

**SITE REF. SWS18 – LAND BETWEEN LODGE MOOR ROAD
AND REDMIRES CONDUIT, SHEFFIELD S10 4LZ**

**STATEMENT OF COMMON GROUND
BETWEEN SHEFFIELD CITY COUNCIL AND ACKROYD &
ABBOTT LIMITED**

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 Sheffield City Council (SCC) and Ackroyd & Abbott Limited (Ackroyd & Abbott) in respect of the proposed site allocation SWS18 Land between Lodge Moor Road and Redmires Conduit S10 4LZ known as SWS18 in the emerging Sheffield Local Plan.
- 1.2. The SoCG is between the parties consisting of SCC and Ackroyd & Abbott, a landowner, developer and promoter, with a controlling interest of the proposed site allocation (SWS18).
- 1.3. A plan of the proposed allocation is attached at **Appendix 1**.
- 1.4. A plan showing the extent of the Fanshawes' land ownership within the site is attached as **Appendix 2**.
- 1.5. 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 SWS18 and ensures any potential constraints/issues are identified and dealt with where possible, rather than deferred.
- 1.6. The statement sets out the confirmed points of agreement and disagreement between the parties regarding any issues of suitability, availability and deliverability of site SWS18. A summary is provided in section 15 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. Ackroyd & Abbott's retained consultant Paul Bedwell Town Planning is advising them regarding the delivery of site SWS18.
- 2.3. Site SWS18 is identified as a proposed allocation within the Sheffield Plan: Proposed Additional Site Allocations (2025) for approximately 258 dwellings.

- 2.4. The allocated site SWS18 covers 9.2 ha (approximately 22.73 acres). A copy of proposed Policy SA7 of the Sheffield Plan is attached as **Appendix 3**.
- 2.5. As confirmed in Section 12: Delivery timescales below, these 258 homes and associated infrastructure will be delivered between 2029/30 and 2032/33 (between years 4 and 7 of the Sheffield Plan following adoption).
- 2.6. Paul Bedwell Town Planning formally submitted representations including proposed modifications to Policy SA7 as part of the most recent Sheffield Plan consultation in July 2025.
- 2.7. This SoCG reflects the current position between SCC and Ackroyd & Abbott. It will be updated as and when required.
- 2.8. SCC, Ackroyd & Abbott and Paul Bedwell Town Planning their appointed consultant will continue to meet to discuss site SWS18 as the Sheffield Plan progresses through examination and beyond.

3. Site Ownership

- 3.1. The site is owned in part by Ackroyd & Abbott and the Fanshawes. The extent of the Fanshawes' land ownership of the site is confirmed on the plan attached at **Appendix 2**. Ackroyd & Abbott own the remainder of the site.
- 3.2. Both Ackroyd & Abbott and the Fanshawes confirm that the site is available and support the allocation of the site for the development identified in the plan. Both landowners are committed to the delivery of SWS18 as a housing allocation.
- 3.3. Ackroyd & Abbott have an exclusivity agreement with the Fanshawes. A land promotion agreement will be confirmed shortly between Ackroyd & Abbott and the Fanshawes.
- 3.4. Ackroyd & Abbott's land is the subject of a two year licence agreement with their tenant. Whilst the Fanshawes' land is also rented to a farmer there is no formal contract in place.

4. Boundaries (allocation or other)

- 4.1. The extent of the proposed allocation site illustrated in the Proposed site allocation (SWS18) is agreed between SCC and Ackroyd & Abbott.

5. Strategic matters

- 5.1. Whilst Redmires Conduit is beyond the defined extent of the proposed allocation site, SCC Officers broadly welcome Ackroyd & Abbott's proposal to develop a Management Plan for the Conduit. A Management Plan could include, amongst other things, proposals to reinstate collapsed bridges and prevent water leakage from the conduit. Ackroyd & Abbott understand that feedback received from SCC's Ecology, South Yorkshire Archaeological Service and Design and Conservation to date are all positive.
- 5.2. Officers will engage in further conversations with SCC's Property Services team, Ackroyd & Abbott, the Fanshawes and Yorkshire Water to ascertain if a Management Plan for the Redmires Conduit can be developed and delivered.
- 5.3. Ackroyd & Abbott had proposed a modification to Policy SA7 to refer to an 'appropriate buffer' to the Local Wildlife Site to permit provision of a buffer on either side of the LWS rather than a 10-metre buffer solely within the proposed allocation site as currently proposed in Policy SA7. SCC considers the 10m buffer is appropriate and Ackroyd & Abbott, following discussion with SCC, now agree to the condition wording remaining as:.

