

Schedule of Action Points and Potential Main Modifications discussed at Sheffield Plan Examination Hearings

Stage 4

Note potential Main Modifications and Amendments to Modifications discussed during the stage 4 hearings are all given reference numbers starting MM4.

Monday 29th September 2025

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target completion
1	Action	IIA Update and Addendum (EXAM 125B)	Table 8.1	SCC to provide a note to explain how the figures for strategic and small scale/dispersed Green Belt release sites have been derived, including a breakdown of the sites.	Complete EXAM 182
2	Action			Produce note setting out amount of open space by sub area and the amount and loss of Green Belt by sub area	Complete EXAM 183
3	Action			Produce an update to table 1 in EXAM 124 Proposed Additional Sites Consultation Document which takes account of new completions and commitments data from March 2025.	Post 21.11.25

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target completion
MM4.1	Main Modification		SP1 & SP2	Changes to SP1 and SP2 in relation to growth strategy and consequential updates to sub-area policies as appropriate to reflect final list of site allocations.	Post 21.11.25
MM4.2	Main Modification	Part 1	SP1	Add total employment figure to policy alongside the figures for general employment and logistics.	
MM4.3	Main Modification		NC3	Changes to policy in relation to tenure and proportion, linked to new evidence in document Whole Plan Viability Assessment Update (2025) (EXAM 131). Add new wording to refer to the proportion sought on non-allocated Green Belt releases but refer to para 157 in NPPF (Sept 2023) rather than the 'Golden Rules'.	
PS117	Main Modification		NC3	Insert new criterion (h) for specialist housing for elderly and disabled people (Matter 19 hearing statement 19.9.2)	
MM4.4	Main Modification		NC3	Insert new wording which refers to the need for flexibility and site-specific viability testing for older persons schemes	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target completion
4	Action			Request timescales for decision making on school expansion from Education and provide the overall citywide deficit table.	Complete
5	Action			Confirm decision date by Department for Education on funding for new SEND school, as well as updated forecast timescales. Add to examination library.	Complete
6	Action	Air Quality		Clarify how all exceedance measurements in the Air Quality Status Report 2023 have resulted in the two locations specified.	Completed 7.10.25
MM4.5	Amendment to Modification		CH05, NES38, SES29	<p>Delete reference to “overriding regeneration benefits” in condition relating to air quality.</p> <p><i>A detailed Air Quality Assessment will be required at the planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in exceedance area if there are</i></p> <p>overriding regeneration benefits and sufficient mitigation measures.</p>	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target completion
MM4.6	Amendment to Modification		NES37 & SES30	Add condition safeguarding education and burial uses on site until Plan review.	

Tuesday 30th September 2025

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
7	Action	Part 2	GS2	SCC to produce Green Belt compensatory scheme schedule which identifies projects where compensation can be provided.	
MM4.7	Amendment to Modification		Proposed additional site allocations	Amend the condition relating to planning applications that requires a comprehensive assessment of the development's impacts on the environment and compensatory improvements. In the first sentence, clarify what the assessment will involve – be clear it's about loss of Green Belt only. In the second sentence – insert requirement to deliver schemes in the SCC compensatory scheme document.	
8	Action		Green Belt Omission Sites	Council to produce SA/site selection appraisal in an addendum to Council's Selection of Sites for Green Belt Release Topic Paper (EXAM 130) to include sites previously omitted from the Topic Paper. Council to explain why they are not suitable to allocate or would not be selected as preferred option.	Complete EXAM 130B
9	Action		SWS18 and SWS19	Publish Statement of Common Ground with the Peak District National Park Authority's (PDNPA), clarifying the PDNPA's position on	Published 14 th October in advance of

