

28 October 2026

Dear Inspectors,

Sheffield Plan Examination - representation on FMM33, FMM3 and the September 2026 Integrated Impact Assessment note: sewerage evidence for SES30 and NES37

1. Summary of representation

This representation concerns FMM33, FMM3 and the Integrated Impact Assessment Sustainability Appraisal note (September 2026). New evidence received on 13 October 2026 shows that the published infrastructure evidence uses a different meaning for Yorkshire Water's red ratings. This needs explaining before relying on affordable homes from SES30 (827 homes) and NES37 (592 homes).

FMM33 sets the Annex C affordable housing target at 5,479 homes, which includes the affordable homes on SES30 and NES37, including 225 additional "policy plus" homes (EXAM 187A). The IIA screening considers the capacity changes too small to affect its findings; it does not reassess sewer capacity. EXAM 140 schedules both sites from 2033/34.

FMM3 inserts paragraph 5.20, stating that developers "may be required to" deliver, or contribute to, "Transport Mitigations", including those in the Infrastructure Delivery Plan (IDP). It does not cover sewer upgrades UT19 (SES30) and UT15 (NES37), which the IDP classes as "Integral" and "non-negotiable" (EXAM 128, para 2.3.4).

The IIA note, Appendix B, para 3.3, concludes that "proposed site allocations in the Plan remain appropriate". For sewerage, the relevant evidence is the IDP Addendum (EXAM 128, May 2025; EXAM 128A, October 2025).

The new evidence. Yorkshire Water's disclosed assessment summary (EIR 1483) places the land forming SES30 and NES37 in a red category defined as "Object to allocation". However, the Addendum uses the same colours but defines red as "Significant mitigation may be needed". It does not explain the difference or record how the objections were resolved. Yorkshire Water rated the land forming nine of the fourteen additional allocations red, and the Addendum shows the same nine in red. It also shows a tenth, SWS18, which is not on Yorkshire Water's disclosed list.

This disclosure was not available during the earlier consultations or hearings. That makes it the kind of evidence the Council's FAQ expects at this stage: any changes the Inspectors make now "are likely to be in response to new evidence" (Q13). The objection to the Green Belt allocations, particularly SES29 and SES30, remains.

2. Evidence

Date	Event	Source	What it records about Yorkshire Water's position
Undated assessment	Yorkshire Water assesses 21 candidate entries supplied for the Addendum	EIR 1483, answers to Q1 and Q2	SES30 and NES37 red: "Object to allocation". Ten entries red.
28 May 2025	IDP Addendum v2.1 published with the additional sites consultation (29 May to 11 July 2025)	EXAM 128, Table 6, paras 3.6.12 to 3.6.13, 4.6.1 to 4.6.3, Annex A	Red means "Significant mitigation may be needed". Impacts "not preventative for development"; detailed schemes deferred.
29 May to 11 July 2025	Additional sites consultation	EXAM 124; representations database	No specific sewer-capacity condition proposed in EXAM 124. No representation from Yorkshire Water in the database.
29 September to 21 November 2025	Stage 3 and 4 hearings	EXAM 187, para 2; Officer Decision Report, para 1.4; REF3.0616, pp.79 to 80	Hearings precede the EIR disclosure.
October 2025	IDP Addendum v2.3 published during the hearings	EXAM 128A, front note, Table 6	SWS18 added as red; other sewer ratings retained. Water-supply wording and highway costs also updated.
16 January 2026	Inspectors' post-hearing letter	EXAM 213, para 12	Allocations "suitable and potentially deliverable/developable"; mitigation to limit environmental impacts considered feasible.
March to May 2026	Main Modifications consultation	MM411 and MM351	Neither policy names UT19 or UT15 or expressly links occupation to their completion.
13 October 2026	Yorkshire Water answers EIR 1483	Enclosed	Red means "Object to allocation". No relevant water-supply records held within scope. No dated update identified.
15 October 2026	Question put to Yorkshire Water's Land Use Planning Team: does the objection stand?	Enclosed	Asked for the current position, grounds and any agreed works.

2.1 The same ratings, two different definitions

Yorkshire Water's disclosed summary ("EIR 1483 - Sheffield IDP - Allocation Assessment 2") and the Addendum's Table 6 give matching colours to the sites that can be compared (Appendix A). The Addendum presents its key as Yorkshire Water's: "Yorkshire Water has categorised the potential level of difficulty in serving each site on a RAG (Red/Amber/Green) scale" (para 4.6.1). The keys differ:

Colour	**Yorkshire Water's definition (disclosed)**	**Addendum's definition (EXAM 128 and 128A, para 4.6.1)**
Red	"Object to allocation - site hosts operationally critical assets / evident network and treatment works incapacity / YW easement impacted / previous YW objection"	"Significant mitigation may be needed due to known network and treatment capacity constraints in the vicinity of the site, or downstream."
Amber / Orange	"Site hosts YW assets / network re-inforcement may be required subject to feasibility investigation / developable site subject to design"	"Moderate levels of mitigation may be needed due to known network and treatment capacity constraints in the vicinity of the site, or downstream."
Green	"No operational concerns subject to condition"	"No operational concerns, subject to conditions."

