
Statement of Common Ground

Between

Sheffield City Council (as Landowner)

And

Sheffield City Council (as Local Planning Authority)

Proposed Site Allocation Ref. NES37

Land between Creswick Avenue and Yew Lane, S35 8QN

1.0 INTRODUCTION

- 1.1** This Statement of Common Ground (SoCG) has been prepared by Carter Jonas LLP on behalf of the landowner, Sheffield City Council (SCC) to identify the areas of agreement and disagreement between the landowner and Local Planning Authority (LPA) in relation to proposed site allocation ref. NES37, known as 'Land between Creswick Avenue and Yew Lane, S35 8QN', in the emerging Sheffield Local Plan.
- 1.2** The SoCG is between the parties consisting of Sheffield City Council (acting as landowner) and Sheffield City Council (acting as Local Planning Authority).
- 1.3** This SoCG sets out the confirmed points of agreement and disagreement between the parties in relation to issues of suitability, availability, and deliverability of site NES37.

2.0 BACKGROUND AND GOVERNANCE

- 2.1** Sheffield City Council 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** Carter Jonas LLP is advising Sheffield City Council, in its capacity as landowner, regarding the delivery of the site known as 'Land between Creswick Avenue and Yew Lane', identified as proposed allocation reference NES37.
- 2.3** Site NES37 is identified as a proposed allocation within the Sheffield Plan: Proposed Additional Site Allocations (2025). The site extends to approximately 30.32 hectares and the proposed allocation identifies the following uses and associated net areas:
 - Housing (17.41 hectares - circa 609 houses)
 - Education (up to 7 hectares)
 - Multi-faith burial ground (up to 4 hectares)
- 2.4** The landowner has formally submitted representations on the Sheffield Plan: Proposed Additional Site Allocations consultation. This consultation was in response to Inspectors questions raised following earlier stages of the Local Plan examination, which identified a need for an additional 3,529 dwellings along with additional employment land over the plan period.
- 2.5** The site and corresponding representation have been considered by the LPA. The site has been included as a proposed allocation to meet the identified need for housing, education, and burial ground.

- 3.2** This SoCG reflects the current position between the LPA and landowner. Both parties will continue to meet to discuss the availability and deliverability of site NES37 throughout and beyond the Local Plan examination and adoption process.

3.0 SITE OWNERSHIP

- 3.1** The site extends to approximately 30.32 hectares of agricultural land, which is entirely within the ownership of Sheffield City Council.
- 3.2** The Council, as landowner, is actively promoting the site for development in order to help meet identified local needs for housing, education, and burial grounds. The landowner is working collaboratively and proactively with the LPA to ensure the site can be brought to market in the short to medium term to enable a high-quality development to be delivered in accordance with the Local Plan once adopted.
- 3.3** The land is currently subject to an agricultural tenancy. The tenancy agreement contains a break clause which authorises the Council in their capacity as landowner to resume possession for specified non-agricultural uses, including for development purposes for which planning permission has been granted, or for any of the Council's statutory purposes, including housing, highways, public open space, education, playing fields, or burial grounds, or for disposal of the property for any development purposes for which planning permission has been given. The tenancy agreement requires the tenant to be given three calendar months' notice in writing.
- 3.4** The tenancy structure provides the necessary provisions for the council as landowner to resume possession as needed, in order to enable development to be brought forward in accordance with the proposed allocation.
- 3.5** Therefore, the whole site is considered available and deliverable within an appropriate timescale to support the delivery of the proposed uses in accordance with the aims and requirements of the Local Plan.

4.0 SITE BOUNDARY

- 4.1** The proposed site boundary for NES37 is agreed. It is also agreed that the site can be delivered with or without the inclusion of the farm buildings and cattery (these buildings are identified in Appendix 1), and that retention of these buildings would not constrain development of the wider site.

5.0 STRATEGIC MATTERS

- 5.1** Proposed site allocation NES37 is identified for mixed-use development, including housing, education, and a burial ground. It is agreed that the proposed allocation is sound and that it aligns with the Plan's overarching housing targets and spatial strategy.

- 5.2** The Council has identified a need for additional school places and burial ground and, accordingly, the proposed allocation includes provision for up to 7 hectares of education land and up to 4 hectares for a burial ground. It is agreed that these uses should be accommodated within the allocation.
- 5.3** However, the allocation should allow for flexibility should these uses be found to be unsuitable or not required during the plan period.
- 5.4** These modifications would avoid a scenario where land is left without a viable or allocated use, which could lead potential conflict with surrounding development.

6.0 HOUSING

- 6.1** The Sheffield Plan: Proposed Additional Site Allocations (2025) identifies additional sites to support a land supply capable of delivering 38,012 dwellings by 2039. It is appropriate that the Local Plan seeks to meet its housing need within the authority's boundary.
- 6.2** To meet the identified housing needs, additional land is required, and site NES37 has been identified as a suitable housing allocation. As this site involves the release of Green Belt land, in accordance with paragraphs 67, 155, and 156 of the National Planning Policy Framework (NPPF), the 'Golden Rules' require a higher level of affordable housing on sites which are released from the Green Belt than would otherwise apply under policy NC3 of the Sheffield Plan.
- 6.3** The Whole Plan Viability Assessment – Further Note (Dated May 2025) reviews the viability of the proposed additional site allocations. The assessment concludes that site NES37 can accommodate 30% affordable housing provision. The landowner does not dispute this finding and agrees with the Local Planning Authority that, given the land is owned by Sheffield City Council, the development could deliver an additional 10% affordable housing provision as part of a policy plus approach. At this stage, there are no identified technical or viability constraints with respect to such an approach. The City Council as landowner considers that these matters would be examined in more detail at the planning application stage, with specific regard to viability considerations at that time.