A 10m buffer from the adjacent Local Wildlife Site/watercourse is required to protect this area from development.

6. Housing matters

- 6.1. Sheffield Plan: Proposed Additional Site Allocations (2025) identifies SWS18 for approximately 258 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).
- 6.3. 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. Ackroyd & Abbott agree to this level of affordable housing provision.

- 6.4. With regard to the proposed tenure mix, Ackroyd & Abbott await objective justification and confirmation of an appropriate tenure split noting that the definition of affordable housing contained in Annex 2: Glossary to the National Planning Policy Framework (NPPF) is broader in extent in its identification of, '*..housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)...*'
- 6.5. For now, Ackroyd & Abbott propose that affordable homes will comprise a mix of homes to be agreed with SCC for social rent, shared equity and discounted open market sale.
- 6.6. Both parties agree with 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

Open Space

- 7.1. Both parties agree that removal of the site from the Green Belt site triggers the 'Golden Rules' set out National Planning Policy Framework. Paragraph 156(c) will apply in the 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.
- 7.2. SCC will continue to work with Ackroyd & Abbott 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.

Ecology

- 7.3. A Preliminary Ecological Appraisal (PEA) was undertaken by Whitcher Wildlife Ltd on behalf of Ackroyd & Abbott on 22nd April 2025 with the report being concluded on 19th May 2025 . The PEA highlighted the primary potential receptors of the works as both reptile species and breeding birds, recommending further surveys for these species to ascertain if further mitigation is required. Further precautions

are also recommended in the PEA in respect of terrestrial mammals, including brown hare and hedgehog, foraging bats and barn owl.

- 7.4. Consideration of likely impacts on nature conservation interests and ecology and effective options for mitigation (including avoidance measures and BNG) will be developed and shared between the parties during the pre-application process.
- 7.5. Due to the physical extent and location of the site the impacts of removing the Green Belt site upon the environment can be offset through compensatory improvements to environmental quality and accessibility of the remaining Green Belt (as required within para 142 of the 2023 NPPF).
- 7.6. Ackroyd & Abbott has commissioned a full range of environmental technical assessments to inform its emerging proposals to develop the SWS18, including, amongst others, a Preliminary Ecological Survey, Biodiversity and BNG Assessment, Drainage and Flood Risk Assessments, Landscape Assessment, Transport Assessment and Travel Plan and a Heritage Impact Assessment.
- 7.7. If required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 an Environmental Impact Assessment will be prepared. This will be confirmed following submission of an EIA Screening Request and, if necessary, a subsequent Scoping Request.

8. Flood Risk

- 8.1. As set out within the fourth 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, alongside a detailed hydraulic modelling study of the Redmires Conduit, will be addressed at or before planning application stage.
- 8.2. Following Ackroyd & Abbott's proposed modification to Policy SA7, SCC and Ackroyd & Abbott now agree that Policy SA7 should be modified to read:

'Due consideration will be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment (SFRA). A site-specific Flood Risk Assessment (FRA) must be undertaken in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). The site-specific FRA should incorporate the recommendations of the SFRA, including a

detailed hydraulic modelling study of the Redmires Conduit. Mitigation measures appropriate to the scale and nature of proposed development will be identified for implementation, and a drainage strategy developed in accordance with Sustainable Drainage Systems (SuDS) principles for inclusion is a planning application submission for development of the Site.'

9. Landscape

- 9.1. SCC has discussed this with the Peak District National Park Authority (PDNPA) and the PDNPA has confirmed its position in writing.
- 9.2. 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.
- 9.3. 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 SWS19 and SWS18, for the latter:

SWS18 *Land between Lodge Moor Road and Redmires Conduit – this is just over 800m to the boundary of the National Park at Roper Hill but it is agreed that the views are distant and any development would be set against the backdrop of existing houses at Lodge Moor;*

- 9.4. 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.'

- 9.5. Ackroyd & Abbott agree to the addition of this condition and for the final details to be agreed with the LPA at the planning application stage.

