Representation on the Sheffield Plan Further Main Modifications Consultation

Ryecroft Farm (S03012), EXAM 219 and SES30

28 October 2026

Documents referenced
EXAM 219, Site Selection Addendum: updates to agricultural land classification data, paragraphs 2.12 and 3.3 and Appendix 4
Site selection in EXAM 130 and EXAM 130B, as it applies to SES30
Sheffield City Council's response to EIR 2941742, 20 October 2026 (enclosed)
Page numbers are those printed on each document; EXAM 130B has none, so its page numbers are PDF pages.

Dear Inspectors,

1. Who we are and why we write

We are Save S13 Green Belt, residents of S13. SES29, Handsworth Hall Farm, and SES30, the land between Bramley Lane and Beaver Hill Road, are in our community.

We have asked before why Ryecroft Farm, a Council-owned farm on Dore Road, was ruled out: through our planning consultants, James Bailey Planning Ltd, in July and December 2025 (REF1.1902, paragraph 2.31; REF3.0618, paragraph 4.4), and ourselves in May 2026 (REF5.0384, section 3.3). The Chapeltown, Ecclesfield and Grenoside Community Action Group has asked the same question (REF3.0616, p.22).

EXAM 219, published for this consultation, gives the same answer as before. It concludes that the new farmland data does not change which sites should be allocated (paragraph 3.3). For Ryecroft Farm, it repeats that the site is "fundamentally constrained" (paragraph 2.12; Appendix 4).

2. The concern

We have an official copy of the Ryecroft Farm lease from HM Land Registry (title SYK624408), and we refer to its clauses below. We have not attached it because it contains the tenant's personal details. We are sending it to the Programme Officer separately.

The "fundamental constraint" on Ryecroft Farm is a lease that the Council, as landlord, can end for development (clause 43). At Town End Farm (NES37), the Council, as landowner, has told the Inspectors that a tenancy it can end for development does not stop the land coming forward. And on the Council's scores, Ryecroft Farm does less harm to the Green Belt than SES30, its landscape can absorb more development, and it is poorer-quality farmland.

The Council has not explained why Ryecroft Farm is treated differently. Until it does, we do not think the Plan is justified (NPPF 2023, paragraph 35(b)) or consistent with paragraph 141, which says the Council should be able to show that it "has examined fully all other reasonable options" before changing Green Belt boundaries.

3. What the evidence shows

Ryecroft Farm was ruled out on availability alone

EXAM 130B gives one reason: "Landowner has confirmed the site is unavailable." The landowner is the Council (EXAM 130B, p.7). Where a site was ruled out for a fundamental constraint, "no further consideration was given to the site" (EXAM 130B, p.2). EXAM 219 keeps that conclusion (paragraph 2.12).

The reason given was the length of the lease

On 18 September 2025 the Council told the Inspectors that the site "has been omitted because it is unavailable (it is on a long lease, with around 25 years remaining)" (EIR 2941742, p.9). When the Inspectors asked for "more specific information about the availability constraints" in November 2025, officers found the lease (EIR p.15). The Council says it was "used to inform the final version of EXAM130B" (EIR cover email).

The lease can be ended for development

The lease of 5 November 2014 runs to 2053. Under clause 43, the Council can end it "either in relation to the whole of the Property or a specified part, at any time", if planning permission for development is in place on the Break Date. The notice period is 6 months, or 12 months where the land includes the farmhouse (Appendix A).

The Council takes the opposite view at Town End Farm

In November 2024, EXAM 113 found Ryecroft Farm (GB47), Town End Farm (GB48) and Beaver Hill (GB49) equally unlikely to become available, because they were let. Town End Farm and Beaver Hill are now NES37 and SES30.

For Town End Farm, the Council, as landowner, told the Inspectors that a tenancy with a right to take the land back for development "does not sterilise the land, constrain the Local Plan process, or prohibit future redevelopment" (EXAM 215). Appendix B compares the three farms.

On the Council's appraisals, Ryecroft Farm does less harm than SES30

EXAM 95A treats sites scoring 2 or less against Green Belt purposes 1 and 2 as lower performing against those purposes (paragraphs 4.11–4.12, Table 4). Ryecroft Farm scores 2 and 1, with a total of 13 out of 20. SES30's main parcel scores 4 and 1, with a total of 15.

The Council rates Ryecroft Farm's landscape as having "medium capacity for absorbing development" and SES30's as "low capacity" (EXAM 130B; EXAM 130). On Defra's new data, Ryecroft Farm is poorer-quality land (YY) and SES30 may have some best and most versatile land (N) (EXAM 219, Figure 1, paragraph 2.6 and Appendices 3 and 4). Appendix C sets out the Council's scores for both sites.

The Council's sustainability appraisal says the same

In the Integrated Impact Assessment (IIA), under the stricter test of constraint (Scenario B), Strategic Location 1, which contains SES30, is among the locations that "would be classified as significantly constrained (and therefore be unreasonable alternatives)", and S03020 is identified as more sensitive for landscape and Green Belt. Strategic Location 7 keeps land that is not significantly constrained, and S03012 is the site that remains once the more constrained sites are left out (EXAM 125B, paragraphs 7.4.5–7.4.7 and Appendix G).

4. Why it matters

National guidance says a site can be considered available where "there is confidence that there are no legal or ownership impediments to development" (Planning Practice Guidance, paragraph 019). It names tenancies as a constraint and says the assessment "will need to consider what action could be taken to overcome them" (paragraph 021).

On the reasoning the Council used at Town End Farm, the lease should not have ruled out Ryecroft Farm.

We are not saying this proves the site is available. The break depends on planning permission being in place, compensation is payable, and the Council has withheld its "options" for the lease. The Council has published no assessment of these. But a Council-owned site that may be capable of being made available, and that scores better than SES30 on Green Belt harm, landscape and farmland, should have been considered as a reasonable alternative. It was not examined.

To accept EXAM 219's conclusion, the Inspectors will need to be satisfied that the constraint on Ryecroft Farm is real. The lease is not in the examination library, and the Council has withheld "information around our options for the Ryecroft Farm lease" as commercially sensitive (EIR cover email, 20 October 2026).