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
				SWS18 and SWS19 about not harming the setting of the Peak District National Park.	Southwest session/15 th October (EXAM 44B).
10	Action	IDP		Add note to the Infrastructure Delivery Plan to reference the position in relation to sewerage on site SWS18.	Addendum now published as EXAM 128A
MM4.8	Amendment to Modification		CH03, CH04, NES36	Remove reference to Golden Rules from conditions on development for employment sites.	
MM4.9	Amendment to Modification		SES29	Clarify in condition that Golden Rules do not apply to the employment portion of the site	
MM4.10	Amendment to Modification		NES37, NES38, NES39, CH05, SWS19, NWS30, SS19	Add condition requiring contributions to strategic road network mitigation measures in relation to sites as-identified within the Transport Assessment but missing from the policies as drafted.	
MM4.11	Amendment to Modification		NES36, SES29; SES30	Amend the strategic road network condition to remove specific reference to the M1. Also amend wording for sites CH03 and CH04 to	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
			CH03, CH04	state contributions 'may be' required, for consistency. Condition to read: <i>'Contributions may be required to highways improvements at junctions on the strategic and local road network.'</i>	
MM4.12	Amendment to Modification		SES30 SWS18	Insert condition to seek specific improvements to Local Road Network (LRN) where known (e.g. SES30 – improvements to the Retford Road/ Beaver Hill Road junction.	
11	Action		IIA	Council to produce IIA Addendum or Update which includes sustainability appraisal for the 8 Gypsy & Traveller site options in the Green Belt (as referred to in paragraph 8 in EXAM 113).	SA completed (EXAM 113A). For inclusion in IIA at Main Mods.
MM4.14	Amendment to Modification		Additional sites	Include new site condition for the additional housing sites indicating potential access arrangements where known. Wording may vary but could potentially be along the lines of <i>'access may be required off roads, x, y, z but this is subject to further transport assessment work.'</i>	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
MM4.15	Main Mod		NC7	Additional text in the supporting text to policy NC7 to state the Gypsy and Traveller Accommodation Assessment is dated and likely to represent an underestimate of need and an early review of this element of the Plan is needed.	
MM4.16	Main Mod and Amendment to Modification		All applicable sites	Local Wildlife Site (LWS) buffer conditions attached to site allocations should be amended, where relevant, to make it clear that the specified distance are “minimum” requirements	
12	Action			Confirm timescales for producing the Green and Blue Infrastructure Strategy	

Wednesday 1st October

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
13	Action		NES37	Publish Statement of Common Ground between the Council Local Planning Authority and Council Property for comments to be received in writing.	Published on the Examination website on 8 th October 2025 (EXAM 162)
14	Action		NES37	Produce a short note setting out information on Yew Lane Local Wildlife Site (LWS) condition and if loss is appropriate to enable access (provide mitigation, amount of loss etc).	Complete EXAM 184
MM4.17	Amendment to Modification		NES38 (and other sites as applicable)	Add “where possible” to condition on hedgerows	
MM4.18	Amendment to Modification		NES38	If site remains an allocation, boundary will need redrawing to remove existing narrow access to Holme Lane Farm from Halifax Road.	
15	Amendment to Modification		NES38	Work up a revised condition to provide clarity surrounding access and additional cycle routes through the Local Wildlife Site (LWS) if ecological appraisals support this.	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
MM4.19	Amendment to Modification		NES38	If site remains an allocation, a condition needs to be added to reflect the need for sensitive design and layout as well as construction sensitivity around the specialist hospital	
16	Action		NES38	Confirm with landowner whether the site would need checking for land contamination/ historical hospital waste.	Complete
17	Action		NES38	Landowner to clarify the current tenancy on the land and whether this has implications for the Public Sector Equality Duty	Complete
MM4.20	Amendment to Modification		NES38	Add policy condition on archaeology.	
MM4.21	Amendment to Modification		NES39	If site remains an allocation, an additional condition should be added to require a full landscape character assessment	
18	Action		NES39	Produce a note outlining estimated capacity on the three separate parcels within NES39 (in light of higher landscape sensitivity of the eastern parcel).	Complete EXAM 180
MM4.22	Amendment to Modification		NES39	Remove condition relating to land contamination.	

