

SES30 · Bramley Common

The site



Allocation boundary showing predicted agricultural land classification

SES30

Gross area

35.28 hectares

Net housing area

23.65 hectares

Proposed use

827 homes, plus school (up to 5 ha) and burial ground (up to 4 ha)

Ownership

Sheffield City Council

Farmland

Predicted best and most versatile: mostly Grade 2 (blue), rest Grade 3a (green)

Community concerns

- **One practical access**, off the steep Beaver Hill Road, crossing the flood assessment's no-development buffer. The Council's assessment shows the Retford Road / Beaver Hill Road junction at 98% capacity by 2039, even with mitigation.
- **Flood risk was scored before the evidence arrived.** The IIA rates SES30 minor positive; the later Level 2 SFRA found Flood Zones 2 and 3, an unmodelled tributary, around 3.6 ha needed for flood storage and an 8 m no-build buffer. The site score was never updated.
- **The capacity is based on a 90% net developable ratio**, against the 70% rule of thumb in the Council's own HELAA for sites over 10 ha - why? Flood storage (3.62 ha), ecological buffers (7.28 ha) and archaeological exclusions (3 ha or more) need at least 13.9 ha between them.
- **The trajectory assumes 150 homes a year** - the output of the whole multi-developer Waverley scheme. The industry median for sites of this size is 68 a year.

What the Council's ecology reports show

- **Significant ecological value.** The Council's commissioned appraisal gives the site's woodland county-level importance and expects development to remove most on-site habitats, including priority habitat. Baseline: 3.38 km of hedgerow and nine veteran trees recorded as irreplaceable habitat.
- **Required ecological surveys have not been done.** It recommends nine categories of protected species survey - bats, breeding birds, badger, reptiles, otter and water vole among them - to inform the Green Belt decision. None has been done: the release rests on a single walkover.
- **The land is already working for nature.** The fields are managed under a Defra winter bird food agreement (SFI CAHL2): skylark breed, red-listed linnet overwinter, and cameras since May 2025 show badger activity consistent with more than one family group. **The Council's consultants recommended considering the site for the national biodiversity net gain register instead of development** - a nature recovery use the Council, as landowner, could deliver itself.

OUR ASK Remove SES30 from the Plan before adoption. This site is not sustainable for our community.