5. What we ask

The Council released this material on 20 October 2026, five weeks after the consultation opened, in answer to an EIR request made on 1 May 2026. The EIR response and the lease should be registered as new evidence. We ask the Inspectors to require the Council to:

- place a redacted copy of the Ryecroft Farm lease (SYK624408) in the examination library, with a non-confidential explanation of its assessment, including the options it considered; and
- explain why clause 43 does not allow S03012 to be made available, given its position on NES37 in EXAM 215, or withdraw the fundamental constraint.

If the lease constraint is removed, we ask that:

1. the Council appraises S03012 in full, including its availability, with sustainability appraisal, as a reasonable alternative to SES30, and revises EXAM 219 paragraphs 2.12 and 3.3; and
2. in the light of that appraisal, the Council reconsiders whether the choice of other Strategic Locations remains justified, and makes any resulting change to the allocations by further main modification.

In either case, respondents should be given the chance to comment on the new material before the Inspectors report.

SES29 and SES30 would take most of the Green Belt from our community. The Council chose that outcome without ever examining a site it owns that, on its published appraisals, does less harm. That is not a fair or objective way to choose which community loses its Green Belt.

If the Inspectors accept EXAM 219 as it stands, they will confirm the loss of S13's Green Belt on that basis.

Yours faithfully,

Save S13 Green Belt: The Sapphire McCarthy Campaign

Appendix A: The lease

The Council's file name for the lease (EIR p.15) gives the same date and title number as the official copy: 5 November 2014, SYK624408. The lease is for 40 years from 1 January 2014, with the Council as landlord.

Clause 43, the landlord's break:

- The Council may end the lease "either in relation to the whole of the Property or a specified part, at any time" (43.2).
- Notice: at least 12 months where the land includes the farmhouse, 6 months otherwise (43.2).
- The notice has effect if planning permission for development is in place on the Break Date, and it covers all the farm land inside that permission's boundary (43.4). Land needed for access or services may be added (43.5).

Clause numbering. The lease's contents page and some cross-references inside clause 43 use earlier numbering. Clauses 43.2, 43.5 and 43.7 refer to "clause 42.4", and clause 43.11 refers to "clause 42.12". Neither exists. Each matches the corresponding part of clause 43 (43.4 and 43.12). The reasons the Council has given for treating the site as unavailable refer to the length of the lease (EIR pp.2 and 9), not to the wording of the break.

Appendix B: Three tenanted Council farms

	Ryecroft Farm (S03012)	**Town End Farm (NES37)**	**Beaver Hill (SES30)**
Tenancy	40-year lease from 2014	Year-to-year tenancy from 1981, protected by the Agricultural Holdings Act 1986	Tenanted (EIR p.8); thought to be among the "short tenancies" (EIR p.2)
Right to take land back for development	Clause 43: whole or part, once planning permission is in place; 6 or 12 months' notice	Clause 5(vi): whole or part, once planning permission is given; 3 months' notice. Also Case B of the 1986 Act	Terms not published
EXAM 113, November 2024	GB47: "unrealistic prospect of becoming available"	GB48: "unrealistic prospect of becoming available"	GB49: "unrealistic prospect of becoming available"
Plan position	Ruled out as unavailable (EXAM 130B; EXAM 219)	Proposed for allocation	Proposed for allocation

EXAM 215, written for the Council as landowner of Town End Farm (Carter Jonas, 26 February 2026, with counsel's note):

- "The existence of the tenancy does not sterilise the land, constrain the Local Plan process, or prohibit future redevelopment."
- "In preparing a Local Plan, the Council (in their role as Local Planning Authority (LPA)), must plan positively for objectively assessed needs. This responsibility cannot be delegated or set aside based on the decisions of landowners."
- Counsel's note, paragraph 6: the tenancy agreement and the 1986 Act "expressly permit the termination of part or the whole of the tenancy, and the resumption of possession by the Council, for relevant non-agricultural development purposes".

Appendix C: Ryecroft Farm compared with SES30

The Council's own indicator scores. YY is the most favourable, then Y, neutral (–), N and NN, the least favourable. Where a site has two parcels, both scores are given.

Indicator	Ryecroft Farm (S03012)	SES30 (S03020; S02502)
Gross area	29.15 ha	36.55 ha
Indicative capacity	612 homes	868 homes
Green Belt, purposes 1 and 2	2 and 1	4 and 1; 3 and 1
Green Belt total, out of 20	13	15; 14
Lower performing on purposes 1 and 2 (EXAM 95A, Table 4)	Yes	No
Rural landscape	–: medium capacity	N: low capacity
Farmland, provisional data	YY	–
Farmland, Defra's new data	YY	N
Core public transport network	Y	Y
Active travel / cycle network	Y	YY
Affordable housing	YY: over 30%	Y: over 10%
Family housing	YY	YY
Local facilities nearby	Y: 3 classes of local facility nearby	YY: 4 classes of local facility within 800m
Education capacity	N	YY[1]
Open space on site	YY	–
Open space in surrounding area	YY	YY[2]
Heritage assets	N	Y
Archaeology	N	Y[3]
Ecology	N	N[4]
Geology	–	Y
Flood risk	Y	Y
Air quality	N	N

[1] **Education capacity.** EXAM 130 records "Current surplus capacity for Early years, Primary and Secondary education" at SES30 (p.41). REF1.1892 (p.15) shows, from the Council's own admissions lists for 2025/26, that primary and secondary schools are oversubscribed and keep waiting lists ("Entrance into Reception 2025/2026: Oversubscribed Schools"; "Oversubscribed Secondary Schools – Year 7 September 2025/2026").

[2] **Open space in surrounding area.** EXAM 130 records the surrounding area as "more than 20% above policy standard" (p.41). The Council's Open Space Assessment finds that "in every HMA there is a deficiency in at least two typologies of open space", and that sufficient supply "does not necessarily mean there is a 'surplus'" (OS02, Main Report, section 8.2).

