

STATEMENT OF COMMON GROUND
SHEFFIELD CITY COUNCIL
AND DEVONSHIRE PROPERTY
GROUP

LAND TO THE NORTH OF PARKERS
LANE, S17 3DP (SWS19)

DATE: OCTOBER 2025

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been produced in order to set out the areas of agreement and disagreement between the Council and land promoter in respect of the proposed site allocation on land to the north of Parkers Lane, Dore, known as SWS19 in the emerging Sheffield Local Plan. The SoCG is between the parties consisting of Sheffield City Council (SCC) and Devonshire Property Group (the landowner and promoter of the site allocation). A site location plan is attached in Appendix 1 showing the extent of land ownership within the allocation.
- 1.2 Paragraph 36 of the National Planning Policy Framework requires that the Sheffield Plan is found 'sound' through the examination process. Critically, evidence must be provided that suitable land (identified as allocations within the Sheffield Plan) is available and deliverable. This SoCG addresses these issues with respect to site allocation SWS19 and ensures any potential constraints/issues are identified and dealt with where possible, rather than deferred.
- 1.3 The statement sets out the confirmed points of agreement and disagreement between the parties regarding any issues of suitability, availability and deliverability of site SWS19. A summary is provided in section 13 at the end of this statement.

2. Background and Governance

- 2.1 SCC is the local planning authority responsible for preparing an up-to-date local plan for the administrative area of the City of Sheffield.
- 2.2 Richard Wood Associates (consultant) is advising Devonshire Property Group (landowner/promoter) regarding the delivery of site SWS19.
- 2.3 Site SWS19 is identified as a proposed allocation within the Sheffield Plan: Proposed Additional Site Allocations document (2025) for approximately 82 dwellings. The gross site area is 2.61 hectares. These new homes and associated infrastructure are expected to be delivered during the period 2029/30 to 2031/32.
- 2.4 Devonshire Property Group has formally submitted representations at previous stage(s) of consultation on the Sheffield Local Plan, as well as at the Proposed Additional Site Allocations stage in May 2025.

2.5 This SoCG reflects the current position between SCC and Devonshire Property Group. It will be updated as and when required.

2.6 SCC and Devonshire Property Group will continue to meet to discuss the site SWS19 as the Sheffield Plan progresses through examination and beyond.

3. Site Ownership

3.1 The promoter of the site is the landowner, Devonshire Property Group. The entire site is within the ownership of Devonshire Property Group and the principle of its proposed allocation for housing in the Local Plan is fully supported by the landowner.

4. Boundaries (allocation or other)

4.1 The site allocation boundary is as shown in the published Proposed Additional Site Allocations document of May 2025 and is agreed between SCC and Devonshire Property Group.

5. Strategic matters

5.1 Both parties agree that there are no matters of strategic significance.

6. Housing matters

6.1 Sheffield Plan: Proposed Additional Site Allocations (2025) identifies SWS19 for approximately 82 dwellings by 2039. In accordance with paragraphs 67, 155 and 156 of the NPPF, the 'Golden Rules' require a higher level of affordable housing on sites released from the Green Belt that would otherwise be applied (required within policy NC3 of the Sheffield Plan).

6.2 The Whole Plan Viability Appraisal Update (2025) concludes that 40% affordable housing would be economically viable on this site, with 75% as social rent and 25% affordable home ownership. This is acceptable in principle to the Devonshire Property Group.

- 6.3 Both parties agree the need for a mix of house types, which will include a mix of dwelling sizes in line with policy NC5 and NC9; this will be agreed at planning application stage.

7. Green/Blue infrastructure and Environmental Matters

- 7.1 Devonshire Property Group has commissioned a full range of environmental technical assessments and produced an updated initial draft Concept Plan for the site in 2025; the purpose of the assessments to date is to support the allocation and the promoter is committed to commissioning further, more detailed studies to support a future planning application.
- 7.2 If required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 an Environmental Impact Assessment will also be prepared. This will be confirmed following the submission of EIA Screening and Scoping Request.

