

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Thursday 16th October 2025

10am at Howden House, 1 Union Street, Sheffield S1 2SH

General approach to Policy Zones in the plan

Matter 19 – Residential development policies

Matter 24 – Design and built environment policies

Matter 23 – Natural environment policies

Matter 22 - Climate change and managing natural resources

Please note:

- The day is split into two separate sessions, see below.
- The sessions were delayed from November 2024 and were part of the 'Stage 3 hearings'.
- Stage 3 Hearing Statements and background documents produced by the Council can be viewed on the Examination website.
- 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.

MORNING SESSION AT 10am

1. Inspector's introduction

General approach to Policy Zones¹ in the plan

2. Reasons for zoning

- Council's key aim/purpose
- What alternative policy approaches were considered?
- Are the boundaries robustly based?
 - How were the boundaries determined?
 - Proposed modification at Beeley Wood (PS91 in EXAM 69)

¹ Please note that the General approach to Policy Zones will cover zone Policies NC2 (Matter 19), EC2, EC3, EC4, EC8 (Matter 20) and NC10, NC16, NC17, VC1, VC2, VC3 (Matter 21).

- Proposed modification at East Bank Road (PS90 in EXAM 69)
- Tesco Stores – land at Saville Street/Spital Hill
- Northern part of Crystal Peaks – general employment zone EC3

3. Application of the 'preferred', 'acceptable', 'unacceptable' approach

- Distinction between 'preferred' and 'acceptable' uses
- How would proposals to extend/refurbish existing 'unacceptable' uses be dealt with in the zones?
- Do the zone policies provide clarity on how to deal with 'other uses' not specifically listed in the policies?
- Does the zoning approach and the explicit identification of 'unacceptable' uses provide a robust strategy and sufficient flexibility?
- Proposed modification to acceptable uses in Policy VC1 (RH4 in CD31)

4. Any other issues relating to the zone policies

Matter 19 – Residential policies²

5. Policy NC5 – Creating Mixed Communities

- Justification for proposed changes to part a) (PS68 in EXAM 69)
- Justification for the 20% concentration level in part c
- Does part c) apply to purpose built student accommodation?
- Any other comments on Policy NC5?

6. Policy NC7 – Criteria for assessing new Gypsy and Traveller and Travelling Showpeople sites

- Is part a) justified and fair? Is it consistent with national policy in Planning Policy for Traveller Sites and paragraph 155 in the National Planning Policy Framework (NPPF) 2024?
- Proposed changes to parts d), e) and i)/j) (in Council's hearing statement)

7. Policy NC8 – Housing Space Standards

- Any comments on the justification for the space standards and/or their operation?
- Is the Council's proposed modification to part b), to insert reference to co-living schemes, necessary? (LS30 in CD31)
- Is it appropriate to delegate the definition of 'adequate living space' for non-C3 residential accommodation to a Supplementary Planning Document? (part 19.28 in the Council's hearing statement)

² Excluding Policy NC2 (covered in the previous section), Policies NC3 and NC4 (covered at the hearing on 5th November 2024) and Policy NC8 (covered at the hearing on 24th September 2024).

8. Policy NC9 – Housing density
 - Any comments on the general approach?
 - Is the Council's proposed main modification to part a), to insert the words 'are necessary to', needed for soundness? (LS10 in CD31)
9. Policy NC15 – Creating open space in residential developments
 - Council's proposed main modifications in hearing statement
 - New text relating to accessible natural greenspace
 - New text relating to mitigation measures for playing fields
 - Any other comments on Policy NC15?
10. Any other issues relating to Matter 19

Matter 24 – Design and built environment policies

11. Policy DE1 on local context and character – Council's proposed modifications in document CD31
 - Changes to first paragraph (DH14)
 - Deletion of last section of the policy (DH18)
12. Policy DE2 – Design and alteration of buildings
 - Proposed insertion of 'character buildings' and 'slab like proportions' in the Glossary (see Council's hearing statement)
 - Proposed inclusion of reference to local character (DH22 in CD31) – is this a minor modification?
 - Any other comments on Policy DE2
13. Council's proposed modifications to Policy DE3 (DH23, DH15 and DH51 in CD31) – are these minor changes?
14. Council's proposed modifications to Policy DE4 (DH24, GC4 and DH16 in CD31) – are these minor changes?
15. Council's proposed modification to Policy DE5, to insert new criterion h) referring to disabled access (HT37 in CD31)
16. Policy DE6 – Design of tall buildings
 - Proposed text on proposals outside Tall Building Areas (as set out in the Council's hearing statement)
 - Any other comments on Policy DE6
17. Policy DE7 – Advertisements
 - Proposed change to part j) on internally illuminated advertisements (in the Council's hearing statement)
 - Any other comments on Policy DE7