[3] **Archaeology.** EXAM 130 records "Little or no archaeological constraints" at SES30 (p.41), then "Potential archaeological constraints" on the next page (p.42). The Council's Heritage Impact Assessment finds that SES30's main parcel "contains an area of known archaeological interest" of "up to moderate significance", and recommends that areas of archaeological importance are excluded from development (EXAM 127, paragraphs 5.4–5.5).

[4] **Ecology.** EXAM 130 scored SES30 as "likely to have a significant ecological value", needing further ecology assessment (p.41). That assessment, the Preliminary Ecological Appraisal (EXAM 153), is dated 10 September 2025, after the site was selected in May 2025. It finds the woodland on site "of importance to nature conservation at the county level" (section 3.3.6) and rates the site's suitability for foraging and commuting bats as "High" (section 3.4.12). The Council's Biodiversity Net Gain Assessment, written "to inform the council's decision of removing the Site's current Green Belt designation", says registering the site as a BNG site on the national register "should be a consideration" (EXAM 175, section 4.2.1).

Sources: EXAM 95A, Appendix A; EXAM 130 (SES30 pro forma and capacity); EXAM 130B (S03012 pro forma); EXAM 125B (capacity of S03012); EXAM 219, Appendices 3 and 4. On heritage, the IIA found that the effects at Ryecroft Farm "could be mitigated through layout and design" (EXAM 125B, Appendix G, p.273).

Enclosure: Sheffield City Council's response to Environmental Information Regulations request EIR 2941742 (20 October 2026)

Contents

Part A	The Council's response email of 20 October 2026, sent from FOI@sheffield.gov.uk. It covers the Council's internal review and its response to the request of 1 May 2026. Our representation refers to it as the "EIR cover email".	5 pages
Part B	The documents the Council disclosed with that email, in its file "EIR 2941742 Sheffield Local Plan_Redacted.pdf": the Council's cover page and index, then pages numbered 1 to 17.	19 pages

Page references

References in our representation to "EIR p." are to the page numbers printed at the foot of Part B. The Council's cover page and index at the start of Part B are unnumbered.

From: FOI <FOI@sheffield.gov.uk>
Date: Tuesday, 20 October 2026 at 17:34
To: [redacted]
Cc: [redacted]
Subject: Re – Internal Review - Environmental Information Regulations Request – Reference – EIR / 2941742

Dear [redacted]

Thank you for your request for an internal review on 16/9/26, concerning our failure to meet the statutory deadline for your request of 1 May 202, for information relating to the Sheffield Local Plan – Site availability/unavailability and BMV land assessments. Our response is due on 11 November 2026

This email is in two parts: Internal Review and our response to your original request.

Internal Review

We want to acknowledge your chasing emails of 3 June and 28 July 2026 (and [redacted]'s email of that date); and we have spoken on the phone on 19 and 20 October 2026.

Our response was due on 2 June 2026. We have breached Regulation 5(2): information shall be made available as soon as possible and no later than 20 working days after the date of receipt of the request. We are mindful of the requirement in the Code of Practice on the discharge of the obligations of public authorities under the Environmental Information Regulations 2004 (SI 2004 No. 3391) at paragraph 27:

It is of critical importance for the body receiving a request to identify the request for environmental information in the first instance, and then to meet the timetable.

We are aware that stretched resources do not discharge our legal responsibilities. What follows is only context. In 2025/26 we received more than 2000 requests, the first time in seven years. This was itself an increase of 16% on 2024/25. In 2026/27 our requests are running at 10% higher than in 2025/26. We have received over 100 Local Plan requests in addition to public questions in council; multiple rounds of consultation and public hearings. Our Strategic Planning Service provided the information in advance of the deadline, we failed in the information rights team, to send it out in good time.

We sincerely apologise for missing our legal deadline and for the inconvenience this has caused your clients. We regret that you had to complain to the Information Commission (15/09/26). I uphold your complaint.

If you remain dissatisfied with our response in this internal review, you can contact the Information Commissioner's Office. Please see: https://ico.org.uk/make-a-complaint/official-information-concerns-report/official-information-concern

Our response to your request

Please find Sheffield City Council's response below.

1. **All correspondence, including letters or emais, notes of meetings or telephone calls between the Council and relevant landowners or their agents which**

established that offiers considered the followin sites unavailable for site allocation:

i. Ryecroft Farm – S03012;
ii. Birley Wood Golf Course – S04242;
iii. Norton Aerodrome – S02897; and
iv. Limb Lane – S03064

2. **For the avoidance of doubt for the three-Council owned sites we request all internal correspondence between officers, members and any agent or 3rd party acting on behalf of the Council members or officers, relating to enquiries were made in relation to their availability for site allocation:**

i. Ryecroft Farm – S03012;
ii. Norton Aerodrome – S02897;
iii. Limb Lane – S03064

Note we have taken questions (a) and (b) together as the same correspondence is within scope. As three of the sites are owned by SCC, correspondence is internal.
We have further elements of written dialogue with Members regarding S03012 but it is incomplete, not least because much discussion would have been verbal and/or between members not officers, and we consider that only being able to present a small part of the conversation would not properly reflect the discussion.

Regulation 12(4)(e) – internal communications

The Council holds some further internal correspondence between Members relating to S03012. This information constitutes internal communications and is therefore excepted from disclosure under Regulation 12(4)(e) of the Environmental Information Regulations 2004.

We recognise the public interest in openness and transparency concerning the consideration of this site. However, the correspondence forms only part of a wider discussion, elements of which took place verbally or otherwise are not recorded in the information held. Disclosure of isolated exchanges would therefore provide only a partial account of the considerations and discussions which took place.

We have balanced this against the public interest in allowing Members and officers an appropriate space in which to exchange views and discuss matters internally. On balance, we consider that the public interest in maintaining the exception outweighs the public interest in disclosure.

The correspondence we are disclosing is attached and by way of explanation:

2025 01 20 – email trail regarding property checks (internal between officers). Two sites are included and S02897 is under ‘Norton’. In respect of Town End Farm, please note that parcel 5 in green is not part of NES37. However, not included here are either the Birley Golf Course or Dore sites circulated at the time.