10. Heritage

- 10.1. This site is bound to the south by Redmires Conduit which is a non-designated heritage asset. As such, SCC and Ackroyd & Abbott agree that any proposals for development of the site should consider the effect that such development would have on the significance of this non-designated heritage asset.
- 10.2. As confirmed in its proposed modifications to Policy SA7 of the Sheffield Plan, Ackroyd & Abbott consider that the proposed allocation would have no impact on either the significance or setting of Swallow Cottage (a Grade II listed building) as a designated heritage asset. Swallow Cottage is located 330 metres beyond the site at its closest point and to the south of Brown Hills Lane. Swallow Cottage is physically separated from the site both by a hill and mature trees on either side of Brown Hills Lane and thus cannot be seen from the proposed allocation site.
- 10.3. Ackroyd & Abbott consider that Redmires Conduit is the only heritage asset that will be impacted by the proposed allocation. Hence, it proposes that Policy SA7 should be specific in its requirements.
- 10.4. SCC consider that the proposed policy as currently worded should remain unaltered.

11. Transport

- 11.1. The SYSTRA Report on Local Road Network Impacts and Potential Mitigation (May 2025) does not identify any junctions on the Local Road Network close to the site requiring mitigation schemes. Both parties agree that this will need to be considered in more detail through a Transport Assessment (TA) at the planning application stage. The TA will set out any requirements for future off-site highway mitigation, and this will be led by a TA Scoping Exercise at the pre-application stage.
- 11.2. Ackroyd & Abbott's appointed transport consultants Inspire Planning & Design propose the site can be accessed from Lodge Moor Road and have tabled proposals with SCC Highways Officers. Whilst further technical assessments are required, both parties agree access to the highway can be achieved off Lodge Moor Road, towards the existing built-up area.

12. Social infrastructure matters

- 12.1. There are no areas of disagreement between the Council and Ackroyd & Abbott regarding contributions to health, education or other social infrastructure (through CIL or S106 agreements). These contributions will be confirmed through pre-application and planning application stages.

13. Other Conditions on Development

- 13.1. In response to comments from another site promoter, SCC suggest that the 'Conditions on Development' are better titled 'Policy Requirements'.
- 13.2. Ackroyd & Abbott has engaged and met with Exolum's representatives on site and are aware of the exact location, alignment and depth of the pipeline that crosses the site. Consequently, Ackroyd & Abbott are aware of their responsibility to ensure that the easement required by Exolum's to safeguard the integrity of its infrastructure is maintained.
- 13.3. This informed Ackroyd & Abbott's proposed modification to Policy SA7. Both SCC and Ackroyd & Abbott agree that Policy SA7 should be modified to read;

'A 3-metre buffer on either side of the Exolum pipeline is required to protect this infrastructure from development.'

14. Delivery timescales(s)

- 14.1. At the time of writing the site currently does not have planning permission for the proposed uses identified within the Sheffield Plan: Proposed Additional Site Allocations (2025).
- 14.2. Ackroyd & Abbott has commissioned consultancy support to undertake the requisite technical surveys and reports both to inform masterplanning of the proposed allocation site, and to demonstrate that the site is deliverable.
- 14.3. The information gathered will inform and support a planning application submission for development of the Site at an appropriate time during Q2 2026. The intention being to commence pre-application engagement with SCC Officers

in Q4 2025 and enable a planning application to be submitted in Q2 2026. This would allow planning permission for development to be secured in the soonest timeframe after the Sheffield Plan has been adopted (Summer 2026).

14.4. The intention is to facilitate a commencement of development of the site during 2029. Thereafter, development of the site is expected to take four years, i.e. until 2033 to build out.

14.5. From commencement of development in 2029 and delivery of initial infrastructure it is expected that two development outlets will be opened up to operate concurrently on the site to accelerate the delivery of housing to meet housing needs.

14.6. The following timescales for the site are envisaged:

- A pre-application enquiry for pre-application advice will be submitted to SCC and a Planning Performance Agreement (PPA) will be concluded in Q4 2025
- An ES Screening request for an Environmental Impact Assessment (EIA) will be submitted in Q1 2026
- Either a hybrid planning application for the whole site or a full planning application for infrastructure and a first phase of development will be submitted in Q2 2026 – the intention being to secure planning permission in the soonest timeframe following adoption of the Sheffield Plan
- It is envisaged that planning permission and the associated S106 agreement will be secured by Q2 2027
- Thereafter, pre-commencement conditions will be discharged and site mobilisation works will be carried out to facilitate a commencement of development on site in Q1 2029
- Completion of first unit on site will be achieved in 2029/30
- A development trajectory of between 60 and 80 units per annum is expected to be achieved from two outlets delivering both market and affordable homes on site
- Completion of development will be secured in 2032/2033.