Thursday 2nd October

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
19	Action	EXAM136	CH05	Reissue document 'Green Belt Review – Appraisal of Proposed Additional Sites Allocations and Consequential Deletions' (EXAM 136) to correct typographical errors on Green Belt scoring.	Complete EXAM 136A
20	Action		CH05	Confirm whether there have been any traffic counts in the vicinity of site CH05 within the last 12 months.	Complete
MM4.23	Amendment to Modification		CH03	Amend condition to allow for essential supporting infrastructure provision across the location of the Tankersley rail tunnel, for clarity and to tie in with the wording in the Statement of Common Ground.	
MM4.24	Amendment to Modification		CH03	Include condition to reflect potential zoning approach on site to mitigate impact of general employment (Class B2) uses on adjacent homes.	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
21	Action		CH03	JEH Planning to provide copy of Preliminary Ecological Assessment	Published on the Examination website on 8 th October 2025. (EXAM 158)
MM4.25	Amendment to Modification		CH03	Amend site boundary to remove small triangular section of land to the southeast off White Lane. This will remain as Green Belt reflecting change agreed in Statement of Common Ground.	
MM4.26	Amendment to Modification		CH03	Add condition on development to reflect the need to carry out archaeological assessment.	
22	Amendment to Modification		CH04	Consider a criteria-based policy reflecting the wording in the Statement of Common Ground to enable temporary impact on the Local Wildlife Site (LWS) for the purposes of remediation / site development with compensation in accordance with the mitigation hierarchy in NPPF (2023), para 180.	
MM4.27	Amendment to Modification		CH04	Revise boundary reflecting required access route from Cowley Hill (through the Local Wildlife Site) which provides an adequate buffer from ancient woodland.	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
23	Action		CH04	Produce a short note setting out information on the condition of the Local Wildlife Site and, if loss is appropriate to enable access, provide details of mitigation, amount of loss etc.	Complete EXAM 185
MM4.28	Amendment to Modification		NES36	Propose an additional condition relating to wildlife connectivity across the new site access road reflecting wording agreed in the SoCG (EXAM 144).	
MM4.29	Amendment to Modification		NES36	Remove non-promoted land from site allocation and retain area of land in the Green Belt. Add condition to Site Allocation to ensure a defensible boundary is created as part of the development.	
24	Action		NES36	Check that land promoted is fully available, particularly the 4 th landowner identified.	Complete
25	Action	EXAM56A		Provide update to employment land supply position.	Complete EXAM 56B

Monday 13th October

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
MM4.30	Amendment to Modification		SES29	Add condition referencing AMID	
26	Action		SES29	Savills to provide transport assessment as background to the concept masterplan.	Complete EXAM 179
27	Action			Provide updated information on status of the Barrow Hill Rail Line project, completion date and key milestones for Outline Business Case for the station at Waverley and funding from Restoring your Rail Station Enhancement Fund works.	Complete EXAM 186
MM4.31	Amendment to Modification		SES29	Remove the shaded employment area from the Policies Map and add condition to Policy that area will be determined through master planning in relation to siting, topography etc.	
MM4.32	Amendment to Modification		SES29	Add condition on development to require financial payments towards delivery of the new rail station. Specify what may be required on SES29, e.g. pedestrian/cycle access over the railway line, provision of vehicular access to this point and potential parking provision.	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
28	Action	SFRA		Confirm whether the SFRA makes reference to flooding at Highfield Spring in Rotherham,	Completed
MM4.33	Amendment to Modification		SES29	Amend employment uses to include Use Class E(g)(ii) as reflected in the Statement of Common Ground.	
MM4.34	Amendment to Modification		SES29	Amend the condition relating to planning applications that requires a comprehensive assessment of the development's impacts on the environment and compensatory improvements. (see Amendment to Modification MM4.7 above)	
MM4.35	Amendment to Modification		SES29	Condition on development should refer to both Local Wildlife Sites (LWSs) associated with the site (the Waverley Pond LWS and Handsworth Tip LWS).	
29	Action		SES29	Determine the position of Yorkshire Water in relation to their landownership in the southeast of the site to clarify whether the area should remain within the site allocation boundary.	Complete
MM4.36	Amendment to Modification		SES29	Add condition requiring coal mining risk assessment.	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
MM4.37	Amendment to Modification		SES30	Add condition on development to refer to the necessary upgrade to Retford Road / Beaver Hill Road junction (as proposed under MM4.12 on 30 th September).	
MM4.38	Amendment to Modification		SES30	Amend condition to refer to the three relevant adjoining Local Wildlife Sites.	
MM4.6	Amendment to Modification		SES30 / NES37	Add condition on development to ensure that land safeguarded for education / burial use should only be reconsidered through future reviews of the Plan (see Amendment to Modification MM4.6 above).	
30	Action			Prepare a note on the 'Policy Plus' approach in relation to the provision of affordable housing and how this can help to accelerate build out and delivery rates of schemes.	Complete EXAM 187
31	Action		SES30	Add map and email correspondence from Mining Remediation Authority to the examination library.	Complete EXAM 188
MM4.39	Amendment to Modification		SES30	Add site condition to require mining assessment	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
32	Action		SES30	Council to produce a note considering the implications for the allocation boundary and capacity of the private land being unavailable for development	Complete EXAM 180