Regulation 12(4)(d) – material in the course of completion

Some information has been withheld under Regulation 12(4)(d) of the Environmental Information Regulations 2004 because it comprises material which was incomplete data.

We recognise the public interest in openness and transparency and in allowing the public to understand the Council's consideration of this matter. However, there is also a public interest

in allowing the Council appropriate space to develop and consider information before that process is complete.

On balance, we consider that the public interest in maintaining the exception outweighs the public interest in disclosure at this time.

We would refer to you Selection of Sites for Green Belt Release Topic Paper – Additional Sites EXAM 130B. These contain the S03064 Limb Lane and S03012 Ryecroft Farm within 'Dore' and Birley Golf Course sites in their public format.

2025 09 18 – email trail between the Council and the Sheffield Plan examination Programme Officer regarding appraisals of sites – references site S03012 Ryecroft Farm.

2025 09 25 – email trail between the Council and the Sheffield Plan examination Programme Officer regarding a number of sites for site appraisal (subsequently published on the examination website as document EXAM130B here: Selection of Sites for Green Belt Release Topic Paper – Additional Sites published 17th November 2025. This references all the sites requested.

2025 11 14 – email regarding and including the lease for S03012 Ryecroft Farm used to inform the final version of EXAM130B above.

Regulation 12(5)(e) – confidentiality of commercial information

Some information has been withheld under Regulation 12(5)(e) of the Environmental Information Regulations 2004. The information around our options for the Ryecroft Farm lease is commercially sensitive and is subject to a duty of confidence which protects legitimate economic interests. Disclosure would adversely affect that confidentiality by revealing information which could prejudice those commercial interests.

We recognise the public interest in transparency and accountability. However, this must be balanced against the public interest in protecting legitimate economic interests and maintaining commercial confidentiality. On balance, we consider that the public interest in maintaining the exception outweighs the public interest in disclosure.

Regulation 13 – Personal data

Some information has been withheld under Regulation 13 of the Environmental Information Regulations 2004 as it constitutes third-party personal data (names below head of service, contact details, working patterns). Disclosure would be unfair and would contravene the data protection principles, in particular the requirement that personal data is processed lawfully, fairly and transparently.

3. **All information and documents, data or other rmaterial held by the Council(or 3rd party agents) used when carrying out "Best and Most Versatile" land assessments for the following sites:**

    i. Townend Farm – NES37

    Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land

    ii. School Lane – NWS31

Likely to be Grade 3b, 4, 5, urban or non-agricultural land

iii. Bramley / Beaver Hill – SES30

Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land

iv. White Lane – SS19

Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land

v. Warren Lane – CH03

Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land

vi. South of the M1 Motorway – NES36

Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land

Agricultural land was considered through the Site Selection Methodology and subsequently incorporated into the Integrated Impact Assessment (IIA).

EXAM130A provides links to the suitability assessment for each of these sites and can be found here:
Proposed Additional Site Allocations: Selection of Sites for Green Belt Release Topic Paper – May 2025

For ease, the text element of the assessment has been extracted and is shown above.

The method used to inform this element of the site selection process was as described on page 19 in the Sheffield Plan Site Selection Methodology (Jan 2023) which can be found here:
721c8da34e42f1912c445dda1e74482a_Site_selection_methodology.pdf

Extract below:

Loss of best and most versatile agricultural land

The sites were investigated for agricultural land quality using Natural England data on Agricultural Land Classification (ALC). The sites were assigned scores according to the following criteria:

Uses assess-ed	Significant positive impact (YY)	Minor positive impact (Y)	Neutral Impact (-)	Minor negative impact (N)	Significant negative impact (NN)
All	Likely to be Grade 3b, 4, 5, urban or non-agricultural land	-	Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land	May have some Grade 1,2 or 3a land	-

Note that the Natural England data used was the 'Provisional' Agricultural Land Classification maps available at the time of the exercise. This is digitised and available via Natural England / Defra's open data web map here: Provisional Agricultural Land Classification (ALC) (England) | Natural England Open Data Geoportal

If you have any queries about this response, please do not hesitate to contact us.

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If you remain dissatisfied with the outcome of your internal review, you can contact the Information Commissioner’s Office. Please see https://ico.org.uk/make-a-complaint/official-information-concerns-report/official-information-concern for further details.

Kind regards

[redacted]
Information Management Officer
Democracy, Law and Governance Service
0114 [redacted]
Sheffield City Council
PO Box 1283, Sheffield, S1 1UJ
www.sheffield.gov.uk

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Local Plan – Site availability/unavailability and BMV land assessments

EIR 2941742

2026-10-20

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From: [redacted]
Sent: 20 January 2025 14:20
To: [redacted]
Cc: [redacted]
Subject: RE: SCC Sites - checks by Property Services
Attachments: S02897 - 2025.01.08 - Norton - 1-5000-Layout1.pdf; S03020 & S02502 - 2025.01.09 - Beaver Hill - 1-5000-Layout2.pdf; S03051 & S03034 - 2025.01.09 - Town End Farm - 1-5000-Layout2.pdf

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Hi [redacted]
Sorry I've realised the plans and schedule of interests haven't been sent across to you; please find attached, any queries then please let Andy, and I know.
Kind regards,

[redacted] **| RICS Registered Valuer | Regeneration & Property Services | City Futures | Sheffield City Council**
Sheffield City Council, [redacted] Howden House, 1 Union Street, Sheffield, S1 2SH |
Tel: 0114 [redacted] | john.hurman@sheffield.gov.uk|
https://www.sheffield.gov.uk
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From: [redacted] (CEX)
Sent: 19 December 2024 13:53
To: [redacted]
Subject: FW: SCC Sites - checks by Property Services
As discussed…

From: [redacted]@sheffield.gov.uk>
Sent: 18 December 2024 14:48
To: [redacted]@sheffield.gov.uk>
Cc: [redacted]@sheffield.gov.uk>
Subject: RE: SCC Sites - checks by Property Services
Hi [redacted],
[redacted] has asked me to share these maps with you. They should cover all the previously promoted SCC sites, excluding those that we have previously ruled out due to overriding constraints (e.g. significant ecological impact).
The Council owned land (from the propert terrier) is shown as a hatching. I've included some rough indicative capacities (based on the entirety of the promoted land).
Many thanks,

[redacted]
Planning Service - City Futures

Sheffield City Council
Howden House, 1 Union St, Sheffield, S1 2SH
[redacted]
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From: [redacted]@sheffield.gov.uk>
Sent: 18 December 2024 09:44
To: [redacted]@sheffield.gov.uk>
Cc: [redacted]

Subject: SCC Sites - checks by Property Services
Importance: High

Hi [redacted],

Please can you send [redacted] maps and details of all the Council owned Green Belt sites that we're considering for release. I spoke to her yesterday – Property Services will take a look at all the sites and will aim to get back to us in early Jan with their views – I suggest you give them a deadline of Friday 10th.

