

STATEMENT OF COMMON GROUND
SHEFFIELD CITY COUNCIL
AND MILLER HOMES
LAND TO THE SOUTH OF WHITE LANE,
S12 3HS (SS19)
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 the land promoter in respect of the proposed site allocation on land to the south of White Lane, S12 3HS, (site reference SS19 in the emerging Sheffield Local Plan). The SoCG is between the parties consisting of Sheffield City Council (SCC) and Miller Homes (a developer with controlling interest of the site allocation). A site location plan is attached in Appendix 1 showing the extent of the proposed 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 SS19 and ensures any potential constraints/issues which affect its allocation are identified and dealt with at this stage 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 SS19. A summary is provided in section 14 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 Fisher German (consultant) is advising Miller Homes (developer) regarding the delivery of site SS19.
- 2.3 Site SS19 is identified as a proposed allocation within the Sheffield Plan: Proposed Additional Site Allocations (2025) for approximately 304 dwellings. These units and associated infrastructure will be delivered during the plan period 2025/26 to 2035/36. The gross site area is 10.84 hectares.
- 2.4 The site has been promoted to SCC at previous stage(s) of consultation on the Sheffield Local Plan, including the 2019 Call for Sites and the latest consultation carried out in relation to the Sheffield Plan: Proposed Additional Site Allocations (2025) in June 2025.

- 2.5 This SoCG reflects the current position between SCC and the developer, Miller Homes. It will be updated as and when required.
- 2.6 SCC and the developer (Miller Homes) and their representatives at Fisher German will continue to meet to discuss the site SS19 as the Sheffield Plan progresses through examination and beyond.

3 Site Ownership

- 3.1 The promoter of the site is the developer, Miller Homes. The proposed allocation for housing in the Local Plan is fully supported by Miller Homes, who as developer, have control over the site under an option agreement.

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 the developer, Miller Homes. A site location plan and red line boundary is contained at Appendix 1 of this SOCG.

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 SS19 for approximately 304 dwellings by 2039. In accordance with the NPPF 2024, the 'Golden Rules' require a higher level of affordable housing on sites released from the Green Belt that would otherwise be applied (as per requirements of Policy NC3 of the Sheffield Plan) on submission of a planning application.
- 6.2 The Whole Plan Viability Appraisal Update (2025) concludes that 30% affordable housing would be economically viable on this site with 75% as social rent and 25% as affordable home ownership.
- 6.3 Miller Homes agree the site is capable of delivering 30% affordable housing at a mix of 75% social rent and 25% affordable home ownership.
- 6.4 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

- 7.1 Miller Homes has commissioned a full range of environmental technical assessments to help inform site delivery.
- 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.
- 7.3 Both parties agree that any subsequent planning application should include a comprehensive assessment of the development's impact on the environment and accessibility of the remaining Green Belt.

Open space

- 7.4 It is agreed that removal of the site from the Green Belt triggers the 'Golden Rules' set out 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.
- 7.5 SCC will continue to work with the developer (Miller Homes) and their representatives at Fisher German 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 (as required within draft policy NC1).

Ecology

- 7.6 Given the existing ecological evidence and the site's use as arable land, both SCC and Miller Homes do not believe there are ecological constraints that would undermine its suitability as an allocation or jeopardise its delivery. This is evidenced to date through the Preliminary Ecological Assessment (September 2025) and further evidence will come forward as part of any ecological assessments deemed necessary to support pre-application discussions and forthcoming planning applications.

8 Other Environmental Matters

Land Drainage, Sewerage and Flood Risk

- 8.1 Yorkshire Water states that records show evidence of some sewerage capacity constraints in the network close to the site which means there may be a need for

potential capacity upgrades within the nearby network. Severn Trent Water have indicated that there are no significant concerns about supplying water to the proposed site allocation.

- 8.2 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.
- 8.3 Both parties agree that the required buffer to Robin Brook as set out in the SFRA (Sheffield Level 2 Strategic Flood Risk Assessment Update - Site S02898 Final May 2025 Paragraph 2.6) should be stated in the policy for clarity and to avoid post Plan adoption confusion and debate (8 metres).

9 Heritage matters

- 9.1 As set out in the Heritage Impact Assessment (HIA), development should be informed through analysis of the potential impacts on the surrounding designated and non-designated heritage assets to ensure it preserves their current setting(s). This approach would include establishing a green buffer around the primary school and White Lane Farm.
- 9.2 A suitably detailed Heritage Statement that explains how historic landscape and setting impacts and potential archaeological impacts have been addressed would be required to support a development proposal; this includes taking into account the adjacent area within North East Derbyshire District that also lies within the Moss Valley Conservation Area.
- 9.3 Miller Homes have not objected to the fifth condition on development which addresses the HIA and agree that the findings do not prevent the allocation of this site for housing development and its delivery.

