolk Hill, Grenoside, S35 8PR.
36. Grenoside Dental Care, 40 Norfolk Hill, Grenoside, S35 8QB.
37. Scout and Guide Hut, Salt Box Lane, Grenoside, S35 8QS.
38. St. Thomas Moore's Primary School, Creswick Lane, Grenoside, S35 8NN.
39. Grenoside Crematorium, 5 Skew Hill, Grenoside, S35 8RZ.
40. Whitley Hall Cricket Club, Cinder Hill Lane, Grenoside, S35 9WH.
41. Ecclesfield Parish Council Offices, Mortomley Lane, High Green, S35 3HS.
42. Thorncliffe Bowling Club, Mortomley Close (Off Mortomley Lane) High Green, Sheffield, S35 3HS.
43. Thorncliffe Health and Leisure Centre, Pack Horse Lane, High Green, S35 3HY.
44. Paces Campus, Pack Horse Lane, High Green, S35 3HY.
45. High Green Club, 15 Westwood Road, High Green, Sheffield S35 4LE.

New and Enhanced Local Community Facilities

181. In addition, to avoid the loss of existing important community facilities it is important to encourage the provision of new or enhanced facilities. The need for, and adequacy of community facilities to meet the existing and future needs of the community was a strong theme of the consultation.
182. Many residents consider that the quality of some community buildings could be improved, especially in terms of physical accessibility, energy efficiency, comfort and general repair and maintenance; they could be improved.
183. Another major theme from the consultation was that there are gaps in the existing provision, with some facilities struggling to cope with demand. Residents especially highlighted the need for additional healthcare and educational provision.
184. The need for more provision specifically aimed at young people was also cited by many residents. A view echoed in other reports and studies. For example, the Sheffield Open Spaces Assessment¹⁷ prepared by Sheffield CC as part of the development of the Sheffield Plan highlighted that there was an existing shortfall in children's and youth facilities in parks and more generally in the parish.
185. Residents also expressed the belief, that community facilities will have to adapt in response to changing circumstances, in particular the growing older population.
186. The Plan supports the provision of new and enhanced community facilities, where it meets a local need.

POLICY E7: SUPPORTING NEW AND ENHANCED LOCAL COMMUNITY FACILITIES - Development proposals for new or enhanced local community facilities will be supported where it contributes to the

¹⁷[Draft Local Plan | Have Your Say Sheffield \(engagementhq.com\)](https://www.engagementhq.com)

health and well-being of local communities, do not harm local character or amenity and are sited to encourage walking and cycling. The provision of new or enhanced medical facilities, facilities for children and young people and improved parks and open spaces will be especially supported and encouraged.

Assets of Community Value

187. The registering of Community Assets is a separate (non-planning) legal process, initiated by a town or parish council or a community group, and undertaken by Sheffield CC. The inclusion of these sites on Sheffield CC's Register of Assets of Community Value will provide the Parish Council, or other community organisations within the parish, with an opportunity to bid to acquire them on behalf of the local community, should the asset come up for sale on the open market.
188. To date, no assets in the parish have been registered as an Asset of Community Value with Sheffield CC¹⁸.
189. During the preparation of the Plan, the community has identified several which are considered especially important for community life. The Parish Council, therefore, intends to put them forward to Sheffield CC for designation as an Asset of Community Value. The legislation does not permit a neighbourhood plan or a parish council to designate them.
190. The Plan can, however, support the retention and where possible the enhancement of any assets designated in the parish by Sheffield CC as an Asset of Community Value.
191. Further, the inclusion of a specific policy in a neighbourhood plan with respect to Assets of Community Value provides the opportunity to give it formal recognition in the planning system. It ensures that the listing of an Asset of Community Value is a material consideration (i.e. it must be taken into account).

POLICY E8: ASSETS OF COMMUNITY VALUE - Development proposals that support the longevity, appreciation and community value of an Asset of Community Value (in the Register of Assets of Community Value held by Sheffield City Council) will be supported. Development proposals for a change of use that would result in the loss of an Asset of Community Value will only be supported where it is demonstrated the asset is no longer viable or no longer required by the community, or the asset is replaced by an equivalent or better facility in terms of quantity and quality in an equally suitable location.

Improving the Local Transport Situation

Objectives:

¹⁸ <https://www.sheffield.gov.uk/your-city-council/assets-community-value>
Ecclesfield Parish Neighbourhood Plan Working Draft – February 2024

- To ensure that development includes suitable and sustainable transport infrastructure.
- To ensure a safe and pleasant environment for pedestrians, cyclists and traffic on roads.

Introduction

192. Action to improve the transport situation was identified as a (long-standing) top priority by not only residents, but also employers, visitors and many others.

Highway and Pedestrian Safety

193. While the parish is strategically well located to the main road network, its internal road network is less developed. Its road and street pattern has developed over many centuries and many parts, especially the older residential areas, are not suited to the requirements of modern traffic.