Angela thinks that, apart from Ryecroft Farm, all the other large sites are on short tenancies but she will get someone to check. I've asked her to flag any potential problems with any of the sites.

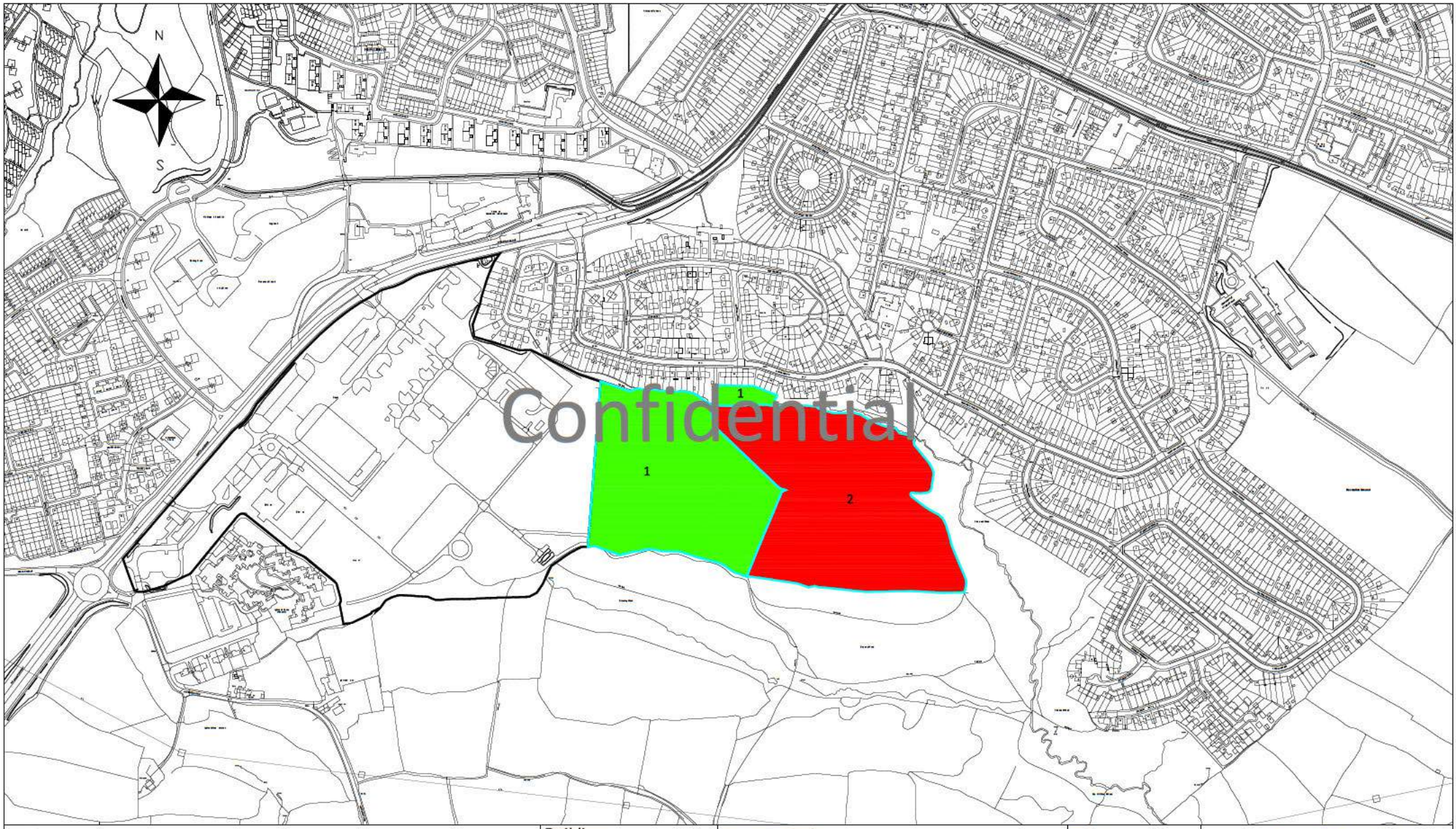
When I spoke to her yesterday, we briefly discussed:

- Grenoside-Ecclesfield
- Ryecroft Farm – 30 years still left on lease. [redacted]
- Beaver Hill Road
- [redacted]
- Birley Moor Golf Course – she doesn't think this is now a realistic option because it is now part of the package of sites that is to be managed by a Leisure company
- [redacted]
- [redacted]

[redacted]

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Together we get things done
People are at the heart of what we do
Sheffield

