
Statement of Common Ground

Between

Sheffield City Council (as Landowner)

And

Sheffield City Council (as Local Planning Authority)

Proposed Site Allocation Ref. NWS31

Land between Storth Lane and School Lane, S35 0DT

1.0 INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Carter Jonas LLP on behalf of the landowner, Sheffield City Council (SCC) to identify the areas of agreement and disagreement between the landowner and Local Planning Authority (LPA) in relation to proposed site allocation ref. NWS31, known as 'Land between Storth Lane and School Lane, S35 0DT', in the emerging Sheffield Local Plan.
- 1.2 The SoCG is between the parties consisting of Sheffield City Council (acting as landowner) and Sheffield City Council (acting as Local Planning Authority).
- 1.3 This SoCG sets out the confirmed points of agreement and disagreement between the parties in relation to issues of suitability, availability, and deliverability of site NWS31.

2.0 BACKGROUND AND GOVERNANCE

- 2.1 Sheffield City Council 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 Carter Jonas LLP is advising Sheffield City Council, in its capacity as landowner, regarding the delivery of the site known as 'Land between Storth Lane and School Lane, S35 0DT', identified as proposed allocation reference NWS31.
- 2.3 Site NWS31 is identified as a proposed allocation within the Sheffield Plan: Proposed Additional Site Allocations (2025). The site extends to approximately 3.42 hectares and the proposed allocation identifies the following use:
 - Housing (3.42 hectares - circa 103 houses)
- 2.4 The landowner has formally submitted representations on the Sheffield Plan: Proposed Additional Site Allocations consultation. This consultation was in response to Inspectors questions raised following earlier stages of the Local Plan examination, which identified a need for an additional 3,529 dwellings along with additional employment land over the plan period.
- 2.5 The site and corresponding representation have been considered by the LPA. The site has been included as a proposed allocation to meet the identified need for housing.
- 2.6 This SoCG reflects the current position between the LPA and landowner. Both parties will continue to meet to discuss the availability and deliverability of site NWS31 throughout and beyond the Local Plan examination and adoption process.

3.0 SITE OWNERSHIP

- 3.1 The site extends to approximately 3.42 hectares of agricultural land and is owned by Sheffield City Council.
- 3.2 The Council, as landowner, is actively promoting the site for development in order to help meet identified local needs for housing. The landowner is working collaboratively and proactively with the LPA to ensure the site can be brought to market in the short to medium term to enable a high-quality development to be delivered in accordance with the Local Plan once adopted.
- 3.3 The land is not subject to an agricultural tenancy and is considered available and deliverable within an appropriate timescale to support the delivery of the proposed use in accordance with the aims and requirements of the Local Plan.

4.0 SITE BOUNDARY

- 4.1 The proposed site boundary for NWS31 is agreed.

5.0 STRATEGIC MATTERS

- 5.1 Proposed site allocation NWS31 is identified for housing development. It is agreed that the proposed allocation is sound and that it aligns with the Plan's overarching housing targets and spatial strategy.

6.0 HOUSING

- 6.1 As this site involves the release of Green Belt land, in accordance with paragraphs 67, 155, and 156 of the National Planning Policy Framework (NPPF), the 'Golden Rules' require a higher level of affordable housing on sites which are released from the Green Belt than would otherwise apply under policy NC3 of the Sheffield Plan.
- 6.2 The Whole Plan Viability Assessment – Further Note (Dated May 2025) reviews the viability of the proposed additional site allocations. The assessment concludes that site NWS31 can accommodate 30% affordable housing provision. The landowner does not dispute this finding and agrees with the Local Planning Authority that the development could deliver this quantity of affordable housing.

7.0 DELIVERY TIMESCALES

- 7.1 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).
- 7.2 It is agreed that the delivery programme outlined below provides adequate time to accommodate the key stages of the development process, including submission and determination of planning application(s), and implementation of development.
- 7.3 With regard to the commencement of development, the landowner supports the LPA's assessment, which anticipates a realistic and achievable lead-in period of 6 years for delivery. This timeframe is deemed adequate to allow for:
- Marketing (if applicable)
 - Completion of site investigations and surveys
 - Preparation and submission of pre-application enquiry
 - Preparation planning application(s)
 - Discharge of conditions
 - Commencement and implementation of development

Signed



09/10/2025

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Sheffield City Council



09/10/2025

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APPENDIX 1: Green Belt, Allocation and Policy Zone Boundaries Proposed by Sheffield City Council

Recommended change to Policies Map

