

Sheffield Plan Examination Note

Response to Inspectors' request to update the Employment Land Supply as set out in EXAM56B

06 February 2026

In response to Statements of Common Ground (SoCG) between Sheffield City Council (SCC), British Land and Sheffield Forgemasters (EXAM212B and EXAM212C), which concerned allocations ES01 to ES04 (within the Lower Don Valley), the Inspectors confirmed within their letter (EXAM212) that:

- ES01's boundary and its conditions should be amended as set out in the SoCG. With the northern area separated to create ES55;
- ES02's boundary and its conditions should be amended as set out in the SoCG; and
- ES03 and ES04 should be deleted as agreed in the SoCG.

The Inspectors requested that these amendments to the employment supply should be reflected within EXAM56B (Employment Land Supply Update November 2025), specifically tables 2, 3 and 5.

As discussions had already taken place between SCC, British Land and Forgemasters regarding these changes they were included within EXAM56B in November 2025. This is confirmed within the footnotes for Table 2 and 3.

Table 2 – Site Allocation Reductions

- Table 2 includes the reduction to ES01 as a result of the removal of the Local Wildlife Site and ES55 (-7.77 ha).
- Table 2 includes the deletion of ES03 (-3.24 ha) and ES04 (-1.22 ha)
- Table 2 does not include the reduction of ES01 and ES02 which occurred as a result of the SFRA Level 2 (May 2024) (EXAM40C). These reductions are summarised in EXAM 105, were originally captured within the Employment Land Supply (June 2024) (EXAM56), are explained within SCC's written statement (WS12/1) and carried forward within subsequent employment land supply updates.

ES01's net employment area was reduced by 0.3 ha to avoid areas within flood zone 3b, prior to the agreed reductions in the SoCG, comprising the removal of the Local Wildlife Site (5.09 ha) and the creation of ES55 (2.68 ha). Combined the net employment area reduced by 8.07.

ES02's net employment area was reduced by 3.52 ha (to 2.02 ha) to avoid areas within flood zone 3b, prior to the agreed reductions in the SoCG which comprise the removal of the petrol station and Local Wildlife Site. As these further reductions do not change the net employment area, this was not reflected in the EXAM56B.

Table 3 – Site Allocation Additions

- Table 3 includes the addition of land bounded by Carbrook Street/Weedon Street to ES01(+7.19 ha).
- Table 3 includes the addition of ES055 (+2.68 ha).

These changes, including the earlier changes resulting from the conclusions of the Level 2 SFRA, are reflected in Table 5 (Summary Position), where the contribution to the employment land supply from Local Plan site allocations totals 91.82 ha.