

Information published for a focussed period for comment – documents associated with Stage 4 of the Sheffield Plan hearings

The documents listed below, with hyperlinks, are within the scope of a focussed period for review and comment which closes at **5pm on Thursday 11th December 2025**.

Evidence base documents produced by or on behalf of the Council

EXAM 137	Citywide Cemetery Plan Report to Committee
EXAM 136	Green Belt Review – Appraisal of Proposed Additional Site Allocations and Consequential Deletions v2 (September 2025) updated to correct errors in assessment of CH 05.
EXAM 130A	Proposed Additional Site Allocations: Site Selection Additional Note.
EXAM 140	Housing Supply & Trajectory Update
EXAM 151	Flood Risk Sequential and Exception Test Report (note this has since been updated as EXAM 151A).
EXAM 152	National Flood Modelling Update – Week 1 Sites
EXAM 159	Annual Air Quality Status Report 2025
EXAM 152A	National Flood Mapping Update - Week 2 Sites
EXAM 128A	Infrastructure Delivery Plan Part 2 – Infrastructure Schedule Addendum

Statements of Common Ground between the Council and statutory bodies

EXAM 4Bi	Updated Statement of Common Ground between SCC and Historic England re Proposed Additional Sites
EXAM 35A	Duty to Cooperate Statement of Common Ground with Natural England Updated September 2025
EXAM 44A	Statement of Common Ground between SCC and Peak District NPA re Habitat Regulations Assessment.
EXAM 150	Statement of Common Ground between SCC and the Environment Agency
EXAM 44B	Statement of Common Ground Between SCC and Peak District NPA Part 2

Site specific documents

Site CH03: Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA

Document Ref	Action from Hearings (if applicable)	Document
EXAM 147		Statement of Common Ground between SCC and Fitzwilliam Wentworth Estates re CH03
EXAM 148		CH03 Preliminary Ground Investigation Report
EXAM 149		CH03 Access Arrangement Drawing
EXAM 158	21	Ecological Appraisal - CH 03

Site CH04: Hesley Wood, north of Cowley Hill, S35 2YH

Document Ref	Action from Hearings (if applicable)	Document
EXAM 146		Statement of Common Ground between SCC and Rula Developments re CH04
EXAM 185	23	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 (site CH04).
EXAM 191	22	Consider a criteria-based policy reflecting the wording in the Statement of Common Ground to enable temporary impact on the Local Wildlife Site (LWS)

Site CH05: Land to the east of Chapeltown Road, S35 9ZX

Document Ref	Action from Hearings (if applicable)	Document
EXAM 145		Statement of Common Ground between SCC and Limes Developments re CH05

Site NES36: Land to the south of the M1 Motorway Junction 35, S35 1Q

Document Ref	Action from Hearings (if applicable)	Document
EXAM 144		Statement of Common Ground between SCC and St Pauls Developments and Smithywood Business Parks re NES36
EXAM 177		NES36 – Preliminary Ecological Assessment

Site NES37: Land between Creswick Avenue and Yew Lane, S35 8QN

Document Ref	Action from Hearings (if applicable)	Document
EXAM 155		Ecological Appraisal – NES37
EXAM 162	13	Statement of Common Ground with SCC as Landowner re Site NES37
EXAM 166		NES37 - Illustrative Concept Plan (Note: this is for illustration only and detailed plans would need to be produced at the planning application stage which could result in a very different site layout)
EXAM 178		NES37 – Baseline Biodiversity Net Gain Assessment.
EXAM 184	14	Short note setting out information on Yew Lane Local Wildlife Site condition and if loss is appropriate to enable access (provide mitigation, amount of loss etc) (NES37)
EXAM 180	N/A	Provided for information - capacity at NES37 with farm buildings removed (as per amended boundary suggestion on the concept plan)

Site NES38: Holme Lane Farm and land to the west of Grenoside Grange, Fox Hill Road, S35 8QS

Document Ref	Action from Hearings (if applicable)	Document

EXAM 143		Statement of Common Ground between SCC and Norfolk Estate regarding NES38
EXAM 190	15	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.

Site NES39: Land at Wheel Lane and Middleton Lane, S35 8PU

Document Ref	Action from Hearings (if applicable)	Document
EXAM 142		Statement of Common Ground between SCC and Limes Developments re NES39
EXAM 180	18	Produce a note outlining estimated capacity on the three separate parcels within NES39 in light of higher landscape sensitivity of eastern parcel.

Site NWS30: Land at Forge Lane, S35 0GG

Document Ref	Action from Hearings (if applicable)	Document
EXAM 160		Statement of Common Ground with Commercial Estates Group re. Site NWS30
EXAM 151A	33	Re-issue Flood Risk Sequential and Exception Test Report to correct reservoir flood risk for site NWS30.