Open space

- 7.3 Both parties agree that removal of the site from the Green Belt triggers the 'Golden Rules' set out in National Planning Policy Framework. Paragraph 156(c) will apply in relation to the provision of new, or improvements to existing, green spaces that are accessible to the public. In accordance with the NPPF, new residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.
- 7.4 The landowner's updated initial draft Concept Plan shows how they intend to develop the site and areas of open space. The Concept Plan will form the basis for ongoing discussions with SCC. to agree an appropriate landscape framework for the site, including the type, extent and location of accessible open space, and a long-term management strategy for these spaces. This will be agreed through the masterplanning of the site during pre-application discussions.

Flood risk

- 7.5 The draft allocation is within Flood Zone 1 and there is a risk from surface water through the site in the long term. As set out in the eighth condition on development, due consideration will be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the

‘Recommendations, FRA requirements, and further work’ section of the Level 2 SFRA site assessment will be addressed at or before planning application stage.

- 7.6 Both SCC and Devonshire Property Group agree that the draft allocation is not constrained by fluvial flood risk issues and a surface water drainage strategy incorporated within the masterplan and layout (submitted as part of the planning application) would manage the surface water runoff.

Ecology

- 7.7 Given the existing ecological evidence and the site’s use as grazing land, both SCC and the landowner do not consider there are ecological constraints that would undermine its suitability as an allocation or jeopardise its delivery. This will be confirmed through further ecological assessments that will support pre-application discussions and forthcoming planning applications.

Landscape

- 7.8 SCC has discussed this with the Peak District National Park Authority (PDNPA) and the PDNPA has confirmed its position in writing.
- 7.9 It is SCC’s view (and that of the PDNPA) that the proposed additional site allocations close to the Peak District National Park will not damage the Park’s natural beauty or limit people’s ability to enjoy it. This is subject to the inclusion of an additional policy requirement/condition on development.
- 7.10 SCC and the PDNPA agree that only two sites have the potential to impact on the special qualities of the National Park. Those sites are SWS18 and SWS19, for the latter:
- SWS19** Land to the north of Parkers Lane, S17 3DP – is approximately 910 metres from the Peak Park but the site adjoins existing built development in Dore and would not be visible from the closest point at Whitelow Lane. It is agreed that views of the site from the National Park are distant and are only possible from Houndkirk Moor and areas around Lady Canning’s Plantation (1.5km away) and, again, this is set against existing built development at Dore.
- 7.11 SCC and the PDNPA have agreed the wording of an additional policy requirement/condition on development . This would read:

‘The development will be expected to protect the setting of the Peak District National Park, including views into and out of the National Park. Any landscape

buffers that may be required to mitigate visual impact will need to be agreed with the LPA. Buffer requirements and widths will be site specific based on a site's context and level of visibility from the National Park.'

8. Heritage matters

- 8.1 It is recognised that the requirements of relevant Local Plan policies in relation to heritage assets will need to be addressed. The proposed conditions on development indicate that a Heritage Statement would be required as part of a planning application, picking up any recommendations in the HIA produced to support the Local Plan. There are no areas of disagreement regarding heritage matters.

9. Transport matters

- 9.1 The citywide Transport Assessment Update (May 2025) shows that there is no need for any mitigation measures in the vicinity of this site and it is not anticipated that major off-site highway works would be required to accommodate development of the site. However, the impacts of the allocation site on the local highway network will be considered in more detail through a Transport Assessment at the planning application stage.
- 9.2 It is anticipated that vehicular access to the site will be from Cross Lane. Shared-use routes will provide permeability for pedestrians / cycles within the site and to the external network including local bus stops. Dore is an integral location in the Sheffield City Region Active Travel Implementation Plan, with proposed routes on Long Line and Cross Lane through Dore towards Dore & Totley railway station.

