



Quod

**Statement of
Common Ground
Sheffield Local
Plan – Matter 12
(Site ES02)**

Agreed between

British Land (on behalf of
Norges) and Sheffield City
Council

SEPTEMBER 2024

Q200057

Introduction

1. This Statement of Common Ground (“SoCG”) has been prepared jointly between British Land Company plc¹ (“British Land”) and Sheffield City Council (“SCC”).
2. The purpose of this SoCG is to inform the Inspectors of areas of agreement between the two parties, in relation to the matters to be heard at the Matter 12 (Phase 2 of the Hearings) into the submitted draft Local Plan.

Matter 12 – East Sheffield Sub-Area

3. The issues and matters to be discussed at the Matter 12 Hearing Session relate to a number of proposed site allocations, and the spatial policy within this part of the City.
4. This SoCG relates to draft site allocation ES02.

Draft Allocation ES02

5. Draft allocation ES02 is identified as for General Employment. British Land has made representations to the Regulation 19 Local Plan, as well as through a Hearing Statement on Matter 12, which demonstrate that the proposed allocation for General Employment land uses is unsound.
6. The same representations address flood risk and, most notably, the implications of SCC’s Level 2 Strategic Flood Risk Assessment (April 2024)².
7. This SoCG confirms agreement between both parties that:
 - The site is shown within the Level 2 SFRA as falling partly within both (i) existing Functional Floodplain and (ii) the future Functional Floodplain.
 - It is agreed between both parties that the flood character of the site does not require modification to the boundary of Allocation ES02.
 - In the event that any planning application comes forward on the site, that application will need to be the subject of a site specific FRA.
 - Any future development on the site should optimise the efficient use of the site, given that it is in both a sustainable location and previously developed land.
 - The SFRA demonstrates that the net developable area of the site is potentially reduced, given it is shown to be in part in the existing and future Functional Floodplain.

¹ British Land provide development asset management services to Norges, and were previously joint owners (50:50) of the shopping centre at Meadowhall, and surrounding lands.

² EXAM 38 (and associated Exam documents).

- Should any future site specific FRA be submitted to the SCC that demonstrates that this Functional Floodplain is less than that indicated in the SFRA, development of that part of the site may not be inappropriate from a flood risk perspective.
- Furthermore, should mitigation be proposed as part of any development of the site, which reduced the Functional Floodplain's coverage of the site that, again, should not rule out development on that area shown as Functional Floodplain in the SFRA.

8. The following Proposed Modifications to Allocation ES02 are, therefore, agreed:

- The total site area should remain as 9.98 ha.
- The net area for development is to be modified, on reflection of the findings of the SFRA, to an area of 2.02 ha, and should be referenced as indicative and ultimately determined by a site specific FRA.

9. The "Conditions on Development" within the site specific Allocation should be modified as follows:

Conditions on development:

- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- No development should take place over Blackburn Brook culvert.
- 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 "LPA conclusions" section of the Level 2 SFRA site assessment should be addressed at the planning application stage.
- The watercourse should be deculverted and enhance where possible.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- A buffer is required to the adjacent Local Wildlife Site (s). Watercourses (rivers and streams) require a 10 metre buffer.
- Habitat connectivity on the site should be maintained or enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Signed by Quod (on behalf of British Land Company plc)

Name: Tim Waring
Position: Senior Director

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Dated: 17 September 2024

Signed by Sheffield City Council

Name: Michael Johnson
Position: Head of Planning

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Dated: 19 September 2024



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Tim Waring