18. Council's proposed modifications to Policy DE9 on heritage
 - Changes to part b) (DH25 in CD31)
 - Delete last section of Policy DE9 (see Council's hearing statement)
19. Other issues relating to Matter 24

AFTERNOON SESSION AT 2PM

20. Inspector's introduction

Matter 23 – Natural environment policies³

21. Policy GS1 – Development in Urban Green Space Zones
 - Scope and intention of policy
 - Would it be clearer and more effective if formal sport and recreation facilities were covered by a new/different policy?
If so, what changes to the plan would be required?
 - Proposed modifications following discussions with Sport England (PS81 in EXAM 69)
 - Add reference to sports facilities in part a)
 - Add new criterion h) to avoid prejudicing the use of a playing field or outdoor sports facility
 - Delete final paragraph of policy
 - Add reference to Playing Pitch Strategy (GD7 in CD31)
 - Other modifications proposed by the Council in CD31
 - Changes relating to food growing (GD6, GD9 and GD10)
 - Replace 'or' with 'and' after parts a)iii) and b) to f) (GD4)
 - Add reference to Sheffield Open Spaces Assessment (GD5)
22. Policy GS3 on Landscape Character - Council's proposed modifications in CD31
 - Refer to heritage of agricultural uses in paragraph 8.12 (LS7)
 - Refer to Landscape Character Assessment sub areas and maps in Definitions box (LS8).

³ Excluding Policy GS2 (covered at the hearing on 4 July 2024).

23. Policy GS4 – Safeguarding the Best and Most Versatile Agricultural Land
- Are changes needed to clarify that the policy will not apply to allocated sites? And related to this, are the agricultural land survey conditions in the site-specific policies in EXAM 124 necessary?⁴
24. Policy GS5 – Development and Biodiversity
- In the absence of agreed Local Nature Recovery Network and Strategy maps, should a new condition be included in the additional allocation site policies to seek the provision of ecological corridors?⁵
 - Furthermore, given this absence, is the requirement to maintain Local Nature Recovery Strategy ecological corridors/areas and remove them from the developable area, as set out in allocation policies in the submitted plan, justified and deliverable?⁶
 - Modifications to Policy GS5 proposed by the Council
 - New paragraph relating to the Habitats Regulations Assessment and Mitigation Delivery Plan (PS84 in EXAM 69)
 - Changes to list of sites (DH26, DH27, DH28 in CD31)
 - Development affecting Local Wildlife Sites (DH29 in CD31)
 - Clarification that part j) applies to areas outside the Local Nature Recovery Network (PS85 in EXAM 69)
 - Criterion on swift bricks and bat roosting features (PS82 in EXAM 69).
 - Add 'other' to part l) and change definitions (DH7/DH8 in CD31)
 - Add definition of 'locally and nationally vulnerable species' (PS83 in EXAM 69)
 - Explain status of foraging areas within 2.5km of the South Pennine Moors SPA/SAC (SV37 in CD31)
 - Any other comments on Policy GS5
25. Policy GS6 – Biodiversity Net Gain (BNG)
- Modifications proposed by the Council
 - Any other comments on Policy GS6

⁴ These matters were raised by the Council at the hearing session on 30 September 2025.

⁵ As proposed by the Council at the hearing session on 30th September 2025.

⁶ This follows on from discussion at the hearing session on 30 September 2025.