10. Social infrastructure matters

- 10.1 There are no areas of disagreement between the Council and Devonshire Property Group regarding contributions to health, education or other social infrastructure (through CIL or S106 agreements). These contributions will be confirmed through masterplanning and planning application stages

11. Conditions on Development

- 11.1 Devonshire Property Group has suggested the following modifications are required to make the Sheffield Plan sound:

- a) General comment: the conditions should be renamed as policy requirements. It causes confusion with conditions that will apply to a planning application. The conditions/requirements should be numbered for ease/clarity of use.

SCC agrees that 'policy requirements' would be a better phrase and therefore suggests that this change is made to all site allocations in Annex A of the Sheffield Plan.

- b) Unnecessary conditions: the first three bulleted conditions are not site specific and would apply to any relevant site. The Local Plan should be read as a whole, and these three conditions should be deleted as they are not necessary.

Both parties agree that, although the Golden Rules were introduced after the Sheffield Plan was submitted, they would apply to any future planning application, so are relevant to the development of the site.

SCC considers that the first two conditions relating to the Golden Rules are necessary to make it clear to any future developer that the site was previously in the Green Belt and that additional requirements therefore apply. SCC would make the point that the site could be sold and the future developer may not be the Devonshire Property Group.

- c) Incorrect and unnecessary conditions: condition 5 is incorrect. A Geotechnical Constraints Study (Patrick Parsons, August 2019) was submitted to the SCC in 2019 as part of the call for sites submission. Records of Environment Agency/Natural Resources Wales Historic Landfill Sites within 1500m of the site were reviewed as part of this study. This identified the nearest site as being 340 metres to the west – at the sports ground on Hathersage Road historic landfill site, Brick Houses, Sheffield (Waste License: 4400/S237, Waste Type: Inert).

SCC agrees that this condition should be deleted to correctly reflect the distance to the historic landfill site.

- d) Missing condition: An integrated approach should be taken to the development of the housing allocation and the adjacent Local Wildlife Site to achieve flood risk, ecological, place making and public access benefits to the local community which can provide compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt.

SCC agrees that this additional condition should be included as an alternative to the third condition.

- 11.2 In addition, as a result of discussions between SCC and the PDNPA, a new condition related to the Peak District National Park is proposed. Devonshire Property Group also agrees to the inclusion of this new condition and its wording, as set out in paragraph 7.11.

12. Delivery timescales(s)

- 12.1 At the time of writing the site currently does not have planning consent for the proposed uses identified within the Sheffield Plan: Proposed Additional Site Allocations (May 2025).
- 12.2 A concept masterplan and a series of supporting technical studies were submitted by the landowner to SCC as part of a 2019 Call for Sites submission. The preparation of the updated initial draft Concept Plan in 2025 has also been supported by flood risk & drainage, transport and ecology evidence updates.
- 12.3 Both parties agree that there are no critical issues to be resolved.
- 12.4 Devonshire Property Group will continue to update work for the site, mindful of the wider Local Plan situation and the need to provide appropriate future evidence. In the short term this includes an up-to-date Preliminary Ecological Appraisal and biodiversity net gain assessment, both submitted in September 2025. Requirements of relevant Local Plan policies will need to be addressed and the SWS19 conditions on development indicate that:
- A Heritage Statement would be required as part of a planning application, picking up any recommendations in the HIA produced to support the Local Plan
 - A Flood Risk Assessment and Drainage Strategy would be required as part of a planning application
 - A Transport Assessment would be required as part of a planning application.