14.7. The following trajectory is agreed:

Housing Completions Per Annum (Trajectory)	Reporting Year (Plan Year – Post Adoption)
0	2026/27 (1)
0	2027/28 (2)
0	2028/29 (3)
60	2029/30 (4)
80	2030/31 (5)
140	Total - homes delivered 5 Years from Adoption of the Plan
80	2031/32 (6)
38	2032/33 (7)
258	Total - Homes delivered - 7 years from Adoption of the Plan

15.Areas of Agreement and Disagreement

15.1 Table 1 below sets out a summary of the areas of agreement and disagreement between SCC and Ackroyd & Abbott.

Table 1: Areas of Agreement and Disagreement

Areas of Agreement	
Availability (ownership)	The site is within the ownership of Ackroyd & Abbott and the Fanshawes and both parties agree is available for the proposed allocation of housing.
Boundary of site	Agreed, as identified within the Sheffield Plan: Proposed Additional Site Allocations.
Capacity	Both SCC and Ackroyd & Abbott agree that the allocation will deliver approximately 258 dwellings.
Highways/transport	Both SCC and Ackroyd & Abbott agree that the site can be accessed off Lodge Moor Road and that potential road impacts will need to be considered in more detail through a Transport Assessment at the planning application stage.
Affordable housing contribution	Both SCC and Ackroyd & Abbott agree that affordable housing provision on the site will ensure that 40% of the proposed dwellings will be delivered as affordable homes.
Exolum Pipeline	Both SCC and Ackroyd & Abbott agree that the Exolum Pipeline that crosses the site should be referenced in Policy SA7