Yorkshire Water rates SES30 (S03020 and S02502, 878 homes in the supplied list) and NES37 (S03051 and S03034, 668 homes) red. The red definition gives four possible grounds without identifying which applies. Table 6 records limited sewer capacity near SES30 and a likelihood of downstream sewer flooding without mitigation at NES37. These show capacity concerns, but do not establish which grounds Yorkshire Water applied.

The Addendum says the impacts are "not preventative for development" (para 3.6.12), but Yorkshire Water will develop detailed schemes "at a later stage" (para 4.6.3). Annex A lists UT19 and UT15 as capacity upgrades phased for 2029-2034, with "Yorkshire Water funding settlement and connection charges" as their funding method. No indicative cost is given. Paragraph 3.6.13 recommends site-policy requirements to limit surface water entering sewers. Neither MM411 nor MM351 expressly links occupation to these upgrades.

2.2 No dated resolution identified

Neither Addendum explains whether or how the red ratings were resolved. MM411 requires the IDP junction improvements at Retford Road / Beaver Hill Road, but does not mention UT19. General drainage and infrastructure policies apply (GS11 and DC1), and both site policies require the mitigation identified in the Level 2 Strategic Flood Risk Assessment to be addressed. Neither expressly secures UT19 or UT15 before occupation.

Asked for later updates (EIR question 4), Yorkshire Water referred back to question 2 without identifying a dated change. A clarification request was sent to its planning team on 15 October 2026.

The disclosed assessment records an objection to allocation. The Council should publish any dated record showing how it was resolved.

2.3 Water supply, timing and funding

The May Addendum carries forward the water-supply assurance in EXAM 3E (January 2024, paras 3.6.20 to 3.6.23). That relied on Severn Trent's comments and Sheffield's water-stress classification; Yorkshire Water gave no specific supply response but referred to its Water Resources Management Plan 2024. The October update says discussions with both companies indicated no significant concerns (EXAM 128A, para 3.6.10). Yorkshire Water's EIR response identifies no supporting records within the requested period, January to October 2025. Earlier records or records held by the Council or Arup may exist. The assurance still needs a recorded basis.

EXAM 140 schedules both sites from 2033/34, using earlier capacities of 868 homes at SES30 and 609 at NES37. UT19 and UT15 are phased for 2029-2034, a period extending beyond the current funding settlement ending in March 2030. This does not prove the works are unfunded or late, but the published evidence does not show how their completion fits first occupation.

3. Soundness concern

The test. NPPF (September 2023) paragraphs 20(b), 31 and 35 require provision for wastewater infrastructure, up-to-date and proportionate evidence, and delivery over the plan period. Sites relied on for later years must be "developable", with "a reasonable prospect that they will be available and could be viably developed at the point envisaged" (Annex 2). Planning Practice Guidance identifies wastewater capacity as a planning consideration and describes phasing so homes are not occupied before necessary sewer improvements are complete (paragraphs 007, 019 and 020). The question is whether the evidence supports the works being delivered in time.

FMM33 is not justified or effective. On the evidence provided, it counts affordable homes on SES30 and NES37 without explaining Yorkshire Water's red ratings or demonstrating how the necessary works fit the timetable. The affordable homes, including the 225 policy plus homes, depend on delivery of the wider developments.

FMM3 is not effective. It addresses transport alone, while the IDP classes the sewer upgrades as "Integral" and the four additional highway schemes (TR58 to TR61) as "Fundamental". The Plan should be equally clear about the sewer works needed before occupation.

The IIA note's conclusion is not justified on the present record. Appendix B concerns agricultural land, but also relies on wider site-selection evidence. Its conclusion does not answer the new sewerage evidence. The Inspectors' finding that mitigation to limit environmental impacts was feasible (EXAM 213, para 12) should be checked against Yorkshire Water's red ratings and any recorded resolution.

Why this matters for the Green Belt release. NPPF paragraph 140 requires exceptional circumstances to be "fully evidenced and justified". The Council said that, under the Golden Rules, "any necessary new infrastructure is delivered alongside the new homes", and that the IDP identifies the projects required (EXAM 124, para 4.23). Yorkshire Water's disclosed red ratings cover 2,371 of the 3,771 homes in Appendix A (63%). Including SWS18, the Council's red category covers 2,629 homes (70%).

The disclosure does not show that the sites cannot be drained or that the objection remains current. It shows an unexplained difference between the assessment summary and the published evidence. The Council can publish those records.