Tuesday 14th October

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
33	Action	EXAM151		Re-issue Flood Risk Sequential and Exception Test Report to correct reservoir flood risk for site NWS30.	Complete EXAM 151A
MM4.40	Amendment to Modification		NWS30	Add condition on development requiring 15m buffer to LWS	

Wednesday 15th October

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
34	Action		SS19	Fisher German on behalf of Miller Homes to provide junction modelling to the examination website	Complete EXAM 189
MM4.41	Amendment to Modification		SS19	Add condition clarifying any access from Carter Hall Lane is limited to pedestrian/cycle and emergency access.	
MM4.42	Amendment to Modification		SS19	Add condition requiring minimum 15m buffer either side of Robin Brook	
MM4.43	Amendment to Modification		SWS18	Add condition on development: '3-metre buffer on either side of the Exolum pipeline is required to protect this infrastructure from development.'	

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target Completion
MM4.44	Amendment to Modification		SWS18 SWS19	Add condition on development regarding views from the Peak District National Park and mitigation as agreed with the PDNPA in EXAM 44B. This is to read: <i>'The development will be expected to protect the setting of the Peak District National Park, including views into and out of the National Park. To mitigate the visual impact of the development when viewed from the National Park appropriate landscape buffers will be required to visually screen the development. Buffer widths will need to be agreed with the Local Planning Authority</i>	
MM4.45	Amendment to Modification		SWS19	Remove condition relating to historic landfill	
MM4.46	Amendment to Modification		SWS19	Amend developable area and reduce capacity as result of updated EA mapping	
35	Action	Heritage Impact Assessment (EXAM127)		Add Archaeology Concordance Note to the Heritage Impact Assessment as an addendum to signpost correctly to the archaeology evidence base.	EXAM 127A

Friday 21st November 2025

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target completion
36	Action	CD57	Paragraph 5.37	Clarify how purpose-built student accommodation bedspaces were counted as dwelling equivalents in 2021/22 (CD57, para 5.37).	
MM4.47	Main Modification	Part 1/ Annex A	HC14/ KN06/ LR08/ SD05/ SU53	Remove as allocations due to being fully complete in 2024/25.	
MM4.48	Main Modification	Part / Annex A	CW17/ KN09/ SU49	Update site capacity to reflect current planning permission granted in 2024/25.	
37	Action			Add 'Sheffield Housing Delivery Test 2023 Recalculation Letter MHCLG' 2023 HDT score to the Examination library.	28.11.25
38	Action		SWS19/ NES22	Ensure the Environment Agency have been consulted on the new flooding documents included in the focussed consultation, including the new site capacity for SWS19 and the removal of NES22 (EXAM 152A&B).	11.12.25

Amendment Reference	Action Point or Main Modification	Document	Policy, paragraph or site	Proposed amendment / Action	Target completion
39	Action		NES03	Add map showing extension to site allocation arising from planning application 25/00735/Ful to Examination library.	28.11.25
40	Action		NES36	Add letter from landowner confirming ownership availability, redact and to Examination library.	28.11.25