

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Thursday 26 September 2024

9am at Howden House, 1 Union Street, Sheffield S1 2SH

MATTER 9 - Central Sub-Area, Character Areas 1-6

Please note:

- **The earlier start time of 9am for this session.**
- The session is timetabled for the whole day.
- Please see the Hearings Programme for a list of the participants.
- Hearing Statements by other parties and background documents produced by the Council can be viewed on the Examination website.
- If you wish to attend the hearing session to observe, please contact the Programme Officer in advance. Alternatively, the hearing sessions will be livestreamed and available to watch online.

1. Inspectors opening remarks

Central Sub-Area – general matters

2. Are the six Character Areas clearly defined in the Plan and on the Policies Map?
3. Purpose built student accommodation (PBSA) (Policies SA1 and NC6)
 - a) Is the designation of the PBSA area justified?
 - b) Is it clear in Policies SA1 and NC6 how applications outside these areas will be dealt with?
 - c) Does part b in Policy SA1 clearly articulate the requirement for PBSA to be located in identified areas, in line with Policy NC6 and as shown on the Policies Map?
 - d) Are modifications needed to include PBSA in the Glossary?
4. Strategy for University of Sheffield development and spin-off/associated development¹ (as set out in Policies SA1, CA3 and EC8)
 - a) Is the focus of the University/college zone on existing University of Sheffield buildings/facilities justified and consistent with the

¹ This agenda item focuses on the University of Sheffield. Other areas/aspects of the University/college zone, as set out in Policy EC8, will be covered at the Stage 3 hearing session on 7 November 2024.

University's expansion and spin-out plans, including the University of Sheffield's Innovation Spine?

- b) Should the greenspace to the south of the Goodwin Sports Centre be located within the University/college zone?
 - c) What does 'enhancing the offer' in part g of Policy SA1 and part c of Policy CA3 involve?
 - d) Are the Council's proposed modifications to refer to the Innovation Spine in Policies SA1 and paragraph 4.28 (HT10 and HT34 in the Schedule of Suggested Amendments CD31), necessary for soundness reasons?
 - e) Is there a need to identify mixed use allocations, rather than just housing allocations, on catalyst site CA3B, in order to provide flexibility and support the Innovation Spine?
 - f) Should the Sheffield Institute for Translational Neuroscience (SITranN) building and adjoining land be located within the University/college zone? (Note – this site is located within the Southwest Sheffield sub-area.)
5. Is the Council's proposed modification to part h) of Policy SA1 (PS23 in hearing statement WS9/1A) relating to the Clean Air Zone, necessary for soundness reasons?
6. Is the requirement for development proposals to support/realise/integrate with the Sheffield Midland Station and Sheaf Valley Development Framework, the Heart of the City 2 Masterplan or the Sheffield Hallam University Masterplan justified and consistent with the legal status of these documents? (as set out in Policies SA1, CA4, CA5 and CA6 and in proposed modifications in CD31 for sites SV02, SV05 and SV11)
7. Night-Time Quiet Areas (NTQA) (as referenced in Policies CA1, CA3 and NC14²)
- a) Which Character Areas fall within the NTQA as extended?
 - b) Is the NTQA and its proposed extension and the policy approach justified?
 - c) Is the wording of criterion h in Policies CA1 and CA3 justified and effective? Are the proposed modifications in WS9/1A and WS9/1C necessary for soundness reasons?
 - d) Is 'Night-Time Quiet Area' appropriately titled and clearly defined in the Glossary?
8. Identified land uses on allocation sites
- a) How were the identified land uses (e.g. housing, mixed use, office) determined for sites in the Central Sub-Area?

² Other aspects of Policy NC14 (safeguarding sensitive uses) will be covered at the Stage 3 hearing session on 7 November 2024.