194. The main hazard is the volume of traffic passing through the parish and the associated issues of highway and pedestrian safety, ease of movement, noise and vehicle emissions. This is seen as one of the major negative aspects of living, visiting and working in the parish.

195. Much of its road network is very congested, especially at peak times. This is not only an issue for the main roads through the parish such as the A61, A629 and A6135 and Chapeltown Town Centre but many of the minor ones.

196. Speeding is an issue throughout the parish, particularly along the A61, B6050 and A619. These, and many other local roads, are relatively long and narrow with few natural or artificial obstacles to slow motorists down.

197. Furthermore, in many locations the footpaths running along the roads are very narrow, making it hazardous when walking, especially for the elderly and for parents with young children or the above the national average number of people with mobility problems (such as wheelchair or mobility scooter users or have assistance dogs).

198. The latest publicly available road traffic incidents report shows that in 2020 there were over 30 road casualty incidents reported to South Yorkshire Police in or adjoining the parish, of which 10 were serious and one fatal.

199. It is recognised that there has been significant investment in the transport network and further improvements are planned. While welcome, there is concern that this has failed to keep up with the growth of the parish. In addition, planned and anticipated further development, if not properly managed and planned, will put the transport infrastructure, especially the road system, under even greater pressure.

200. Whilst the formulation of transport policy at a local level is primarily a matter for Sheffield CC, as the highway authority, the Plan does support and encourage actions that can be taken to address parking and road safety. Indeed, the Design Codes which form an integral part of the Plan contains several

measures in support of this, for example, by designing layouts in new developments to prioritise cycling, walking and bus use.

201. Through the Plan's development, several locations were identified where road safety issues have been highlighted as having an especially serious and negative impact on quality of life and which action is required to remedy, specifically Green Gate Lane and Jeff Cock Road, High Green; Ecclesfield, Station and Arundel roads Chapeltown; Main Street and Norfolk Hill Grenoside Wortley Lane, High Green and High Street, Ecclesfield. just to name a few good examples.

202. The Parish Council will actively seek to work with Sheffield CC and other bodies to encourage opportunities to improve highway and pedestrian safety along roads, particularly where road safety issues have been identified locally.

POLICY E9: HIGHWAY AND PEDESTRIAN SAFETY – Development proposals must respect highway and pedestrian safety. Development proposals that incorporate design features to improve localised issues of highway and pedestrian safety will be supported where those design features do no harm local character or amenity. There should be a particular focus on where highway safety issues have been identified locally as a priority.

PARISH ACTION 3: HIGHWAY AND PEDESTRIAN SAFETY- The Parish Council will actively seek to work with Sheffield City Council and other bodies to encourage opportunities to improve highway and pedestrian safety along roads within the parish, particularly where road safety issues have been identified locally as a priority.

Parking

203. On and off-street parking is a significant issue in the parish, as reflected in the findings of the community consultation.

204. It is especially an issue for residents in some of the older parts of the parish, which were designed without, or with limited, off-road parking provision. Indeed, in many areas, on-street parking is the only means of parking, especially in areas where terraced housing is the predominant type. This lack of off-road provision is often worsened by the narrow width of some of the roads, such as at Angram Bank.

205. A particular issue is problems associated with inconsiderate parking around several of the schools in the parish such as Lound junior and infant schools in Chapeltown, especially at peak drop-off and collections times.

206. This absence of satisfactory car parking provision adds to traffic congestion and has a detrimental impact on highway and pedestrian safety, generally detracting from the quality of life and character of the parish.

207. There is concern that new development will increase pressure on off-road parking spaces and may worsen an already unsatisfactory situation.

208. Sheffield CC has developed important guidelines on car parking provision including any provision sought as part of a development proposal. The Plan supports this guidance. The Ecclesfield Design Codes, which form part of the Plan, contains similar provisions.

209. The Plan urges the application of the highest levels of car parking provision as set out in these provisions, especially in those parts of the parish where the lack of car parking spaces is having the greatest negative impact on the character and quality of life of an area.

210. Furthermore, the Plan seeks to preserve existing parking provision from other forms of development unless there are strong grounds to justify its loss.

POLICY E10: CAR PARKING - Development proposals should incorporate sufficient, safe and convenient car parking provision in accordance with agreed Sheffield City Council standards. This provision should be at the highest level of standards wherever possible and practical.

Development proposals that result in the loss of car parking provision will only be supported where:

- a) It can be shown that the loss of parking will not have a severe, adverse effect on parking provision and road and pedestrian safety in the nearby area; or
- b) Adequate and convenient replacement car parking provision can be provided.

Monitoring and Review

211. It is anticipated that the Plan will last up to 2039. During this time, the circumstances that the Plan seeks to address may change.

212. The Plan will be monitored by the Parish Council in conjunction with Sheffield CC on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the parish level relevant to the delivery of the Plan may also be included.

