

STATEMENT OF COMMON GROUND
SHEFFIELD CITY COUNCIL
LIMES DEVELOPMENTS LTD
DATE: SEPTEMBER 2025

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared in order to set out the areas of agreement between the Council and land promoter in respect of proposed site allocation CH05, known as Land to the East of Chapeltown Road in the emerging Sheffield Local Plan. The SoCG is between the parties consisting of Sheffield City Council (SCC) and Limes Developments Ltd (the landowner/promotor with controlling interest of the proposed site allocation). Plans are attached in Appendix 1 showing the extent of landownership within the allocation.
- 1.2 Paragraph 35 of the National Planning Policy Framework, under which the Plan is being examined¹, requires that the Sheffield Plan is found 'sound' through the examination process. Critically, evidence must be provided that the land to be allocated in the Sheffield Plan is suitable for the proposed use(s) and is available and deliverable/developable at the point envisaged during the plan period. This SoCG addresses these issues with respect to proposed site allocation CH05 and ensures any potential constraints/issues which affect its allocation 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 CH05. 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 Sheffield City Council's administrative area outside the Peak District National Park.
- 2.2 DLP Planning Ltd (consultant) is advising Limes Developments Ltd (landowner/promoter) regarding delivery of site CH05.
- 2.3 Site CH05 is identified as proposed allocation within the Sheffield Plan: Proposed Additional Site Allocations (2025) for approximately 549 dwellings. These units and associated infrastructure will be delivered during the plan period between 2029/30 and 2038/39 (see paragraph 12.6 below). Site CH05 covers 19.62 ha, with a net housing area of 13.73 ha, and is located southeast of Chapeltown Road between Chapeltown and Ecclesfield.

¹ NPPF (Sept 2023).

- 2.4 Limes Developments Ltd has formally submitted representations that promote this site during the 2014 call for sites and during the two subsequent consultations on the Sheffield Local Plan, with the most recent being in 2023, on the Regulation 19 submission draft plan. These responses have been considered by SCC and, where appropriate, informed the Sheffield Plan: Proposed Additional Site Allocations (2025). Limes Developments Ltd have supported the site's allocation within the Proposed Additional Site Allocations consultation document.
- 2.5 This SoCG reflects the current position between SCC and Limes Developments Ltd. It will be updated as and when required.
- 2.6 SCC and Limes Developments Ltd will continue to meet to discuss the availability and deliverability of CH05 as the Sheffield Plan progresses through examination and beyond.

3 Site Ownership

- 3.1 As shown in Appendix 1, CH05 comprises land in two separate ownerships. Limes Developments Ltd have control of the site through a promotion and options agreement that, for the largest landownership, has been in place through the Plan making process. These agreements have granted Limes Developments Ltd with the authority to act on their behalf in promoting the allocation of the site, entering into pre-application discussions and making planning applications for residential development.
- 3.2 Regarding the strip of land that runs through the site from Chapeltown Road southeast to Nether Lane which is within separate ownership, further discussions between Limes Developments Ltd and this landowner have taken place and they have also entered into a promotion and options agreement with Limes Developments Ltd. This was confirmed within the letter from Gordons LLP that accompanied Limes Developments Ltd representation on the Sheffield Plan: Proposed Additional Site Allocations (2025).
- 3.3 SCC and Limes Developments Ltd agree that the whole of CH05 as shown within the Sheffield Plan: Proposed Additional Sites Allocations (2025) consultation document is available.

4 Boundaries (allocation or other)

- 4.1 SCC and Limes Developments Ltd agree with the proposed boundary for CH05 and changes to the Green Belt boundary as shown within the Sheffield Plan: Proposed Additional Sites Allocations (2025) consultation document.

5 Strategic matters

- 5.1 There are no strategic matters that require agreement.

6 Housing matters

- 6.1 Sheffield Plan: Proposed Additional Site Allocations (2025) identifies 19.62 ha for approximately 549 dwellings by 2039.
- 6.2 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). This requirement is included within the second condition on development for site CH05.
- 6.3 The Whole Plan Viability Assessment Further Note (2025) recommends that the site can deliver 30% affordable housing provision. It also recommends that the affordable homes can have a tenure split of 75% social rent and 25% tenures that comprise routes to home ownership.
- 6.4 As required by draft Policy NC5 within the Sheffield Plan, the allocation will deliver a mix of house types, comprising 1, 2, 3 and 4+ bedroom homes.

7 Green/blue infrastructure and environmental matters

- 7.1 The proposed allocated site is formally designated as Green Belt, so the 'Golden Rules' set out in the National Planning Policy Framework (December 2024), paragraph 156 will apply. This includes the provision of new, or improvements to existing, green spaces that are accessible to the public. 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.
- 7.2 Limes Developments Ltd have proposed the deletion of the third condition on development which states:

“Planning applications must include a comprehensive assessment of the development’s impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt.”

- 7.3 Limes Development Ltd consider this condition unnecessary as an environmental assessment and required mitigation/compensation is required through the Environmental Impact Assessment Regulations and new or improved accessible green spaces should be provided under the ‘Golden Rules’. It is also unclear what compensatory improvements are or could be. They propose replacing this condition with the following:

“The impact of removing land from the Green Belt should be offset through the creation of on-site public open space and landscaping that enhances the setting and improves the accessibility of the remaining Green Belt land.”

