

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Tuesday 24 September 2024
9.30am at Howden House, 1 Union Street, Sheffield S1 2SH

Approach to site assessment/selection **General site allocation matters**

Please note:

- This 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. Inspector's opening remarks

Approach to site assessment/selection¹

2. Assessing flood risk

- a) Justification for the climate change proxy of 1% Annual Exceedance Probability (AEP) event in the modelling work for the River Sheaf/Porter Brook/Little Don (as referenced on page 12 of the Level 2 Strategic Flood Risk Assessment (L2 SFRA) (EXAM 38))
- b) Has it been demonstrated that development on sites in this area will be safe for its lifetime and that the exception test is met? (sites CW01-02, CW04, HC03, LR01-02, LR04-05, SV02-05, SV07, SV11, SV16-18, SV22, SD01 and SD03)
- c) Timing of further modelling work on the Upper Don and updates to the L2 SFRA
- d) Any other comments on the approach to flood risk?

¹ Please note that site viability will be covered at the Matter 8 hearing session on 25 September 2024. The Council is also undertaking further assessment work on the Green Belt, as directed at the Matter 1 and 6 hearing sessions (Actions 6 and 17 in EXAM 61). This work is pending and will be subject to future consultation with representors.

3. Any other comments on the Council’s general site suitability assessment process? (as set out in Stage 3a and Appendix 2 of the Council’s Site Selection Methodology CD56)
4. Site availability (Stage 4 in CD56)
 - a) Criteria for determining if allocation sites are likely to be available beyond five-year supply period but within the Plan period
 - b) Updated information on the availability of allocation sites where the Council is carrying out checks with landowners in September 2024 (as referenced in the Council’s hearing statements).
 - c) Is the availability of all site allocations in the Plan now confirmed?
5. How were the boundaries of allocation sites containing land in multiple ownership determined?
6. How was the use and proportional split of uses determined for allocation sites?

General site allocation matters

7. Proposed deletion of completed sites as at April 2024 (as set out in the Council’s hearing statement WS18/1 and the updated trajectory September 2024):

<u>Sub-Area</u>	<u>Site references</u>
Central	KN12, KN16, KN31, SU07, SU09, SU22, SU25, SU44, SU46, SV06, HC05, HC10, HC19, HC20, HC28
Northwest Sheffield	NWS09, NWS18, NWS24, NWS28
Northeast Sheffield	NES14, NES21, NES23, NES31
East Sheffield	ES32, ES35, ES43, ES44, ES48, ES51, ES53
Southeast Sheffield	SES14, SES18
South Sheffield	SS03, SS05, SS15
Southwest Sheffield	SWS07, SWS08, SWS14
Stocksbridge/Deepcar	SD05, SD06, SD12
Chapelton/ High Green	CH02

8. Are modifications needed to the capacity of the following site allocations to reflect planning permissions granted since the Plan was submitted?
 - KN05 (permission for 250, allocated for 132)
 - KN13 (permission for 282, allocated for 93)
 - KN23 (permission for 100 units, allocated for 50)
 - KN32 (permission for 43 units, allocated for 15)
 - SU14 (permission for 406 units, allocated for 118)
 - SU18 (permission for 158 units, allocated for 85)

- SU19 (permission for 234 units, allocated for 84)
- SU20 (permission for 80 units, allocated for 61)
- SV14 (permission for 125, allocated for 95)
- SV19 (permission for 146, allocated for 58)
- SV23 (permission for 17 units, allocated for 22)
- HC22 (permission for 60, allocated for 92)
- LR08 (permission for 51, allocated for 14)
- NWS19 (permission for 36, allocated for 19)
- NWS21 (permission for 20, allocated for 14)
- NES12 (permission for 38, allocated for 73)
- NES32 (permission for 35, allocated for 17)
- ES23 (permission for 453 units, allocated for 371)
- ES41 (permission for 48 units, allocated for 39)
- ES49 (permission for 13 units, allocated for 16)
- SES23 (permission for 19, allocated for 20)
- SS02 (permission for 54, allocated for 45)
- SS08 (permission for 29, allocated for 26)
- SS09 (permission for 20, allocated for 12)

