SHEFFIELD PLAN EXAMINATION HEARINGS

# AGENDA

**Monday 29th September 2025**
**10am at Sheffield Town Hall, Pinstone Street, S1 2HH**

## PROPOSED ADDITIONAL SITE ALLOCATIONS (May 2025)

## General strategy and approach to site selection (Day 1)[1]

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Please note:

- The session is scheduled to run for the whole day (until about 5pm).
- The Council published the 'Proposed Additional Site Allocations' document in May 2025 for consultation (EXAM 124). The consultation document, supporting evidence and representations can be viewed on the Council's Local Plan webpage.
- The hearing programme will be updated to include a list of participants.
- If you wish to attend the hearing session just to observe, please contact the Programme Officer in advance. Alternatively, the hearing sessions will be livestreamed and available to watch online.

## PROPOSED ADDITIONAL SITE ALLOCATIONS - GENERAL STRATEGY AND APPROACH TO SITE SELECTION (Day 1)

1. Inspector's introduction

## Legal and procedural matters

2. Habitats Regulations Assessment (May 2025) (EXAM 126) – any comments?

3. Was consultation on the additional sites carried out in line with requirements in the Council's Statement of Community Involvement (document CD20)?

4. Any comments on other legal and procedural matters?

[1] 'General strategy and approach to site selection' will be dealt with over 2 days, on 29th and 30th September 2025.

## Revised growth requirements and spatial development strategy

5. Any comments on the Council's proposed revised growth requirements over the plan period 2022-2039?
    - 38,012 dwellings (2,236 dwellings per annum)
    - 237.2 hectares of employment land

6. Any comments on the Council's proposed revised spatial development strategy for delivering housing growth? (focusing growth in the urban area with the release of a mix of strategic and smaller sustainable sites from the Green Belt) (option 6 in the Council's Integrated Impact Assessment in EXAM 125)

7. Distribution of housing land supply across the city
    - Is the overall distribution fair, justified and consistent with the spatial strategy in Policy SP2 in the submitted plan? (taking account of all sources of supply, in Table 1 in the Consultation Paper, EXAM 124)
    - Did the Council take account of socio-economic inequalities between areas when determining the distribution of growth and selecting Green Belt release sites (as part of its Public Sector Equality Duty)? What type of inequalities are relevant?

8. Distribution of employment land supply across the city
    - Is the overall distribution fair, justified and consistent with the spatial strategy in Policy SP2 in the submitted plan? (taking account of all sources of supply, in Table 2 in the Consultation Paper, EXAM 124)

9. Are potential main modifications needed to Policy SP1 and/or Policy SP2 to reflect the revised growth and spatial development strategy?

## Education needs

10. Need for a new city-wide secondary school and strategy for delivery (ED11 in the Infrastructure Delivery Plan Addendum (2025) EXAM 128)

11. Need for a new city-wide special needs school and strategy for delivery (scheme ED12 in the Infrastructure Delivery Plan (2025) EXAM 128)

12. Identification of sites NES37 and SES30 for the provision of new schools
    - What is the likelihood that NES37 and/or SES30 will be required for school provision?

- In the case of site SES30, if the position is uncertain, are there other reasons to justify releasing 5 hectares from the Green Belt for this purpose?
- In the case of NES37, would the release of 7 hectares from the Green Belt be justified on the basis of a consequential deletion?
- What will happen if the secondary school land on these sites is not needed for education purposes? Does this need to be dealt with in the site policies?

**Burial ground needs**

13. Need for additional burial space to serve the city over the plan period and delivery strategy for meeting the shortfall (Infrastructure Delivery Plan Addendum, EXAM 128)

14. Identification of sites NES37 and SES30 for burial ground provision
    - Need for other bereavement facilities and buildings on the sites?
    - Justification for releasing the land from the Green Belt for burial purposes (having regard to paragraphs 149 and 150 in the NPPF September 2023)
    - In the case of NES37, would the release of 4 hectares from the Green Belt be justified on the basis of a consequential deletion?
    - What would happen if the land is not needed for burial space? Does this need to be dealt with in the site policies?

**Viability**

[with reference to the Council's Whole Plan Viability Assessment Update 2025, EXAM 131]

15. Is the Council seeking modifications to the affordable housing tenure mix in Policy NC3?

16. Affordable housing requirement for major development sites to be released from the Green Belt (with reference to the Golden Rules in NPPF 2025)
    - Is the Council proposing modifications to Policy NC3 to specify a percentage? Or is the Council looking to apply the default position in paragraph 157 in NPPF 2025?
    - Ability of the additional sites to deliver the default level of affordable housing specified in paragraph 157 of NPPF 2025? (e.g. affordable housing contributions 15% above rates in Policy NC3)

17. Other comments relating to viability.

## Air quality

18. How will the Council ensure that additional sites will not result in further exceedances of air quality limit levels in the city and that current exceedances will be addressed?

19. Key air quality issues relating to the proposed additional sites.

20. Is the reference to 'overriding regeneration benefits' in the policy wording for CH05, NES38 and SES29 justified? Is it consistent with national policy on air quality and Policy ES5 in the Plan?