7.0 EDUCATION

- 7.1** The proposed allocation includes provision for up to 7 hectares of land for education purposes, comprising 5 hectares for a secondary school and 2 hectares for a Special Educational Needs and Disabilities (SEND) School.
- 7.2** The proposed allocation includes several 'conditions on development', including the following in respect of education provision:
- *Sufficient land within the site will be provided for a mainstream secondary school and a Special Educational Needs and Disability (SEND) School. Its location should be identified through the masterplanning of the site and within subsequent planning applications.*

7.3 It is suggested that this condition be modified as follows:

- *7ha of land within the allocation shall be safeguarded to meet the Council's identified need for a mainstream secondary school and a Special Educational Needs and Disability (SEND) School. The location of this land should be identified through the masterplanning of the site and within subsequent planning applications. Any alternative proposals in relation to this land will be considered as part of the first review of the Plan if necessary.*

7.4 This proposed modification is made in acknowledgement that the demand for secondary and SEND school provision may alter over time.

8.0 BURIAL GROUND

8.1 The proposed allocation includes provision for up to 4 hectares of land for a new burial ground.

8.2 The proposed allocation sets out several 'conditions on development', including one specific to the burial ground, as follows:

- *Sufficient land within the site will be provided for a multi faith burial site. Its location should be identified through the masterplanning of the site and within subsequent planning applications.*

8.3 It is proposed that this condition be modified, and an additional provision included, as follows:

- *4ha of land within the allocation shall be safeguarded to meet the Council's identified need for a burial site. The location of this land should be identified through the masterplanning of the site and within subsequent planning applications. Any alternative proposals in relation to this land will be considered as part of the first review of the Plan if necessary.*

8.4 This proposed modification is considered appropriate and provides the necessary flexibility for unforeseen circumstances such as where technical surveys may establish that the site is unsuitable for burial ground use.

10.0 DELIVERY TIMESCALES

10.1 At the time of writing the site currently does not have planning consent for the proposed uses identified within the Sheffield Plan: Proposed Additional Site Allocations (2025).

10.2 It is agreed that the delivery programme outlined below provides adequate time to accommodate the key stages of the development process, including submission and determination of planning application(s), and implementation of development.

10.3 With regard to delivery and the commencement of development, the landowner supports the LPA's assessment, which anticipates a realistic and achievable lead-in period of 7 years for delivery. This timeframe is deemed adequate to allow for:

- Marketing (if applicable)
- Completion of site investigations and surveys
- Preparation and submission of pre-application enquiry
- Preparation planning application(s)
- Discharge of conditions
- Commencement and implementation of development

10.4 On the matter of housing trajectory, the landowner fully supports the ambition to deliver this site whilst acknowledging that delivery rates can vary dependent on several factors.

Signed



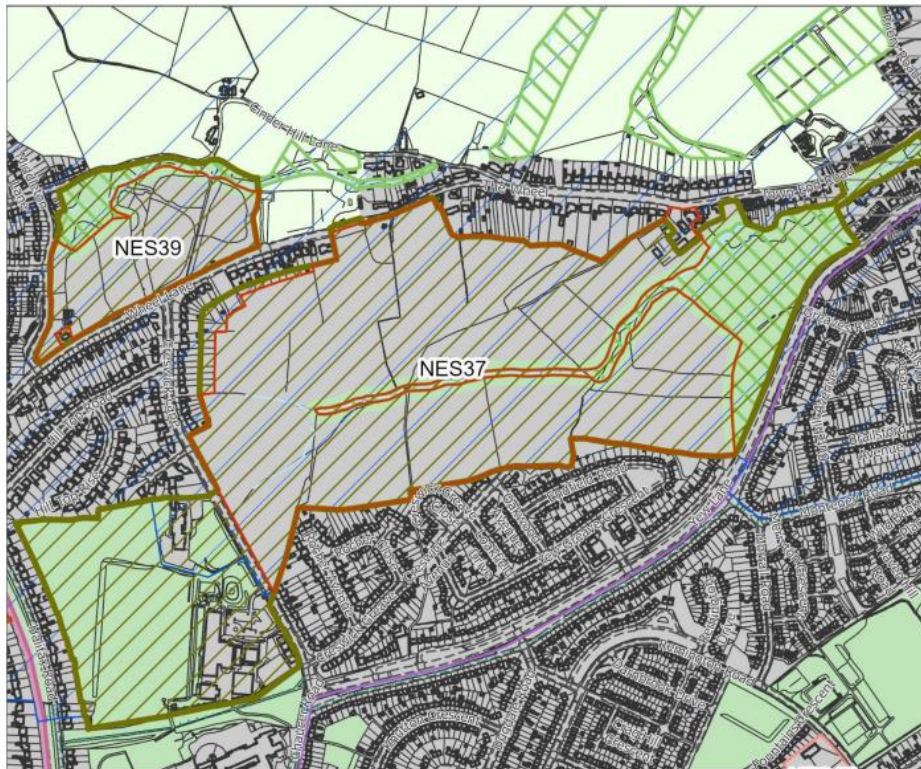
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APPENDIX 1: Green Belt, Allocation and Policy Zone Boundaries Proposed by Sheffield City Council

Recommended change to Policies Map



- Legend
- Green Belt Deletion
 - Strategic Housing Site
 - Housing Site
 - Green Belt
 - Residential Zone
 - Urban Green Space Zone
 - Waterway
 - Designated Neighbourhood Plan Area
 - Cycle Route
 - Mass Transit Corridor
 - Strategic Road
 - Strategic Route for Heavy Goods Vehicles
 - Conservation Area
 - Local Wildlife Site