

Sheffield Plan Examination

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By email via the Programme Officer

29 January 2026

Dear Mr. Johnson,

Note to the Council - response to Stage 2 Actions 90 and 92 in EXAM115

Thank you for submitting the Statements of Common Ground (January 2026) (SoCGs) (EXAM212B/EXAM212C) in response to Stage 2 Actions 90 and 92 in EXAM115. Following a review of the SoCGs covering sites ES01-ES04 and ES55, the following additional main modifications are agreed by the Inspectors as necessary for soundness:

SoCG on site ES01 between Sheffield City Council (SCC), British Land and Sheffield Forgemasters Engineering Limited (EXAM212B)

- Revise the site boundary, site area and net employment area for site allocation ES01 as set out in the SoCG; and

- Amend the development conditions for site allocation ES01 as set out in the SoCG covering, amongst other things, the range of uses, Car Brook culvert, flood risk and biodiversity net gain.

SoCG on sites ES02-ES04 and ES55 between SCC and British Land (EXAM212C)

- Revise the site boundary, site area, net employment area and development conditions for site allocation ES02 as set out in the SoCG;
- Amend the development conditions for site allocation ES02 as set out in the SoCG, covering, amongst other things, the Blackburn Brook culvert, flood risk and biodiversity net gain;
- Remove site allocations ES03 and ES04 as not likely to be available for development during the Plan Period; and
- Add the new site boundary, site area, net employment area and all development conditions for new site allocation ES55 as set out in the SoCG.

We are satisfied these changes are justified and the main modifications necessary. These main modifications will require consequential changes to the Policies Map.

As the main modifications will also result in changes to the employment supply in the Plan, please can the Council provide an update to EXAM56B to reflect these changes, in particular to Tables 2, 3 and 5, This update should be produced as soon as possible and added to the examination website so it is clear what the implications are on the overall employment land supply in the Plan.

A copy of this note should be placed on the Council's website and made available on request.

Katie Child
David Troy
Rosie Morgan

INSPECTORS