4. Primary request

The Inspectors are asked not to find FMM33 and FMM3 sound as drafted, or rely on the IIA note's conclusion for SES30 and NES37, until the Council has published:

1. Yorkshire Water's original response, with its date and rating key, and an explanation of the different red definition in Table 6. Sensitive modelling detail may be redacted.
2. A dated statement from Yorkshire Water on each red-rated allocation. For SES30 and NES37, this should identify any current objection, its grounds and any agreed works, conditions and timing.
3. The recorded basis for the May and October water-supply assurances, including the Water Resources Management Plan relied on.
4. The scope, indicative cost, funding and timetable for UT19 and UT15, linked to first occupation.

FMM3 should cover other IDP infrastructure as well as transport.

FMM33 should not count affordable homes on SES30 and NES37 until the evidence shows a reasonable prospect of the necessary works being completed in time. If the Council cannot demonstrate a workable solution within the plan timetable, SES30 and NES37 should be removed through changes to MM411 and MM351, Policies SP1, SA3 and SA5, the supply tables and the Policies Map. These requests relate to FMM33's delivery assumptions, FMM3's scope and the IIA note's conclusion. The same check should cover the other red-rated allocations.

The Inspectors can seek this further information, as they did in EXAM 217 and 217C (paras 27 to 29, which concern SES30 and NES37).

5. Conclusion

The published evidence uses Yorkshire Water's colours without its definition of red as "Object to allocation". The difference remains unexplained, and the timetable for the necessary sewer works is not linked to occupation. Until these points are resolved, FMM33 and FMM3 are not sound as drafted, and the IIA note's conclusion for SES30 and NES37 should not be relied on.

Yours faithfully,

Michael Parkin

Enclosures: Yorkshire Water, response to request EIR 1483, 13 October 2026, with its three attachments (site list, site map and "Sheffield IDP - Allocation Assessment 2"); email to Yorkshire Water Land Use Planning Team, 15 October 2026.

Appendix A. Yorkshire Water's ratings and the Addendum's Table 6, by allocation

Yorkshire Water's ratings are from the far-right "RAG status" column of "Allocation Assessment 2". The amber and green shading in its first column matches the "Green Belt Site Options" key on the supplied site map. Site references are matched to allocations using EXAM 130, Appendix 4. Table 6 colours are from EXAM 128A. Housing figures are from the March 2026 Main Modifications; SES29 uses the plan-period figure. Of 3,771 homes, Yorkshire Water's disclosed red ratings cover 2,371 (63%). The Council's red category, including SWS18, covers 2,629 (70%).

Allocation	Entry in Yorkshire Water's list	Yorkshire Water rating	Table 6 colour (EXAM 128A)	Homes (MM)	Homes in list supplied
CH03	S03112 (employment)	Green	Green	0	0
CH04	S04639 (employment)	Red	Red	0	0
CH05	S03038	Red	Red	549	549
NES36	S04101 (employment)	Red	Red	0	0
NES37	S03051 and S03034	Red	Red	592	668
NES38	S03100 and S03028 (two entries)	Red; Red	Red	188	96; 139
NES39	S03035	Red	Red	66	148
NWS30	S03032	Red	Red	69	69
NWS31	S03483	Green	Green	103	103
SES29	S03061 (mixed use)	Green	Green	735	770
SES30	S03020 and S02502	Red	Red	827	878
SS19	S02898	Amber	Orange	304	344
SWS18	Not on the disclosed list	-	Red (added October 2025)	258	-
SWS19	GBOM06	Red	Red	80	82

Seven assessed options were not allocated: GBOM01, S03004, S03033, S03049, S04030, S04067 and S03005. Other sources: Council FAQ (September 2026), Q13; Planning Practice Guidance, Water supply, wastewater and water quality, paragraphs 007, 019 and 020 (34-007-20140306, 34-019-20140306 and 34-020-20140306); Ofwat, Notification of the PR24 final determination of price controls for Yorkshire Water, 18 December 2024 (funding period 1 April 2025 to 31 March 2030).

Enclosure 1

EIR 1483 - Data Supplied

From: EIR Compliance <EIR@yorkshirewater.co.uk>
Sent: Tue, 13 Oct 2026 15:34:12 +0000
To: Michael Parkin <[redacted]>
Subject: 20261013- EIR 1483 - Data Supplied
Attachments: EIR 1483 - site map.pdf; EIR 1483 - site list.csv; EIR 1483 - Sheffield IDP - Allocation Assessment 2.docx

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Reference Number: **EIR 1483**

Dear Michael Parkin,

We refer to your request for information submitted to Yorkshire Water dated 17 August 2026:

"Under the Environmental Information Regulations 2004, please provide the following recorded information concerning Yorkshire Water's engagement with Sheffield City Council and Ove Arup & Partners in preparing the May 2025 Sheffield Plan Infrastructure Delivery Plan Addendum:

1. *The consultation request, site list and development figures supplied to Yorkshire Water for assessment.*
2. *Yorkshire Water's substantive response, including any completed tables, attachments, meeting records or site-specific RAG assessment concerning water supply or sewerage.*
3. *The recorded information supporting the conclusion in paragraph 3.6.10 of the Addendum (attached) that there were no anticipated water-supply capacity issues and that significant concerns were unlikely. This should include any record identifying*:
    - *the Water Resources Management Plan relied upon;*
    - *whether the additional sites and total Sheffield Plan growth were included in its demand assumptions; and*
    - *any quantified water-demand, supply-capacity or distribution-network assessment undertaken.*
4. *Any subsequent information supplied by Yorkshire Water that updated or corrected the May 2025 assessment, including in preparation for the October 2025 update.*

Please search records covering 1 January to 31 October 2025 and provide copies electronically. Personal contact information may be redacted."

Included with this email are the responses to your questions:

Question 1
Please find enclosed the original list supplied to Yorkshire Water for assessment, 'EIR 1483- site map and EIR 1483 -site list'.

We understand that as part of the publication: IDP Part 2 Infrastructure Schedule Addendum v2.1.pdf that these have been subject to change.

Question 2
We have considered the information you have requested and are able to provide a high-level summary of the findings. However, some information has been withheld under Regulation 12(5)(e) of the Environmental Information Regulations 2004.

The withheld information consists of detailed hydraulic modelling outputs, network capacity assessments, asset-specific performance data, technical assumptions and location-specific analysis used to assess the operation of Yorkshire Water's wastewater network. Disclosure of this information would reveal detailed information regarding the capability, limitations and vulnerabilities of the network, together with Yorkshire Water's assessment of existing and future infrastructure requirements. We consider that disclosure would adversely affect the confidentiality of commercial information where such confidentiality is provided by law and protects a legitimate economic interest.

We recognise the public interest in understanding flood risk and network capacity constraints. To assist with this, we have provided a high-level summary of the outcomes of the assessment. However, we consider that the public interest in maintaining the exception outweighs the public interest in disclosure of the detailed information, as release would prejudice Yorkshire Water's ability to manage and invest in its infrastructure effectively and could adversely affect its commercial and operational interests.

Accordingly, detailed modelling outputs comments have been withheld under Regulation 12(5)(e), whilst high-level summary information has been disclosed where possible, please see EIR 1483 – Sheffield IDP – Allocation Assessment 2.

Question 3
We have undertaken reasonable searches for information falling within the scope of your request. Following those searches, we do not hold any recorded information relevant to this part of your request. As such for the purposes of paragraph 12(4) a public authority may refuse to disclose information to the extent that (a) it does not hold that information when an applicant's request is received.

Question 4
Please refer to our response to question 2.

We trust that the provision of this data satisfies your request. In accordance with the Environmental Information Regulations 2004, if you are not satisfied with this reply to your request you can ask for an internal review. A request for an internal review must be submitted within 40 working days by contacting the Data Protection Team.

Thank you for contacting Yorkshire Water.

Yours sincerely,

Data Protection Team

Email: EIR@Yorkshirewater.co.uk

Want to know a bit more about Yorkshire Water? Our website is full of useful info, from how to apply for a water meter to planning your next walk at one of our beautiful reservoirs - it's all at yorkshirewater.com

Need to talk to us? For the best way to get in touch with us, go to yorkshirewater.com/contact

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Registered Office Ellington House, 9 Savannah Way, Leeds Valley Park, Leeds, LS10 1AB
Registered in England and Wales No 2366682