10 Transport matters

- 10.1 The Transport Assessment does not identify any implications for the Strategic Road Network (EXAM 132A) as a result of developing site SS19. The site is a considerable distance from the M1 Motorway.
- 10.2 The SYSTRA Report on Local Road Network Impacts and Potential Mitigation (EXAM 132D) does not identify any junctions on the Local Road Network close to the site requiring mitigation schemes. However, both parties agree that this

will need to be considered in more detail through a Transport Assessment at the planning application stage.

10.3 In terms of vehicular access to the site, primary access will be achieved from White Lane. It is noted that the site immediately adjoins a tram route. Fisher German, on behalf of Miller Homes have already engaged with the South Yorkshire Mayoral Combined Authority (SYMCA) and Supertram directly (July 2025). Supertram have confirmed that SYMCA are the asset owners and, as such, their input to the design of access arrangements and agreement to any subsequent works will need to be sought.

10.4 Fisher German, acting on behalf of Miller Homes have commissioned a high-level access appraisal, and will continue to work with SYMCA and Supertram to enable safe access. This will be confirmed within a Transport Assessment as part of the pre-application and planning application stage.

11 Social infrastructure matters

11.1 There are no areas of disagreement between the Council and Fisher German, acting on behalf of Miller Homes, 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

12 Other Conditions on Development

12.1 In response to comments from another site promoter, SCC suggest that the 'Conditions on Development' are better titled 'Policy Requirements'.

12.2 Both parties agree that the Golden Rules are applicable to this proposed allocation.

13 Delivery timescales(s)

13.1 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).

13.2 The land has been promoted through the plan making process; it was submitted during the call for sites in 2019 and the most recent Proposed Additional Site Allocations Consultation (2025).

13.3 Miller Homes has commissioned a full range of technical assessments to help inform site delivery and its emerging planning application, these include:

- Preliminary Ecological Assessment (PEA)
- BNG Appraisal
- High level access appraisal
- Indicative Masterplan
- Environmental Risk Register, to also include:
 - High level Landscape Impact Assessment
 - High level Flood Risk & Drainage Assessment
 - High level Heritage Appraisal

13.4 The following key milestones are:

- submitting a request for pre-application advice; Q2 2026
- agreeing Planning Performance Agreement (PPA); Q2 2026
- Screening and scoping of an Environmental Impact Assessment (EIA); Q2 2026
- submission of full planning application; Q1 2027
- start on site; Q1 2028
- completion of first unit; Q2 2029
- site completion; Q1 2036

13.5 The following trajectory is agreed:

SS19	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
				24	50	74	50	50	50	50	30	230					304

14 Areas of Agreement and Disagreement

14.1 Table 1 below sets out a summary of the areas of agreement and disagreement between the Client and Sheffield City.

Table 1: Areas of Agreement and Disagreement

Areas of Agreement	
Availability (ownership)	Miller Homes, as developer, have control over the site under an option agreement. The site is available for the proposed allocation of housing.

Boundary of site	Agreed as identified within the Sheffield Plan: Proposed Additional Site Allocations.
Capacity	Agree that the allocation will deliver approximately 304 dwellings.
Highways/transport	SCC and Miller Homes agree that, subject to further technical assessments at planning application stage, the site would be accessed off White Lane and that potential local road impacts will also need to be considered in more detail through a Transport Assessment at the planning application stage.
Flooding and surface water	SCC and Miller Homes agree that risks from surface water runoff can be avoided/mitigated through a drainage strategy. This will be confirmed at the planning application stage
Policy reference to 8m buffer of Robin Brook	Agree that a criterion specifically requiring an 8m buffer either side of Robin Brook should be included within the site specific policy in order for it to be clearly written and unambiguous.
Heritage	Agree that the findings of the HIA show that heritage issues do not prevent the allocation and delivery of this site for housing.
Green/Blue Infrastructure and biodiversity	Agree that there are no identified ecological constraints within the proposed site allocation that cannot be adequately avoided/mitigated/compensated.
Social infrastructure matters	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 Miller Homes agree with the timescales set out within this statement of common ground.
Condition on development – terminology	Agree that ‘policy requirements’ will be used and updated in Annex A of the Sheffield Plan.
Remaining Green Belt enhancement and accessibility	Agree that any subsequent planning application should include a comprehensive assessment of the development’s impact on the environment and accessibility of the remaining Green Belt.
Affordable housing contribution	Agree the site is capable of delivering 30% affordable housing at a mix 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
James Reid	Strategic Land Director	Miller Homes	 07.10.2025

APPENDIX 1

Site reference: SS19

Address: Land to the south of White Lane, S12
3HS