Figure 1: Ecclesfield Parish Neighbourhood Plan Area



Ecclesfield Parish

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Appendix 1: Statutory Listed Heritage Assets in the Parish (2022)

Name of Asset ¹⁹	Location	Grade
Listed Buildings		
Cartshed on West Side of Farmyard at Green Lane Farm	Penistone Road, Grenoside	II
269, Wheel Lane	269, Wheel Lane	II
Windmill Hill Farmhouses	199 and 201 Windmill Hill Lane, Ecclesfield	II
Milepost Opposite Junction with Bevan	Opposite Junction with Bevan and Burncross Road, Chapeltown	II
Milepost Approximately 40 Metres South East of Junction with Penistone Road	Approximately 40 Metres Southeast of Junction with Penistone Road and Hallwood Road, Ecclesfield	II
Dovecote Approximately 75 Metres to North of Barnes Hall	Approximately 75 Metres to North of Barnes Hall, Bracken Hill, Ecclesfield	II
Freeman Hospital	Burncross Road, Chapeltown	II
Greenhead House Restaurant	84 Burncross Road, Chapeltown	II
Barn At Cowley Manor Farm on North West Side of Farmyard	Cowley Lane, Ecclesfield	II
Gate Piers, Gates and Link Wall Approximately 10 Metres to West of Front Porch of Birley House	Birley House, Edge Lane, Birley Edge, Ecclesfield	II
Housley Hall	Housley Hall, Housley Hall Lane, Ecclesfield	II
Cartshed at Barnes Hall Farm Approximately 60 Metres to North of Dovecote	Approximately 60 Metres to North of Dovecote, Bracken Hill, Ecclesfield	II
Church Of St Mary	Church Street, Ecclesfield	I
Cowley Manor	Cowley Lane, Ecclesfield	II
Birley Hall Farmhouse	Edge Lane, Birley Edge, Ecclesfield	II
Birley House	Edge Lane, Birley Edge, Ecclesfield	II
Whitley Hall Hotel	Elliot Lane, Ecclesfield	II*
Filemakers' manufactory immediately to the North West of Number 11	West of Number 11 High Street, Ecclesfield	II

¹⁹ As described by English Heritage in their listing

Former Church of St John the Baptist	Housley Park Lane, Ecclesfield	II
Mile Post Approximately 45 Metres North of Junction with Wheel Lane, Halifax Road and Salt Box Lane	Halifax Road And Salt Box Lane, Penistone Road, Grenoside	II
Sylvesters Farmhouse	Whitley Lane, Ecclesfield	II
Court House	Town End Road, Ecclesfield	II
Whitley Farmhouse	447 Whitley Lane, Ecclesfield	II
Miners Welfare Hall	Grenoview Road, Chapeltown	II
Ecclesfield Signal Box on Railway Lane	Station Road, Ecclesfield	II
St Johns Church Hall/The Old School	Loundside, Ecclesfield	II
Grenoside School	School Lane, Ecclesfield	II
Mile Post Approximately 7 Metres South of Junction with Commerce Street	Station Road, Chapeltown	II
Church Of St Saviour	Mortomley Lane, Ecclesfield	II
Milepost Opposite Number 182	Opposite Number 182, A629, Chapeltown	II
Barnes Hall	Bracken Hill, Ecclesfield	II
8 and 10, Church Street	8 and 10 Church Street, Ecclesfield	II
Coach House	Approximately 5 Metres to north of Birley Hall, Edge Lane, Birley Edge, Ecclesfield	II
Chapeltown Methodist Church	Church Lane End, Ecclesfield	II
The Old Hall and The Priory	44 And 44a Priory Road, Ecclesfield	II*
Stableblock, Coach-House and Attached Wall with Gate Piers	Whitley Carr, Whitley, Ecclesfield	II
Crucible Furnace Cellar	2 Top Side, Grenoside	II
West And North Barns	Barnes Hall Farm, Off Bracken Hill, Burncross	II
Chapeltown War Memorial	Chapeltown Park, Cowley Lane, Chapeltown	II
Ecclesfield War Memorial	Churchyard of The Church of St Mary, Church Street, Ecclesfield	II
Grenoside War Memorial	Junction of Norfolk Hill and Penistone Road, Grenoside	II
Former Cruck Barn Attached to the South of 35 St Mary's Lane	St Mary's Lane, Ecclesfield	II
Ancient Monuments		

File factory	11 High Street, Ecclesfield	Scheduled
Willow Garth moated site and fishpond	Willow Garth moated site and fishpond, Ecclesfield	Scheduled
Standing cross at the Church of St Mary	The Church of St Mary, Church Street, Ecclesfield	Scheduled
Wayside and boundary cross on the south side of Elliott Lane	Wayside and boundary cross on the south side of Elliott Lane, Ecclesfield	Scheduled
Handlands Romano-British settlement	460m south west of Woodseats Farm, Ecclesfield	Scheduled
Romano-British field system and settlement at Wheata Wood	Wheat Wood, Ecclesfield	Scheduled

Source: English Heritage (2022)

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