Enclosure 1a

EIR 1483 - site list

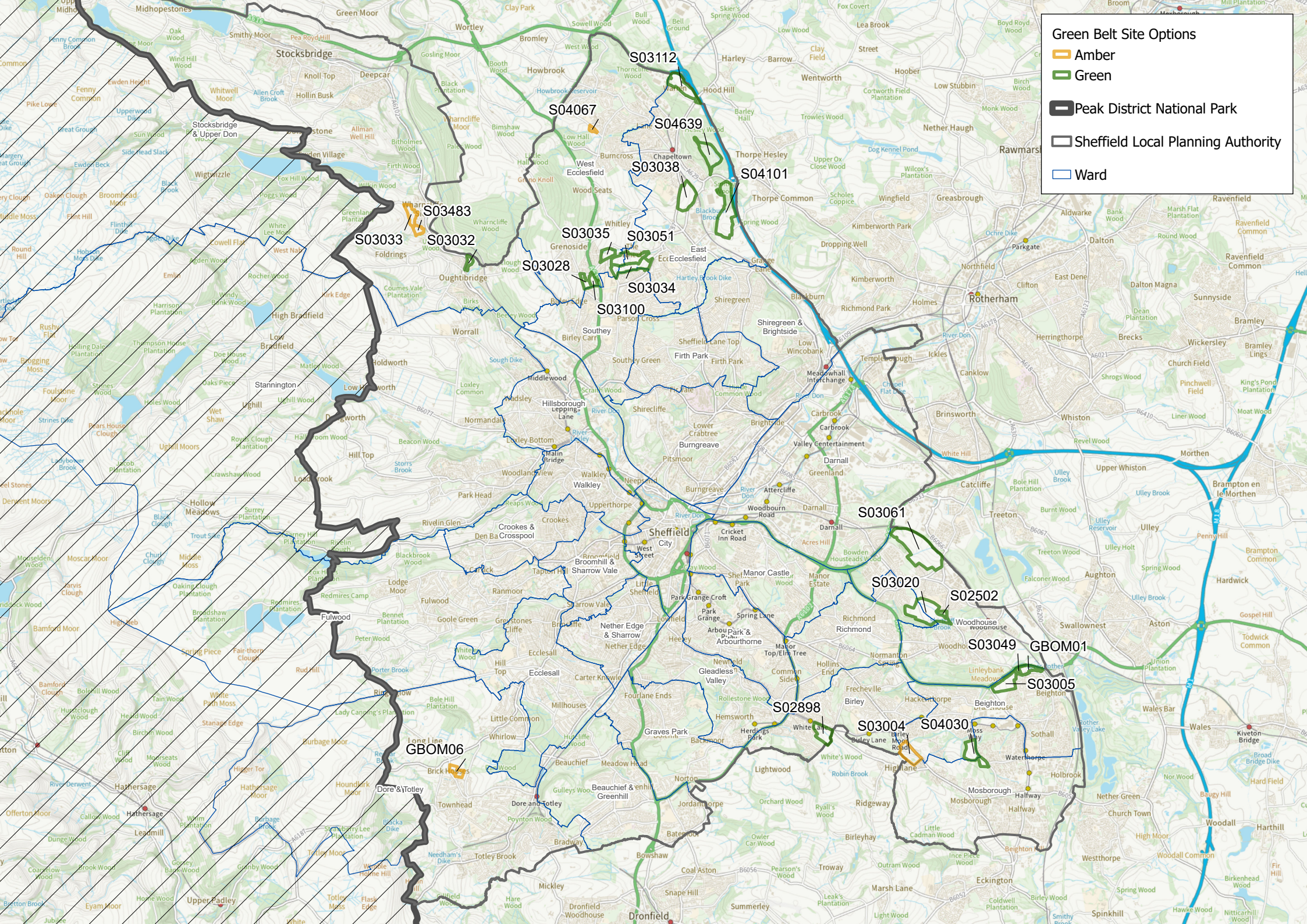
EIR 1483 - site list.csv

Site ref	Address	Ward	Sub Area	Gross Area (Ha)	Employment Net (Ha)	Housing Gross (Ha)	Housing Net (Ha)	Proposed Use	Estimated housing capacity (to 2039)
Housing site options									
GBOM01	Land to the north of Woodhouse Lane, S20 1AF	Beighton Ward	South East Sheffield	6.44	0	4.87	4.38	Housing	153
GBOM06	Land to the north of Parkers Lane, S17 3DP	Dore & Totley Ward	South West Sheffield	5.29	0	2.61	2.35	Housing	82
S02898*	Land to the south of White Lane, S12 3HS	Birley Ward	South Sheffield	13.41	0	12.3	8.61	Housing	344
S03004	Land to the west of Moor Valley, S20 5BB	Beighton Ward	South East Sheffield	13.92	0	10.55	7.39	Housing	296
S03020 and S02502	Land between Bramley Lane and Beaver Hill Road, S13 7JH // Land at Beaver Hill Road, S13 9QL	Woodhouse Ward	South East Sheffield	36.59	0	36.59	26.08	Housing	878
S03028	Land to the west of Grenoside Grange, Fox Hill Road, S35 8QS	West Ecclesfield Ward	North East Sheffield	4.62	0	4.41	3.97	Housing	139
S03032	Land at Forge Lane, S35 0GG	Stocksbridge & Upper Don Ward	North West Sheffield	3.18	0	2.56	2.3	Housing	69
S03033*	Land at Brightholmlee Lane, S35 0DD	Stocksbridge & Upper Don Ward	North West Sheffield	7.72	0	7.72	6.18	Housing	185
S03035	Land at Wheel Lane and Middleton Lane, S35 8PU	West Ecclesfield Ward	North East Sheffield	8.11	0	5.3	4.24	Housing	148
S03038	Land to the east of Chapeltown Road, S35 9ZX	East Ecclesfield Ward	Chapeltown /High Green	19.62	0	19.62	13.73	Housing	549
S03049	Land to the north of Beighton Road, S20 1AF	Beighton Ward	South East Sheffield	1.91	0	1.91	1.72	Housing	60
S03051 and S03034	Land to the south of Wheel Lane, S35 8RY // Land between Creswick Avenue and Yew Lane, S35 8QN	East Ecclesfield Ward	North East Sheffield	33.77	0	32	22.4	Housing	668
S03100	Holme Lane Farm, Halifax Road, S35 8PB	West Ecclesfield Ward	North East Sheffield	3.92	0	3.05	2.75	Housing	96
S03483	Land between Storth Lane and School Lane, S35 0DT	Stocksbridge & Upper Don Ward	North West Sheffield	4.84	0	3.8	3.42	Housing	103
S04030	Land to the west of Moss Way, S20 5AS	Mosborough Ward	South East Sheffield	27.9	0	14.59	10.21	Housing	357
S04067	Land at 266 Springwood Lane, S35 4JP	West Ecclesfield Ward	Chapeltown /High Green	1.47	0	1.47	1.32	Housing	46
Mixed Use site option									
S03061	Handsworth Hall Farm, Land at Finchwell Road, S13 9AS	Woodhouse Ward	South East Sheffield	68.37	20	35.1	24.57	Mixed Use	770
Employment site options									
S03005	Land to the east of Eckington Way and south of A57, S20 1XE	Beighton Ward	South East Sheffield	13.98	13.98	0	0	Employment	0