[The Council is requested to check the above list in advance of the hearing and advise at the session if there are any additional changes linked to recent planning permissions. Changes in capacity for other reasons will be covered at site-specific sessions]

9. Site capacity figures in Appendix 1 and Annex A in the Plan
 - a) Are the figures intended to be maximum, minimum or approximate? Is this clearly expressed?
 - b) Is the housing capacity for each site consistent between Appendix 1 and Annex A?

10. Mixed use allocation policies
 - a) Do the mixed use site policies in Annex A provide sufficient clarity on the required type of uses?
 - b) Where ancillary uses are permitted on mixed use sites under Policy AS1, is it always feasible to retain the proportional split specified in the site-specific policy?

11. Do the site allocation policies in Annex A set out a robust framework for the conservation and enhancement of heritage assets²?
 - a) Historic England's view on the Council's proposed modifications to require masterplans for sites KN03, KN07, KN15, KN21 and KN24 (as set out in EXAM 4B and CD31 with further changes for KN15 and KN21 in WS9/1A pages 10/11)
 - b) Protecting views to/from the Cholera Monument (site SV21)

² See the Statement of Common Ground between Historic England and the Council (EXAM 4B)

- c) Are the other agreed proposed modifications to the site allocation policies, as set out in EXAM 4B, necessary for soundness? (relating to sites KN03, KN04, KN05, KN07, KN09, KN10, KN11, KN24, KN23, KN27, KN32, KN36, CW02, CW04, CW07, CW09, CW12, CW13, CW14, CW16, CW20, CW21, SU05, SU11, SU12, SU20, SU21, SU23, SU27, SU30, SU31, SU35, SU37, SU40, SU41, SU42, SU45, SU47, SU51, SU55, SV02, SV03, SV04, SV05, SV07, SV08, SV10, SV11, SV15, SV16, SV17, SV18, SV19, SV21, SV22, HC01, HC02, HC11, HC15, HC16, HC17, HC22, HC24, HC25, HC26, LR02, LR05, LR07, NWS02, NWS10, NWS13, NWS17, NWS29, NES05, NES09, NES11, NES18, NES22, NES33, ES09, ES15, ES20, ES22, ES25, ES28, ES33, SE21, SWS06, SWS17)

12. Do the Central Sub-Area policies provide a robust framework for the conservation and enhancement of the historic environment?

- a) Are the Council's proposed main modifications to the Central Sub-Area policies in CD31, as listed below, necessary for soundness reasons?

- Paragraph 4.10 (HT26)
- Policy CA1 (HT27)
- Paragraph 4.26 (HT24)
- Policy CA3 (HT28)
- Paragraph 4.35 (HT25)

- b) Are the proposed heritage-related minor changes in CD32, as listed below, also necessary for soundness reasons?

- Policy CA1A (HT31)
- Policy CA1B (HT22)
- Paragraph 4.36 (HT29)

- c) Are further modifications needed to Policies CA2 and CA5 to provide a statement of character, as sought by Historic England in EXAM 4B?

13. Flood risk conditions

- a) Council's proposed modifications to seek flood risk mitigation measures in the L2 SFRA for relevant sites, as set out in the Statement of Common Ground with the Environment Agency (EXAM 34, Appendix 2)

- b) Is the condition sufficient for sites where updated modelling is necessary (sites listed under item 2b above)?

14. Are the Council's proposed modifications to refer to the creation of active travel routes along river banks in Policies SA1 to SA8 (SV16 to SV23 in CD31) necessary for soundness reasons?

15. Is the requirement for Biodiversity Net Gain to be delivered 'on site within the connective ecological corridor/area' consistent with Policy GC6 and national legislation? (this relates to numerous site allocation policies)

16. Any other general site allocation matters