- 7.4 SCC do not agree with this change. SCC consider that the draft condition complies with paragraph 142 of the NPPF (2023) which the Sheffield Plan is being assessed against and includes improvements to environmental quality alongside accessibility of the remaining Green Belt.
- 7.5 SCC will continue to work with Limes Developments Ltd in order 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 open spaces. This will be agreed through the masterplanning of the site during pre-application discussions (as required within draft policy NC1).
- 7.6 Ecological Survey Reports and Biodiversity Net Gain Baseline Assessments for site has been submitted, by Limes Developments Ltd provided. The documents considered the surrounding and wider context, the site opportunities and constraints, and the planning policy requirements for features such as Sustainable Drainage (SUDs) and public open space to be provided on site for major developments, to inform an indicative masterplan that demonstrated how the site could be developed.
- 7.7 Given the existing ecological evidence and the site’s use as arable farmland, both SCC and Limes Developments Ltd do not believe 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 forthcoming applications.

7.8 Limes Developments Ltd has commissioned a full range of environmental technical assessments to inform its emerging planning application, including:

- Preliminary Flood and Drainage Appraisal.
- Phase 1 Site Investigation.
- Phase 2 site intrusive site investigation to be completed December 2025.
- Topographical Survey.
- Historic Environment Desk Based Assessment.

7.9 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.

8 Flood Risk matters

8.1 The draft allocation is within Flood Zone 1 and there is a low risk of flooding from surface water.

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 SCC and Limes Developments Ltd 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.

9 Heritage matters

9.1 The Heritage Impact Assessment identifies Site CH05 as being within the setting of Grade II listed buildings at Cowley Manor and Cowley Manor Farm.

- 9.2 Limes Developments Ltd have recognised this within the representation on the Proposed Additional Site Allocations and commissioned a Historic Environment Desk Based Assessment.
- 9.3 Limes Development Ltd have not objected to the sixth condition on development which addresses this issue. There are no areas of disagreement regarding heritage matters.

10 Highways/transport matters

- 10.1 Limes Developments Ltd have submitted a Vision Document with their representation on the additional allocations. This identifies three potential access points, one off Nether Lane and two off Chapeltown Road. SCC is satisfied that, subject to further discussions at the pre-application and applications stage, the site can be safely accessed off both these roads. This will be confirmed within a Transport Assessment.
- 10.2 The site is in proximity to regular bus services that connect the site to Chapeltown, Ecclesfield and the City Centre. It is also within walking distance of Chapeltown Railway Station.
- 10.3 There are no areas of disagreement between SCC and Limes Developments Ltd regarding highways and transport matters.

11 Social infrastructure matters

- 11.1 There are no areas of disagreement between SCC and Limes Development Ltd regarding contributions to health, education or other social infrastructure. Regarding CH05, the Infrastructure Delivery Plan identifies a need to reconfigure or create capacity for two additional consultation rooms within an existing surgery in the areas Primary Care Network. These requirements will be agreed through pre-application discussions and subsequent planning application.

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 (2025).

12.2 Lime Developments Ltd has commissioned a full range of environmental technical assessments to inform its emerging planning application, listed at paragraph 7.10 above.

12.3 The Flood and Drainage Appraisal and Historic Environment Desk Based Assessment were submitted, alongside the Vision Document, with Limes Development Ltd.'s representation on the Proposed Additional Site Allocations.

12.4 The following key milestones are:

- Submitting a request for pre-application advice – January – March 2026
- Agreeing Planning Performance Agreement (PPA) – May 2026
- Screening and scoping of an EIA – May 2026
- Submission of full or outline planning application – August – October 2026
- Approval of reserved matters – September – November 2027
- Start on site - April 2028
- Completion of first unit – April 2029
- Site completion - 2039

13 Areas of Agreement and Disagreement

13.1 Table 1 below sets out a summary of the areas of agreement and disagreement between the Client and Sheffield City Council in relation to Policy 27: Site HS13 Ordsall South.

Table 1: Areas of Agreement and Disagreement

Areas of Agreement	
Availability (ownership)	Agreement has been reached with both landowners to promote and deliver housing within this draft allocation.
Allocation boundary	No disagreements on the allocations boundary as identified within the Sheffield Plan: Proposed Additional Site Allocations.
Capacity	Both SCC and Limes Developments Ltd agree that the allocation will deliver approximately 549 dwellings.
Highways/transport	Both SCC and Limes Developments Ltd agree that, subject to further technical assessments and access design, the site can be accessed off Chapeltown Road and Nether Lane.
Environment	There are no significant ecological constraints identified by either SCC and Limes Developments Ltd that prevent the allocation of the site.
Flooding and surface water	No fluvial flood risks identified. Both SCC and Limes Developments Ltd agree that risks from surface water runoff can be avoided/mitigated through a drainage strategy.
Social infrastructure matters	There are no areas of disagreement between SCC and Limes Development Ltd regarding contributions to health, education or other social infrastructure.
Delivery timescales	SCC agree with the delivery timescales set out by Limes Developments Ltd.
Areas of Disagreement	
Affordable housing contribution.	Sheffield City Council consider that an affordable housing contribution of 30% is viable. However, Limes Developments are concerned that viability may change during the plan period.
Remaining Green Belt enhancement and accessibility	SCC and Limes Developments have not yet reached agreement on the condition on development that requires complementary improvements to the remaining areas of Green Belt.

Signatories to the Statement of Common Ground

Name	Role	Organisation	Signature & Date
Marcus Jolly		Limes Developments Ltd	 25/9/2025
Mike Johnson	Head of Planning	Sheffield City Council	 25/09/2025

Appendix 1: Landownership and Agreements

Limes Developments Ltd have control through promotion and options agreements of land south of Chapeltown Road within the red line boundary.





HM Land Registry
Official copy of
title plan

Title number **SYK639868**
Ordnance Survey map reference **SK3595SE**
Scale **1:2500**
Administrative area **South Yorkshire :**
Sheffield



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