Site ref	Address	Ward	Sub Area	Gross Area (Ha)	Employment Net (Ha)	Housing Gross (Ha)	Housing Net (Ha)	Proposed Use	Estimated housing capacity (to 2039)
S03112	Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA	East Ecclesfield Ward	Chapeltown /High Green	17.97	17.97	0	0	Employment	0
S04101	Land to the south of the M1 Motorway Junction 35, S35 1QP	East Ecclesfield Ward	North East Sheffield	35.63	22.02	0	0	Employment	0
S04639*	Hesley Wood, north of Cowley Hill, S35 2YH	East Ecclesfield Ward	Chapeltown /High Green	18.23	14.12	0	0	Employment	0
*** Availability to be confirmed.**									

Enclosure 1b

EIR 1483 - site map


Green Belt Site Options
Amber
Green
Peak District National Park
Sheffield Local Planning Authority
Ward
S03112
S04067
S04639
S03038
S04101
S03483
S03033
S03032
S03035
S03051
S03028
S03034
S03100
S03061
S03020
S02502
S03049
GBOM01
S03005
S02898
S03004
S04030
GBOM06
Stocksbridge
Midhopestones
Wortley
Bromley
Howbrook
Harley
Barrow
Wentworth
Hoober
Stocksbridge & Upper Don
Deepcar
Hollin Busk
Thorpe Hesley
Rawmarsh
Nether Haugh
Chapeltown
West Ecclesfield
Thorpe Common
Ravenfield
Aldwarke
Dalton
Parkgate
Ravenfield Common
Foldrings
Oughtibridge
Whitley
Grenoside
East Ecclesfield
Kimberworth Park
Dropping Well
Kimberworth
Northfield
Rotherham
Clifton
East Dene
Dalton Magna
Sunnyside
Bramley
Herringthorpe
Brecks
Wickersley
Bramley Lings
Church Field
Pinchwell Field
King's Pond Plantation
Shiregreen
Shiregreen & Brightside
Low Wincobank
Templeborough
Ickles
Canklow
Meadowhall Interchange
Brinsworth
Whiston
Liner Wood
Moat Wood
Morthen
Upper Whiston
Brampton en le Morthen
Catcliffe
Treeton
Ulley
Ulley Reservoir
Aughton
Swallownest
Aston
Hardwick
Gospel Hill
Todwick Common
Spring Wood
Falconer Wood
Ulley Brook
Ulley Holt
Penny Hill
Brampton Common
Woodhouse
Richmond
Arbourthorne
Manor Top/Elm Tree
Normanton Spring
Hollins End
Frecheville
Birley
Hackenthorpe
Beighton
Wales Bar
Wales
Kiveton Bridge
Sothall
Waterthorpe
Holbrook
Nor Wood
Hard Field
Broad Bridge Dike
Nether Green
Church Town
Woodall
Harthill
Mosborough
Halfway
Ridgeway
Birley Lane
Herdings Park
White Lea
Hemsworth
Graves Park
Backmoor
Fourlane Ends
Millhouses
Carter Knowle
Gleadless Valley
Newfield
Common Side
Ecclesall
Hill Top
Little Common
Whirlow
Long Line
Brick Houses
Dore & Totley
Dore and Totley
Townhead
Beauchief
Beauchief & Greenhill
Meadow Head
Norton
Lightwood
Jordanthorpe
Orchard Wood
Ryall's Wood
Robin Brook
Bateman
Birleyhay
Owler Car Wood
Little Cadman Wood
Bowshaw
Totley Brook
Bradway
Needham's Dike
Coal Aston
Troway
Outram Wood
Pearson's Wood
Eckington
Marsh Lane
Coldwell Plantation
Birley Wood
Spring Wood
Westthorpe
Woodall Common
Birkenhead Wood
Fir Hill
Hawke Wood
Nitticarhill Wood
Spinkhill
Mickley
Snape Hill
Summerley
Dronfield Woodhouse
Dronfield
Upper Padley
Hathersage
Leadmill