- b) In the Central Sub-Area, is there flexibility to alter the specified land use on allocation sites, or the specified proportion of uses on mixed use sites, beyond the allowances in Policy AS1?
9. Determining site densities in the Central Sub-Area in advance of the Council's Tall Building Areas Supplementary Planning Document.³
10. Do Policy SA1 and the Character Area policies, in conjunction with Policy IN1, set out a clear strategy for the delivery of education and health infrastructure in the Central Sub-Area?
- a) Education infrastructure needs in the Central Sub-Area and potential delivery strategy
 - b) Healthcare infrastructure needs in the Central Sub-Area and potential delivery strategy
 - c) Are any main modifications needed to Policy SA1 and the Character Area policies to provide additional information on key infrastructure needs and set out a clear delivery strategy?
11. Overview of site deliverability in the Central Sub-Area
- a) On-going work contacting landowners to determine availability/delivery timescales for a number of sites, as referred to in the Council's hearing statements
 [Sites KN10, KN11, KN21, KN25, KN28, KN29, KN30
 CW06, CW08, CW12, CW13, CW20, CW22, CW23
 SU06, SU13, SU16, SU17, SU23, SU24, SU26, SSU27, SU31,
 SU32, SU33, SU34, SU35, SU36, SU37, SU38, SU40, SU41, SU43,
 SU45, SU47, SU48, SU49, SU51
 SV10 SV7, SV08, SV17, SV18, SV22, SV25
 HC04, HC06, HC15, HC16, HC18, HC21, HC23, HC24, HC26, HC27
 LR01, LR04, LR07]
 - b) Total number and proportion of sites/dwellings in the Central Sub-Area without planning permission (taking account of the Council's updated trajectory September 2024)
 - c) Delivering sites in current use and/or in multiple ownership
 - d) Viability, market signals and demand in the Central Sub-Area
 - e) Recent delivery rates in the Central Sub-Area

³ Policy DE6 on tall buildings will be discussed in further detail at the Stage 3 hearing session on 5 November 2024.

Character Area One: Kelham Island, Neepsend, Philadelphia and Woodside (including site allocations KN01 to KN36)

12. Outdoor Neighbourhood and Outdoor City (referenced in Policy CA1)
 - a) Is the Council's proposed modification to part g) of Policy CA1 relating to the Outdoor Neighbourhood, (PS24 in hearing statement WS9/1A) necessary for soundness reasons?
 - b) Is 'Outdoor City' defined in the Glossary?
13. Should Policy CA1B require proposals to be delivered in accordance with any approved masterplan for the Catalyst site? (modification HT32 in CD31 and PS26 in WS9/1A)
14. Update on progress with preparation and delivery of the Furnace Hill and Neepsend Development Framework.
15. Should the capacity of sites KN15 and KN24 be increased to reflect recent work on the Furnace Hill and Neepsend Development Framework? (as proposed in WS18/1A)
16. What is the justification for restricting the uses which would be supported on site KN02, compared with those which would be acceptable in the surrounding area under Policy EC3 (general employment zone)?
17. Should the capacity and boundary of site KN10 be changed to reflect an existing use which will be retained on the site? (as proposed in WS18/1A)
18. For site KN22, is the capacity figure (50 homes) for net additional units, over and above the existing residential use? Is there any funding available or schemes being worked up for this site by the Council?
19. Should site KN30, which is allocated for housing, be removed from the General Employment Policy Zone to avoid a policy conflict? (modification PS50 in WS9/1A)
20. Any other comments on Character Area 1 policies or sites?

Character Area Two: Castlegate, West Bar, The Wicker, Victoria (including site allocations CW01 to CW23)

21. For soundness reasons, should part e) of Policy CA2 make reference to canal side spaces? (modification HT33 in CD31)
22. Is a definition for 'Lower Don Valley' needed for soundness reasons? If so, is it included in the Glossary?

23. Should site CW01 be allocated for office use, rather than for general employment allocation with E(g) (i) and (ii) uses? (modification PS08 in WS9/1B)
24. Are proposed additional conditions for site CW02 on de-culverting, ecological corridors and delivery of biodiversity net gain needed for soundness reasons? (modification SV in CS31 and WS9/1B)
25. For site CW03, does the allocation reflect the current planning situation, and should the housing capacity figure be increased to 525?
26. Sites CW07 and CW08
 - a) Proposed deletion of condition requiring de-culverting from CW07 (SV40).
 - b) Should the de-culverting condition also be deleted from CW08, which relates to the upper floors of a building?
 - c) Proposed deletion of ecological conditions from CW07 and CW08 (PS54 and PS55).
27. What should the capacity be for site CW10? (allocated for 268, capacity 267 in WS18/1A)
28. Is there any update on likely delivery timescales for Council-owned and part-owned sites CW14, CW15, CS16 and CW21?
29. Any other comments on Character Area 2 policies or sites?