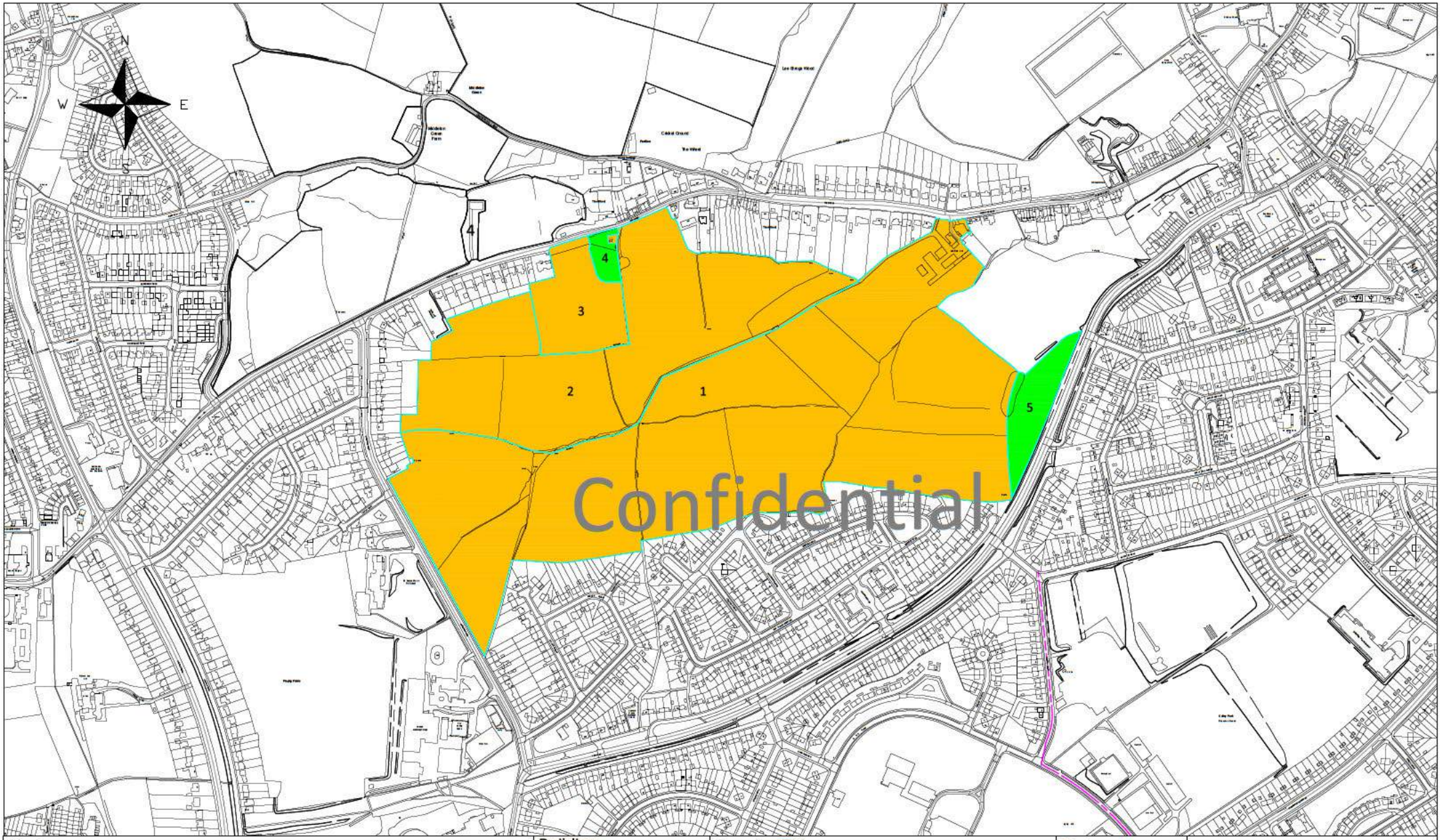


Notes:

- Private
- SCC

Building	Drawing Title Land at Norton Norton Avenue Sheffield	Scale 1:5000	Sheffield City Council
		Date 08/01/2025	
Location	Drawing No/File No	Rev.	
Project Ref.	Drawn AD	A3	

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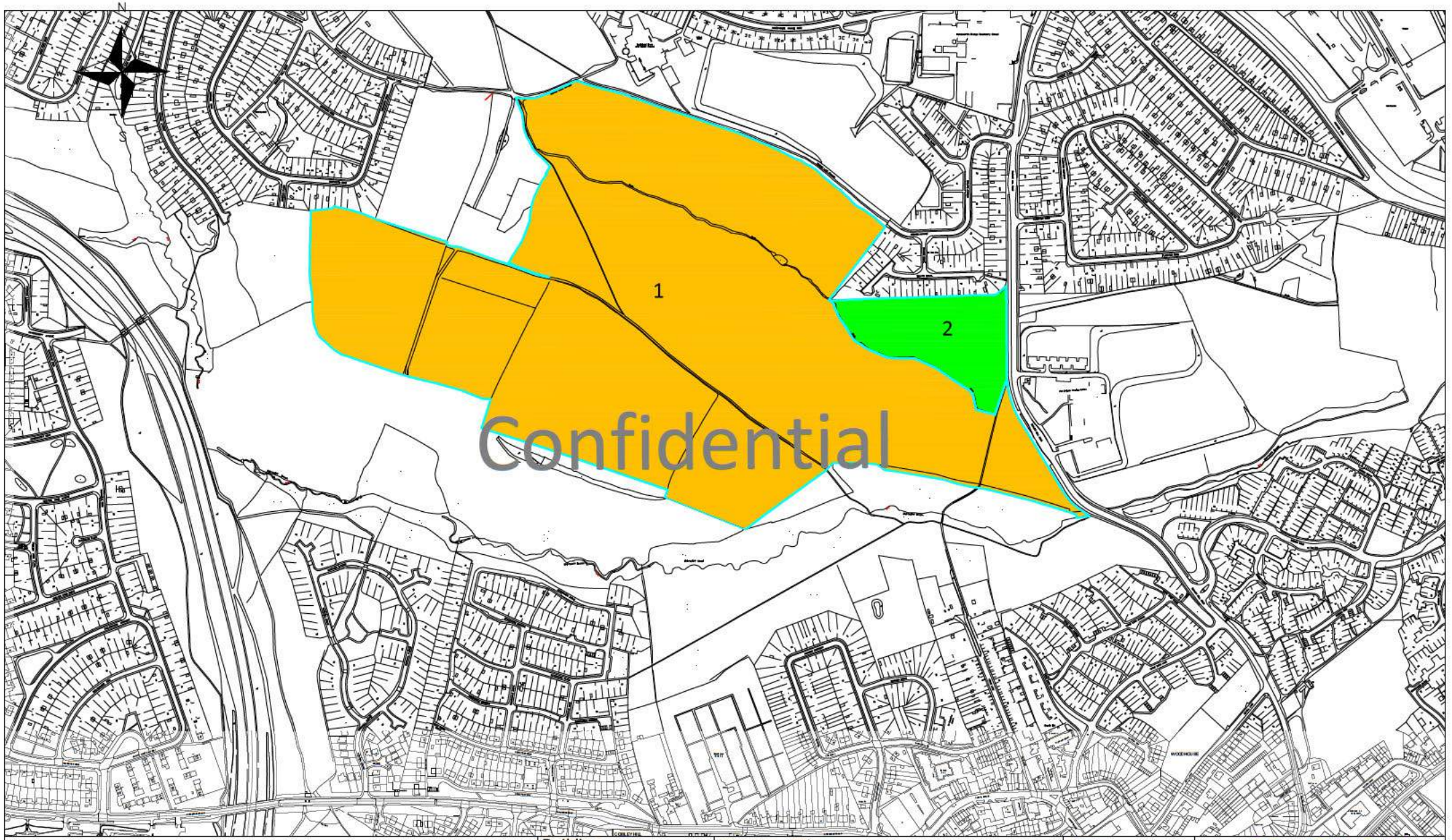