The following key milestones are:

- submitting a request for pre-application advice: Q2 2026
- agreeing Planning Performance Agreement (PPA): Q2 2026

- submission of outline planning application: Q4 2026
- marketing and sale of site: Q1 2027
- submission of reserved matters: Q4 2027
- start on site/opening up works: Q3 2028
- completion of first unit: Q3 2029
- site completion: Q4 2031

12.5 The build-out rate assumption for Sites of 50 to 99 units applied by SCC is 35 dwellings per year, based on 1 outlet. Devonshire Property Group supports this. SCC has assumed that securing a site allocation would be upon adoption of the Local Plan in June 2026, and Plan Year 1 therefore starts in 2026/27. Further work will be undertaken by the landowner ahead of 2026/27 building on the work undertaken in 2020 and 2025. The following timescale is supported based on the Devonshire Property Group's experience of land promotion and securing planning permission for sites.

12.6 The following housing trajectory is agreed:

SWS19	2026/27 (1)	2027/28 (2)	2028/29 (3)	2029/30 (4)	2030/31 (5)	5 Year	2031/32 (6)	2032/33 (7)	2033/34 (8)	2034/35 (9)	2035/36 (10)	6 to 10 Year	2036/37 (11)	2037/38 (12)	2038/39 (13)	11 to 13 Year	Total during Plan Period	2039/40 (14)	2040/41 (15)	2041/42 (16)	Total After Plan
	0	0	0	12	35		35														

13. Areas of Agreement and Disagreement

13.1 Table 1 below sets out a summary of the areas of agreement and disagreement between Devonshire Property Group and Sheffield City Council.

Table 1: Areas of Agreement and Disagreement

Areas of Agreement	
Availability (ownership)	The site is within the ownership of Devonshire Property Group and is available for the proposed allocation of housing.
Boundary of site	Agreed, as identified within the Sheffield Plan: Proposed Additional Site Allocations.
Capacity	SCC and Devonshire Property Group agree that the allocation will deliver approximately 82 dwellings.
Highways/transport	SCC and Devonshire Property Group agree that the site can be accessed off Cross Lane and that impacts of the allocation site on the local highway network will be considered in more detail through a Transport Assessment at the planning application stage.
Green/Blue Infrastructure and biodiversity	SCC and Devonshire Property Group agree that there are no ecological constraints within the proposed site that prevent the allocation of the site. This will be confirmed at the planning application stage.
Heritage	SCC and Devonshire Property Group agree that heritage issues do not prevent the allocation and delivery of this site for housing.
Peak District National Park	SCC and Devonshire Property Group agree that a new condition is required that reflects the site's proximity to the Peak District National Park and agree on the wording of this condition.
Flooding and surface water	SCC and Devonshire Property Group agree that risks from surface water runoff within the proposed allocation can be avoided/mitigated through a drainage strategy.
Social infrastructure matters	SCC and Devonshire Property Group agree that, in accordance with Sheffield Plan Policy DC1, any contributions to health (including additional surgery capacity), education or other social infrastructure can be addressed at the planning application stage.
Delivery timescales	SCC and Devonshire Property Group agree with the timescales set out within this statement of common ground.
Golden Rules are applicable to the site	SCC and Devonshire Property Group agree that the Golden Rules would apply to any future planning application, so are relevant to the development of the site.
Condition on development – terminology	SCC and Devonshire Property Group agree that 'policy requirements' will be used and updated in Annex A of the Sheffield Plan.

Historic landfill	SCC agrees that condition 5 should be deleted to correctly reflect the distance to the historic landfill site.
Remaining Green Belt enhancement and accessibility	SCC agrees that an additional condition should be included (as an alternative to condition 3) to reflect local circumstances relating to the adjacent Local Wildlife Site and to achieve wider benefits.
Affordable housing contribution	Devonshire Property Group agree in principle to 40% affordable housing and tenure split of 75% social rent and 25% affordable home ownership.

Signatories to the Statement of Common Ground

Name	Role	Organisation	Signature & Date
Michael Johnson	Head of Planning	Sheffield City Council	 09.10.2025
Adam Osborne	Senior Development Manager	Devonshire Property Group	 06.10.2025

Appendix 1