Character Area Three: St Vincent's, Cathedral, St George's and University of Sheffield (including site allocations SU01 to SU56)

30. Council's proposed modification to change the use of site SU01 from employment to housing (as set out in WS9/1C).
31. Is the proposed modification to reduce the site area and capacity of SU03 for heritage reasons, as set out in the September 2024 housing trajectory, necessary for soundness reasons?
32. What evidence supports the estimated delivery of housing on site SU10 in 2030/31? (as set out in the updated housing trajectory September 2024)
33. Should site SU15 be changed from housing to mixed use development to reflect the University of Sheffield's intentions for the site?
34. How will open space be delivered on sites SU54, SU55 and SU56 and does the plan provide sufficient clarity on this?

35. Council's proposed modification to remove the air quality condition for site SU54 (see WS9/1C).
36. Is the designation of land to the west of the Octagon on Clarkson Street as a geological Site of Special Scientific Interest supported by evidence?
37. Is there any update on likely delivery timescales for Council-owned and part-owned sites SU12 and SU30?
38. Any other comments on Character Area 3 policies or sites?

Character Area Four: City Arrival, Cultural Industries Quarter, Sheaf Valley (including site allocations SV01-SV25)

39. What evidence supports the estimated delivery of housing on sites SV07 in 2035/36, SV15 in 2034/35, SV17 in 2035/36, SV18 in 2038/39, SV21 in 2026/27 and SV22 in 2036/37? (as set out in the updated trajectory September 2024)
40. Is there any update on likely delivery timescales for Council-owned and part-owned sites SV09 and SV15?
41. Council's proposed modifications to reduce the area and capacity of sites SV02 and SV07 to address the impacts of flood risk (PS15 in WS9/1D & EXAM34).
42. Council's proposed deletion of site SV01 in response to flood risk in the Level 2 Strategic Flood Risk Assessment (L2 SFRA) (PS13 in WS9/1D & EXAM34).
43. Council's proposed modifications to sites SV07 and SV22 to address the impacts on a nearby watercourse (HT4 and HT5 in CD31).
44. Any other comments on Character Area 4 policies or sites?

Character Area Five: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street (including site allocations HC01 to HC30)

45. Is the potential mix of uses on site HC03 justified? What evidence supports the reduced capacity and the estimated delivery of housing on HC03 in 2030/31? (as set out in the updated housing trajectory September 2024)

46. Update on current planning application and estimated capacity on site HC07.
47. What evidence supports the estimated delivery of housing on sites HC11, HC12 and HC25 in 2029/30? (as set out in the updated housing trajectory September 2024)
48. Is the Council's proposed modification to require retention of ground floor uses on site HC18 (as set out in WS9/1E) necessary for reasons of soundness?
49. Proposed deletion of site HC24, as set out in the updated housing trajectory September 2024.
50. Should site HC30 be deleted following the grant of permission for 4 units only? (as set out in the updated housing trajectory September 2024)
51. Is there any update on likely delivery timescales for Council-owned site HC17?
52. Any other comments on Character Area 5 policies or sites?

Character Area Six: London Road and Queen's Road (including sites LR01-LR08)

53. What evidence supports the estimated delivery of housing on sites LR01 in 2036-38, LR02 in 2038/39, LR04 in 2038/39, LR05 in 2038/39 and LR07 in 2036/37? (as set out in the updated housing trajectory September 2024)
54. Is there any update on likely delivery timescales for part-owned Council sites LR02 and LR05?
55. Council's proposed modifications to reduce the area and capacity of sites LR01, LR02 and LR04 to address the impacts of flood risk (PS15 in WS9/1F & EXAM34)
56. Council's proposed deletion of site LR06 in response to flood risk in the L2 SFRA (PS13 in WS9/1F & EXAM34)
57. Any other comments on the Character Area 6 policy or sites?