Notes:

- Tenanted
- SCC

Building	Drawing Title Town End Farm Sheffield	Scale 1:5000	Sheffield City Council
		Date 28/08/2020	
Location	Drawing No/File No	Rev.	
Project Ref.	Drawn AD	A3	

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Notes:

- SCC
- Tenanted

Building	Drawing Title Beaver Hill Road Sheffield	Scale 1:5000	Sheffield City Council
		Date 09/01/2025	
Location	Drawing No/File No	Rev.	
Project Ref.	Drawn AD	A3	

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The Wheel - Townend Farm

SITE NUMBER	PLANNING No.	LAND REGISTRY REF.	FREEHOLD OR LEASEHOLD	TITLE INFORMATION/ SERVICE AREA	DEED NUMBER	SITE AREA SQM
1	S03034	SYK634337	FREEHOLD	SCC	22736	204,879
1	S03034	SYK634337	TENANCY	ANDREW RIDDEL	22736	*
2	S03051	SYK634337	FREEHOLD	SCC	21281	8,911
2	S03051	SYK634337	TENANCY	ANDREW RIDDEL	21281	*
3	S03051	SYK634337	FREEHOLD	SCC	21281	8,911
3	S03051	SYK634337	TENANCY	ANDREW RIDDEL	21281	*
4	S03051	SYK634337	FREEHOLD	SCC	21281	2,484
4	S03051	SYK634337	TENANCY	MULTIPLE GARAGE TENANCIES	21281	*
5	S03051	SYK629396	FREEHOLD	SCC	5345	9,208
					Total	234,393

KEY	
*	INCLUDED IN THE ABOVE AREA

Beaver Hill Road

SITE NUMBER	PLANNING No.	LAND REGISTRY REF.	FREEHOLD OR LEASEHOLD	TITLE INFORMATION/ SERVICE AREA	DEED NUMBER	SITE AREA SQM
1	S03020	SYK577035	FREEHOLD	SCC HOUSING	7284	330,314
1	S03020	SYK577035	FREEHOLD	TENANTED	7284	*
2	S02502	SYK577035	FREEHOLD	SCC ESTATES	14576	23,649
					TOTAL	353,963

KEY	
*	INCLUDED IN THE ABOVE AREA

From: [redacted]@sheffield.gov.uk>
Sent: 18 September 2025 17:32
To: [redacted]
Cc: [redacted]
Subject: Appraisal of Omission Sites

Hi [redacted],

Apologies, another question for the Inspectors. We're sending these in separate emails because it makes it easier to track correspondence on different matters – hope you don't mind.

We have noted that in the Day 2 Agenda, the Inspectors have asked a question (Q10) about the appraisal of omission sites:

- *Were all promoted omission sites in the Green Belt included in the list of sites to appraise? (e.g. sites submitted during the call for sites or promoted at subsequent stages of the plan examination). Were any of the promoted sites missed in error, or incorrect boundaries appraised?*

From our checks, we believe there are two promoted omission sites in the Green Belt were omitted in error. These are:

a) Ryecroft Farm at Dore (in SCC ownership) – this was promoted for housing by the Council's Property Services Dept but has been omitted because it is unavailable (it is on a long lease, with around 25 years remaining). However, it should have been included in the list of sites that were considered and then ruled out due to availability

b) [redacted]

We were wondering whether the Inspectors could point us to any other representations they have identified where respondents claim that a promoted site has been missed in error of incorrect boundaries appraised?

Kind regards

[redacted]

[redacted]
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Sheffield City Council

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From: Mike Johnson <Michael.Johnson@sheffield.gov.uk>
Sent: 25 September 2025 22:10
To: [redacted] William Stewart
Subject: FW: Appraisal of Omission Sites

Final text below for info

Michael Johnson
Head of Planning
Sheffield City Council
[redacted]

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Web: www.sheffield.gov.uk/planning or
www.sheffield.gov.uk/buildingcontrol

Location: Planning Service, Howden House, 1 Union Street, SHEFFIELD S1 2SH
Building Control Service, Howden House, 1 Union Street

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From: Michael Johnson (DEL-Planning)
Sent: 25 September 2025 22:09
To: [redacted]
Cc: [redacted]
Subject: Appraisal of Omission Sites
Importance: High

Ian,

Would you please pass the following to the Inspectors for consideration:

Further to your email below, we have carried out some further checks on whether any other sites have been missed which should have been included in the list of sites to appraise.

We have concluded that there are a further 8 sites promoted by the Council at relevant stages since 2019 (in addition to S03012 - Ryecroft Farm) that should have been included. We need to emphasise that these sites did receive consideration and were judged to be unsuitable owing to either fundamental constraints, or broader sustainability/planning concerns. The 8 sites are:

- [redacted]
- *S04242 Birley Wood Golf Course*
- [redacted]
- *S02897 Land adjacent former Norton Aerodrome, Norton Avenue*
- [redacted]
- *S03088 / S03064 Land to the East of Limb Lane*
- [redacted]

Due to time constraints, we will not be able to complete any outstanding SA and site appraisal work and publish it in the examination library before the start of the hearings. However, we expect to be able to publish this information next week.