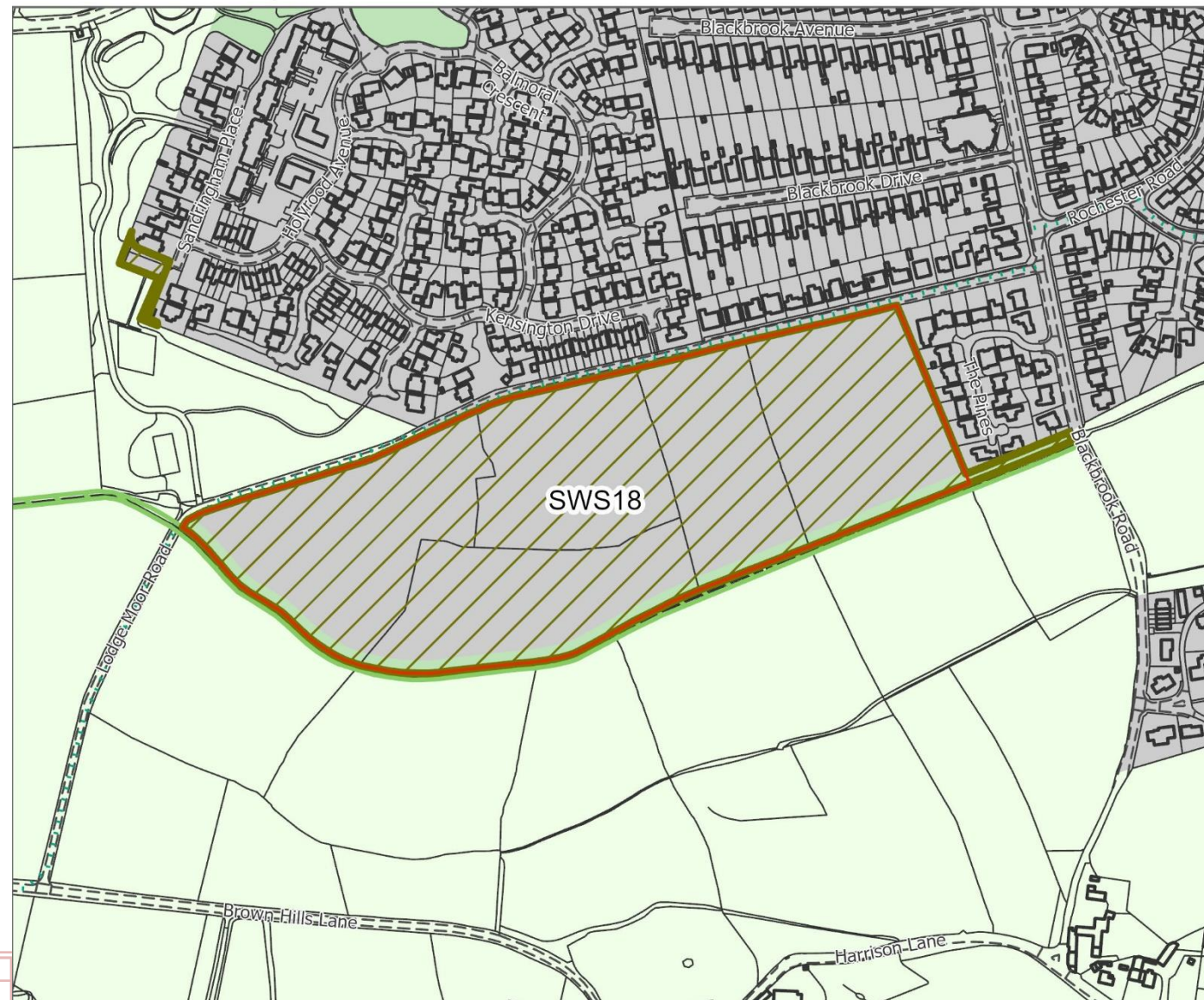
Social Infrastructure	SCC and Ackroyd & Abbott agree that, in accordance with Sheffield Plan Policy DC1, any contributions to health, education or other social infrastructure can be addressed at the planning application stage.
Drainage and Flood Risk	SCC and Ackroyd & Abbott agree that Policy SA7 condition should be modified.
Delivery timescales	SCC and Ackroyd & Abbott agree with the timescales set out within this statement of common ground.
Golden Rules are applicable to the site	SCC and Ackroyd & Abbott 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 Ackroyd & Abbott agree that 'policy requirements' will be used and updated in Annex A of the Sheffield Plan.
Areas of Disagreement	
Composition of the affordable housing contribution	SCC require the affordable housing contribution for the site being comprised of 75% social rented properties and 25% being affordable home ownership. Ackroyd & Abbott await objective justification and confirmation of an appropriate tenure split as set out in the above document. SCC's position is that the type and tenure of affordable housing needed has been evidenced through the Local Housing Needs Assessment (EXAM 66) and viability tested as part of the Whole Plan Viability Assessment Further Note (EXAM 131).
Heritage	Ackroyd & Abbott propose a modification that Policy SA7 for the proposed Site Allocation SWS18 should specify Redmires Conduit as the sole heritage asset to be considered in development of the site. SCC consider that the proposed policy as currently worded should remain unaltered.

Signatories to the Statement of Common Ground

Name	Role	Organisation	Signature & Date
Michael Johnson	Head of Planning	Sheffield City Council	
Mr Robert Rusling		Ackroyd & Abbott Limited	 09.10.2025

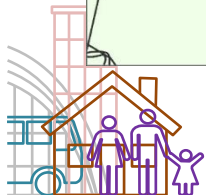
Appendix 1

Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Green Belt
-  Residential Zone
-  Urban Green Space Zone
-  Cycle Route
-  Local Wildlife Site



Appendix 2

H.M. LAND REGISTRY		TITLE NUMBER
		SYK405461
ORDNANCE SURVEY PLAN REFERENCE	SK 2885	Scale 1/2500
COUNTY SOUTH YORKSHIRE	DISTRICT SHEFFIELD	© Crown copyright 1966



Appendix 3

Policy SA7 - Southwest Sheffield Sub-Area Site Allocations

Site Reference: SWS18	Address: Land between Lodge Moor Road and Redmires Conduit, S10 4LZ	
Allocated use: Housing		Site area: 9.20 Hectares
Net housing area: 7.36 Hectares		Total housing capacity: 258 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: • This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • 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. • Due consideration should 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 should be addressed at or before planning application stage." • A 10m buffer from the adjacent Local Wildlife Site/watercourse is required to protect this area from development. • In accordance with policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area. • This site is identified as impacting on Heritage Assets and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid		



Sheffield Plan:
Proposed Additional Site Allocations

or minimise harm to the significance of heritage assets and their settings.