Hathersage Moor
Houndkirk Moor
Burbage Moor
Stanage Edge
Offerton Moor
Callow Wood
Dunge Wood
Eyam Moor
Totley Moss
Flask Edge
Gilfield Wood
Hare Wood
Sheffield
City
Crookes & Crosspool
Crookes
Broomhill & Sharrow Vale
Nether Edge & Sharrow
Nether Edge
Sharrow Vale
Little Sheffield
Park Grange Croft
Park Grange
Spring Lane
Manor Castle
Manor Estate
Cricket Inn Road
Woodbourn Road
Darnall
Attercliffe
Carbrook
Valley Centertainment
Burngreave
Pitsmoor
Greenland
Upperthorpe
Walkley
Neepsend
Woodland View
Malin Bridge
Loxley Bottom
Hillsborough
Leppings Lane
Middlewood
Wadsley
Scrane Wood
Firth Park
Southey Green
Southey
Birley Carr
Sheffield Lane Top
Shirecliffe
Lower Crabtree
Brightside
Carbrook
Meadowhall Interchange
Holmes
Richmond Park
Blackburn
Worrall
Low Bradfield
High Bradfield
Holdworth
Stannington
Loxley Common
Normandale
Beacon Wood
Hill Top
Storrs Brook
Crawshaw Wood
Load Brook
Park Head
Reaps Wood
Rivelin Glen
Hollow Meadows
Surrey Plantation
Blackbrook Wood
Lodge Moor
Fulwood
Goole Green
Greystones
Cliffe
Ranmoor
Redmires Camp
Redmires Plantation
Broadshaw Plantation
Bennet Plantation
Peter Wood
Porter Brook
Rud Hill
Ecclesall
Bole Hill Plantation
Lady Canning's Plantation
Burbage Moor
Whirlow Wood
Beauchief Wood
Meadow Head
Gulleys Wood
Poynton Wood
Totley Moor
Totley Brook
Gonby Wood
Brook Wood
Coaneslow Wood
Home Wood
Upper Padley
Hathersage
Leadmill
Offerton Moor
Callow Wood
Dunge Wood
Eyam Moor
Totley Moss
Flask Edge
Gilfield Wood
Hare Wood
Mickley
Snape Hill
Summerley
Dronfield Woodhouse
Dronfield
Upper Padley
Hathersage
Leadmill
Hathersage Moor
Houndkirk Moor
Burbage Moor
Stanage Edge
Offerton Moor
Callow Wood
Dunge Wood
Eyam Moor
Totley Moss
Flask Edge
Gilfield Wood
Hare Wood

Enclosure 1c

EIR 1483 - Sheffield IDP - Allocation Assessment 2

Category	Definition
Red	Object to allocation - site hosts operationally critical assets / evident network and treatment works incapacity / YW easement impacted / previous YW objection
Amber	Site hosts YW assets / network re-inforcement may be required subject to feasibility investigation / developable site subject to design
Green	No operational concerns subject to condition

Site ref	Address	Ward	Sub Area	Gross Area (Ha)	Employment Net (Ha)	Housing Gross (Ha)	Housing Net (Ha)	Proposed Use	Estimated housing capacity (to 2039)	RAG status
Housing site options										
GBOM01	Land to the north of Woodhouse Lane, S20 1AF	Beighton Ward	South East Sheffield	6.44	0	4.87	4.38	Housing	153	
GBOM06	Land to the north of Parkers Lane, S17 3DP	Dore & Totley Ward	South West Sheffield	5.29	0	2.61	2.35	Housing	82	
S02898*	Land to the south of White Lane, S12 3HS	Birley Ward	South Sheffield	13.41	0	12.3	8.61	Housing	344	
S03004	Land to the west of Moor Valley, S20	Beighton Ward	South East Sheffield	13.92	0	10.55	7.39	Housing	296	