We would like to ask if providing a short note to be published tomorrow would be helpful. This could summarise the above and provide a red line plan of each site and an initial short summary of why each site was not taken forward. For example, if it was considered to have a fundamental constraint, or if assessment outputs meant it was not considered suitable. This note could also provide the complete information for [redacted] *and make clear that more detailed information on the Council sites will follow.*

We do apologise for any difficulty this causes.

Thank you

Mike.

Michael Johnson
Head of Planning
Sheffield City Council
[redacted]

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From: [redacted]@localplanservices.co.uk>
Sent: 22 September 2025 10:00
To: [redacted]@sheffield.gov.uk>
Cc: [redacted] Michael Johnson (DEL-Planning) <Michael.Johnson@sheffield.gov.uk>
Subject: Re: Appraisal of Omission Sites

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Hi [redacted],

Here's a response on this:

Message to the Council re site option appraisal
With regard to item 10 on the day 2 agenda, we have come across a number of representations which claim that some proposed site options have not been appraised. This includes:

- [redacted]
- [redacted]
- *General claim in letter from Clive Betts MP, that not all site options have been looked at.*
- *Grenoside and Ecclesfield Save our Green Belt Campaign Group – they have compiled a list of alternative brownfield sites which they state but have not been identified and appraised by the Council.*

If any sites have been missed in error, the Council is requested to undertake SA and site appraisal work of these sites and publish it in the examination library. If the Council considers that these options are not suitable for allocation, the document should clarify these reasons. If the document is available prior to the hearing, it should be circulated to participants. Or alternatively, we can discuss the matter and next steps at the Day 2 hearings.

Regards

Ian Kemp
[redacted]

[redacted]

On 18 Sep 2025, at 17:31, [redacted]@sheffield.gov.uk> wrote:

Hi [redacted],

Apologies, another question for the Inspectors. We're sending these in separate emails because it makes it easier to track correspondence on different matters – hope you don't mind.

We have noted that in the Day 2 Agenda, the Inspectors have asked a question (Q10) about the appraisal of omission sites:

- *Were all promoted omission sites in the Green Belt included in the list of sites to appraise? (e.g. sites submitted during the call for sites or promoted at subsequent stages of the plan examination). Were any of the promoted sites missed in error, or incorrect boundaries appraised?*

From our checks, we believe there are two promoted omission sites in the Green Belt were omitted in error. These are:

a) Ryecroft Farm at Dore (in SCC ownership) – this was promoted for housing by the Council's Property Services Dept but has been omitted because it is unavailable (it is on a long lease, with around 25 years remaining). However, it should have been included in the list of sites that were considered and then ruled out due to availability

b) [redacted]

We were wondering whether the Inspectors could point us to any other representations they have identified where respondents claim that a promoted site has been missed in error of incorrect boundaries appraised?

Kind regards

[redacted]

[redacted]
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From: [redacted]@sheffield.gov.uk>
Sent: 14 November 2025 12:19
To: [redacted]
Subject: Re: Sheffield Plan - action 8

Hi [redacted],

Yes, the lease is saved here:
2025-3-13 Ryecroft Farm - Official Copy (Lease) 05.11.2014 - SYK624408.pdf

Thanks
[redacted]

From: [redacted]
Sent: 14 November 2025 11:49
To: [redacted]
Subject: FW: Sheffield Plan - action 8

Hi both,

See below and attached from the Inspectors – they are wanting more specific information about the **availability constraints** in relation to some of the sites in Appendix 1. I'm going to attempt to drop some text into our version but I might need you both to check it – I will be amending this version in Action Notes for Publication folder. [redacted] – do you have the details for the Ryecroft Farm lease?

Thanks

[redacted]

From: [redacted]
Sent: 14 November 2025 11:34
To: [redacted]
Cc: [redacted] ; Michael Johnson (DEL-Planning)
Subject: Re: Sheffield Plan - action 8

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Hi [redacted],

They've sent it again, there are comments in there but they're not displaying as I would normally expect is why they might have been missed by us both - the first is down on p6 and then running through.

Hope that helps.

Regards

[redacted]

Mob: [redacted]

On 14 Nov 2025, at 10:16, [redacted]@sheffield.gov.uk> wrote:

Hi [redacted]

Thanks for forwarding this on.

Please can you check whether Katie has sent us the right version of this document – she refers to comments inserted in the document but I can't see any.

We will add some commentary in relation to the 'availability constraint'.

Thanks

[redacted]

[redacted]
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From: [redacted]@localplanservices.co.uk>
Sent: 14 November 2025 09:47
To: [redacted]@sheffield.gov.uk>
Cc: [redacted]@sheffield.gov.uk>
Subject: Re: Sheffield Plan - action 8

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Hi [redacted],

Feedback on Action 8:

Message to the Council re Action 8 document

Thank you for sending through the draft document on the omitted Green Belt sites. I've inserted a few comments in the attached document, nothing major. Just a suggestion of further commentary relating to the meaning of 'availability constraint'.

Additionally, they asked for the latest list of Stage 4 actions. I've provided them with the document I have but to be on the safe side I think it's probably worth the Council sending me their latest version incase there's any issues with version control.

Regards

[redacted]

Mob: [redacted]

On 10 Nov 2025, at 17:01, [redacted]@sheffield.gov.uk> wrote:

Hi [redacted]

We've pulled together the attached note in relation to Action 8 from the recent hearings. It's the site selection exercise relating to a small number of sites that were either not included in the site selection topic note (EXAM130) or that were promoted through the Additional Sites consultation this summer. Could you please forward to the Inspectors and ask if the have any comments to make, to ensure that it is what they were anticipating to address the matter.

Many thanks, [redacted]

[redacted]
Strategic Planning
City Futures
Sheffield City Council
Tel: (0114) [redacted]

My working days are [redacted].

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