Site NWS31: Land between Storth Lane and School Lane, S35 0DT

Document Ref	Action from Hearings (if applicable)	Document
EXAM 154		Ecological Appraisal – NWS31

EXAM 163		Statement of Common Ground with SCC as Landowner re. NWS31
EXAM 167		NWS31 – Illustrative Concept Plan (Note: this is for illustration only and detailed plans would need to be produced at the planning application stage which could result in a very different site layout)
EXAM 176		NWS31 – Baseline Biodiversity Net Gain Assessment

Site SS19: Land to the south of White Lane, S12 3HS

Document Ref	Action from Hearings (if applicable)	Document
EXAM 169		Statement of Common Ground with Miller Homes re. SS19
EXAM 170		Ecological Appraisal – SS19
EXAM 171		Illustrative Masterplan – SS19 (Note: this is for illustration only and detailed plans would need to be produced at the planning application stage which could result in a very different site layout)
EXAM 189	34	Fisher German on behalf of Miller Homes to provide junction modelling to the examination website (site SS19)

Site SWS18: Land between Lodge Moor Road and Redmires Conduit, S10 4LZ

Document Ref	Action from Hearings (if applicable)	Document
EXAM 44B	9	Publish Statement of Common Ground with the Peak District National Park Authority clarifying PDNPA's position on SWS18 and SWS19 not harming the setting of the Peak District National Park.
EXAM 164		Statement of Common Ground with Ackroyd & Abbott Ltd re. SWS18
EXAM 165		SWS18 – Preliminary Ecological Assessment

EXAM128A	10	Add note to the Infrastructure Delivery Plan to reference the position in relation to sewerage on site SWS18 (revised IDP issued)
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Site SWS19: Land to the north of Parkers Lane, S17 3DP

Document Ref	Action from Hearings (if applicable)	Document
EXAM 44B	9	Publish Statement of Common Ground with the Peak District National Park Authority clarifying PDNPA's position on SWS18 and SWS19 not harming the setting of the Peak District National Park.
EXAM 173		SWS19 – Biodiversity Net Gain Feasibility Assessment
EXAM 174		SWS19 – Preliminary Ecological Assessment
EXAM 173A		SWS19 – BNG Baseline Metric Calculation published.

Site SES29: Handsworth Hall Farm, Land at Finchwell Road, S13 9AS

Document Ref	Action from Hearings (if applicable)	Document
EXAM 156		Statement of Common Ground between SCC and Norfolk Estates re. SES 29
EXAM 157		SES29 – Biodiversity Net Gain Assessment (Baseline)
EXAM 179	26	Savills to provide transport assessment as background to the concept masterplan (site SES29).

Site SES30: Land between Bramley Lane and Beaver Hill Road, S13 7JH

Document Ref	Action from Hearings (if applicable)	Document
EXAM 153		Ecological Appraisal – SES30
EXAM 161		Statement of Common Ground with SCC as Landowner re. Site SES30
EXAM 168		SES30 – Illustrative Concept Plan (Note: this is for illustration only and detailed plans would need to be produced at the planning application stage which could result in a very different site layout)
EXAM 175		SES30 – Baseline Biodiversity Net Gain Assessment
EXAM 180	32	Council to produce a note considering the implications for the allocation boundary and capacity of the private land being unavailable for development (site SES30)

Other documents produced by participants in the hearings

EXAM 139	Written Statement – Clive Betts MP – 30th September re Eckington Way.
EXAM 138	Written Statement – S12 Green Belt Group re SS19
EXAM 141	Alternative Brownfield Sites & Other Options CEG Action Group.

Other Documents produced in response to actions arising from the Stage 4 hearings

EXAM DOC	Action Number	Action
EXAM 182	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.
EXAM 183	2	Produce note setting out amount of open space by sub area and the amount and loss of Green Belt by sub area.
EXAM 130B	8	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

EXAM DOC	Action Number	Action
		Paper. Council to explain why they are not suitable to allocate or would not be selected as preferred option.
EXAM 113A	11	<u>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).</u>
EXAM 136A	19	<u>Reissue document 'Green Belt Review – Appraisal of Proposed Additional Sites Allocations and Consequential Deletions' (EXAM 136) to correct typographical errors on Green Belt scoring.</u>
EXAM 56B	25	<u>Provide update to employment land supply position</u>
EXAM 186	27	<u>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.</u>
EXAM 187	30	<u>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.</u>
EXAM 188	31	<u>Add map and email correspondence from Mining Remediation Authority to the examination library.</u>
EXAM 127A	35	<u>Add Archaeology Concordance Note to the Heritage Impact Assessment as an addendum to signpost correctly to the archaeology evidence base.</u>
EXAM 152B	N/A	<u>Provided for information - Flood profiles for urban sites / capacity changes</u>