

The Overdevelopment of Handsworth, S13

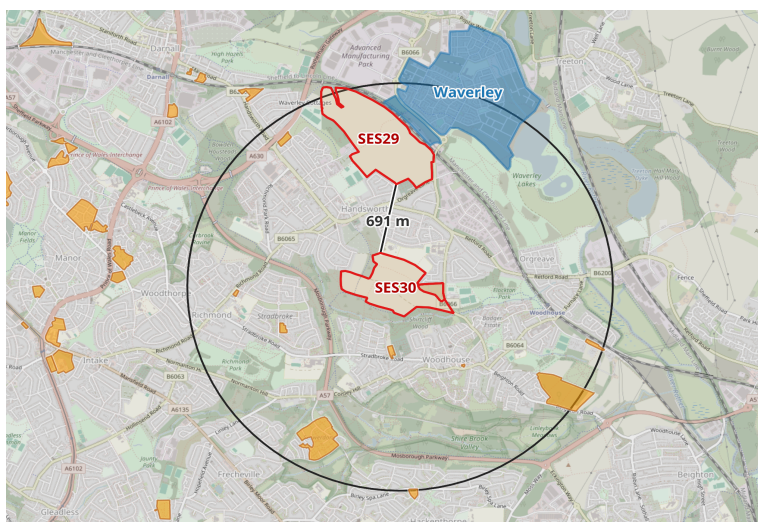
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Already built or committed 5,051

SES29 + SES30 1,697

6,748 homes

Completed and committed development from 2012-2039 within 2 km of SES30 (REF1.1892 Table 1), with SES29 and SES30.



Planned development within 2 km of SES30, with Waverley (Rotherham MBC) to the north east

3,997

patients already added, on NHS South Yorkshire's own assessment

1,697

homes at SES29 + SES30, and more when the burial ground and school do not come forward

at least 4,100

more people living in Handsworth from SES29 + SES30 - an increase of 50%

1/3

of junctions needing Plan mitigation citywide are within a mile of SES30

1 WAVERLEY SITS OUTSIDE EVERY COUNT

Waverley, just inside Rotherham, is masterplanned for 3,890 homes - with around 2,000 still to be built. Its traffic, school places and GP registrations fall on Handsworth; its homes appear in no Sheffield figure. The Plan's own Southeast Sub-Area target nearly doubles under the Council's proposed modification MM68, from approximately 1,640 to 3,013 homes.

2 THE ROADS CANNOT BE WIDENED

Of the nine junctions across Sheffield where the Council's transport evidence requires mitigation, three are within a mile of SES30. At the Retford Road / Beaver Hill Road junction the only feasible scheme is traffic lights, because "there is insufficient space to construct a roundabout"; and even with those lights, the junction is modelled at 98% of capacity by 2039, still queuing 52 vehicles in the evening peak.

3 GREEN BELT DOING THE JOB IT EXISTS FOR

SES29 lies in the gap between the Sheffield and Rotherham built-up areas; preventing neighbouring towns merging is a defining Green Belt purpose (NPPF, para 138(b)), and Waverley has already narrowed that gap from the Rotherham side to SES29. SES30 is the open land between Handsworth and Woodhouse; part of it is mapped as accessible natural greenspace in the Council's 2022 assessment (see the open space sheet). Handsworth's only formal provision is a recreation ground, not a park. Both score highly as Green Belt - often much higher than Green Belt that was rejected.

4 INFRASTRUCTURE PROMISED, NOT COMMITTED

MM410 says developer contributions "may be required" towards a new Waverley station; the business case is not due until Spring 2027, and Network Rail (March 2026) said: "no formal milestones or delivery timetable have been finalised". NHS South Yorkshire's assessment expects Olive Lane's capacity to be exceeded; the sites were assessed separately, so its 6,000-resident trigger for new premises was never applied to the area as a whole. Yet the Golden Rules conditions in MM410 and MM411 include "necessary improvements to local or national infrastructure". The Plan set that test for itself.