	5BB									
S03020 and S02502	Land between Bramley Lane and Beaver Hill Road, S13 7JH // Land at Beaver Hill Road, S13 9QL	Woodhouse Ward	South East Sheffield	36.59	0	36.59	26.08	Housing	878	
S03028	Land to the west of Grenoside Grange, Fox Hill Road, S35 8QS	West Ecclesfield Ward	North East Sheffield	4.62	0	4.41	3.97	Housing	139	
S03032	Land at Forge Lane, S35 0GG	Stocksbridge & Upper Don Ward	North West Sheffield	3.18	0	2.56	2.3	Housing	69	
S03033*	Land at Brightholmlee Lane, S35 0DD	Stocksbridge & Upper Don Ward	North West Sheffield	7.72	0	7.72	6.18	Housing	185	
S03035	Land at Wheel Lane and Middleton Lane, S35 8PU	West Ecclesfield Ward	North East Sheffield	8.11	0	5.3	4.24	Housing	148	
S03038	Land to the east of Chapeltown Road, S35 9ZX	East Ecclesfield Ward	Chapeltown /High Green	19.62	0	19.62	13.73	Housing	549	
S03049	Land to the north of Beighton Road, S20 1AF	Beighton Ward	South East Sheffield	1.91	0	1.91	1.72	Housing	60	
S03051 and S03034	Land to the south of Wheel Lane, S35 8RY // Land between Creswick Avenue and Yew Lane, S35 8QN	East Ecclesfield Ward	North East Sheffield	33.77	0	32	22.4	Housing	668	
S03100	Holme Lane Farm,	West	North East	3.92	0	3.05	2.75	Housing	96	

	Halifax Road, S35 8PB	Ecclesfield Ward	Sheffield							
S03483	Land between Storth Lane and School Lane, S35 0DT	Stocksbridge & Upper Don Ward	North West Sheffield	4.84	0	3.8	3.42	Housing	103	
S04030	Land to the west of Moss Way, S20 5AS	Mosborough Ward	South East Sheffield	27.9	0	14.59	10.21	Housing	357	
S04067	Land at 266 Springwood Lane, S35 4JP	West Ecclesfield Ward	Chapeltown /High Green	1.47	0	1.47	1.32	Housing	46	
Mixed Use site option										
S03061	Handsworth Hall Farm, Land at Finchwell Road, S13 9AS	Woodhouse Ward	South East Sheffield	68.37	20	35.1	24.57	Mixed Use	770	
Employment site options										
S03005	Land to the east of Eckington Way and south of A57, S20 1XE	Beighton Ward	South East Sheffield	13.98	13.98	0	0	Employment	0	
S03112	Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA	East Ecclesfield Ward	Chapeltown /High Green	17.97	17.97	0	0	Employment	0	
S04101	Land to the south of the M1 Motorway Junction 35, S35 1QP	East Ecclesfield Ward	North East Sheffield	35.63	22.02	0	0	Employment	0	
S04639*	Hesley Wood, north of Cowley Hill, S35 2YH	East Ecclesfield Ward	Chapeltown /High Green	18.23	14.12	0	0	Employment	0	

* Availability to be confirmed.

Enclosure 2

Sheffield Plan: current position on proposed allocations SES30 and NES37

From: Michael Parkin <[redacted]>
Sent: Thu, 15 Oct 2026 09:05:49 +0100
To: planningconsultation@yorkshirewater.co.uk
Subject: Sheffield Plan: current position on proposed allocations SES30 and NES37

Dear Land Use Planning Team,

I am preparing a representation to the Sheffield Plan consultation on Further Main Modifications, which closes at 5pm on Wednesday 28 October 2026. I would be grateful for your answer on one point before then.

On 13 October 2026 your Data Protection Team answered my information request, reference EIR 1483. It disclosed the assessment Yorkshire Water made of sites for the Council's 2025 Infrastructure Delivery Plan Addendum ("EIR 1483 - Sheffield IDP - Allocation Assessment 2"). Two of its rows concern sites the Plan now proposes for housing:

- S03020 and S02502 (proposed allocation SES30, land between Bramley Lane and Beaver Hill Road, Handsworth): 878 homes, rated Red
- S03051 and S03034 (proposed allocation NES37, land at Creswick Avenue and Yew Lane): 668 homes, rated Red

The table defines Red as "Object to allocation - site hosts operationally critical assets / evident network and treatment works incapacity / YW easement impacted / previous YW objection". It does not say which of these grounds applies to each site, and the assessment is not dated.

The housing figures have changed since. The proposed Main Modifications (March 2026) give 827 homes at SES30 (MM411) and 592 at NES37 (MM351). The Council's infrastructure schedule of October 2025 (EXAM 128A) lists sewer upgrades for the two sites, schemes UT19 and UT15, phased for 2029 to 2034.

Could you tell me:

1. Does Yorkshire Water object to the allocation of SES30 or NES37 as now proposed?
2. If either Red rating still stands, which of the grounds above applies?
3. When was the assessment made, and was either site reassessed after the housing figures changed? If so, what was the result?
4. If an objection has been resolved, what works are needed, and do they need to be complete before the first homes are occupied?
5. Is Yorkshire Water responding to the current consultation itself?

A short answer to each would be enough. I am not asking for the modelling detail withheld under the information request. I intend to refer to your reply in my representation, so a reply by Thursday 22 October 2026 would let me include it.

Yours sincerely,

Michael Parkin
[redacted]