26. Policy GS7 on Trees, Woodlands and Hedgerows – Council’s proposed modifications
- Additional text in paragraph 8.29 on tree planting (DH36 in CD31)
 - Add reference in part a) to valuation tools (DH48 in CD31)
 - Add reference to ancient trees in part b) (DH35 in CD31)
 - Include reference to Tree and Woodland Strategy planting targets in criterion d) (PS88 in EXAM 69)
 - Modification to criterion e) requiring 20% of new trees in non-residential developments to be street trees (PS100 in EXAM 69)
 - Proposed additional/revised criteria to clarify the types of tree species and planting details (DH42-DH45, DH47 in CD31)
 - Amend definition of ‘good quality trees’ (DH41 in CD31)
 - Government advice on ancient and veteran trees (DH38 in CD31)
27. Policy GS8 on Safeguarding Geodiversity – Council’s proposed modifications in EXAM 69
- Amend first paragraph to specify significant weight will be given to the protection/enhancement of Local Geological Sites (PS101)
 - Refer to safeguards for limited stone extraction (PS102)
28. Policy GS9 – Managing Flood Risk
- Revisions as set out in the Statement of Common Ground with the Environment Agency (EA) 2024 (EXAM 34).
 - Is further clarification of the term ‘occupied footprint’ in part a) needed (as suggested by the EA in their statement)?
 - Any other comments on Policy GS9
29. Policy GS10 on Protection and Enhancement of Water Resources – Council’s proposed modifications
- Changes to part a) to confirm enhancement where possible (PS103 in EXAM 69). In criterion iii), would replacement of the word ‘exceptions’ with ‘circumstances’ improve clarity?
 - Definition of ‘potential risk to contamination to groundwater’ (LM16 in CD31)
30. Policy GS11 on Sustainable Drainage Systems – Council’s proposed modifications
- New paragraph on EA’s approach to groundwater protection (LM16 in CD31)
 - Refer to major development and monitoring (PS73 in EXAM 69)

Matter 22 – Climate change and managing natural resources

Responding to the Climate Emergency

31. Policy ES1 – Measures Required to Achieve Reduced Carbon Emissions in New Development
- Proposed 75% reduction in carbon emissions from dwellings and non-residential development by 1 January 2025 (in paragraph 1)
 - Council's proposed changes to reduce the percentage to 64% and replace 'expected' with 'required' (CH06 and CH05 in CD31)
 - Any comments on the justification for the approach in relation to dwellings?
 - What is the justification for applying the proposed % to non-residential development?
 - Should the timing reference be removed?
 - Proposal for new development to achieve net zero carbon by 1 Jan 2030 (in paragraph 1) - is the approach justified by the Council's viability evidence, taking account of the Written Ministerial Statement for Local Efficiency Standards (Dec 2023)?
 - Other modifications proposed by the Council in CD31:
 - Amend part c) on re-use of buildings (CH03)
 - Add links to other policies in parts a) and f) (CH21)
 - Changes to paragraphs 3.1 and 3.5 (CH01 and CH02). Are these minor changes?
 - Any other comments on Policy ES1
32. Policy ES2 on Renewable Energy Generation – Council's proposed modifications
- Delete 'impact/s' from parts a), c), e) and f) (CH06 in CD31)
 - Delete the section on wind energy (see Council's hearing statement). Any associated changes to the text and policies map?
 - Insert definition of 'any protected areas' in part c) (PS69 in EXAM 69)
33. Policy ES3 - Renewable Energy Networks and Shared Energy Schemes
- Council's proposed modification to add 'a feasibility' in part c) (CH09 in CD31)
 - Any other comments on Policy ES3.

34. Policy ES4 - Other requirements for the Sustainable Design of Buildings

- Compliance with optional water efficiency standard in part h)
 - Does the Council's Water Efficiency Optional Technical Standard Topic Note (January 2024) (EXAM5), represent the most up to date position? Any implications from publication of the final version of the Water Resources Management Plan?
 - Proposed change from 'buildings' to 'dwellings' to comply with the Technical Standard (PS79 in EXAM 69)
- Other modifications suggested by the Council in CD31
 - New criterion to address dry weather risks (DH49)
 - Amend criterion i) to refer to demolition materials, 'Waste hierarchy' and National Planning Policy for Waste (CH14)
- Any other comments on Policy ES4

35. Policy ES5 - Managing Air Quality

- Nitrogen dioxide exceedances as identified in the Council's Air Quality Status Reports 2023 and 2024 (EXAM 75 and EXAM 159)⁷
- References to nitrogen dioxide exceedances on the A630-A57 Parkway and A61 in the National Air Quality Plan (as listed on page iv of EXAM 159) – date/source of this document and whether these concerns remain?
- Effect of growth proposed in the Plan on air quality
 - How would the Plan sustain and contribute towards compliance with relevant limit values, as required by NPPF paragraph 186?
 - How would growth affect local strategies and objectives for improving air quality within the Air Quality Management Area?
- Should the first paragraph of the policy require mitigation measures to ensure sensitive uses are protected from existing poor air quality? If this cannot be achieved, should development involving sensitive uses be refused in areas where air quality objectives are not met?
- Council's proposed addition to paragraph 3.16 on air quality impacts on the natural environment and biodiversity (CH10 in CD31)

⁷ This bullet and the second bullet point follow on from discussion of air quality at the hearing session on 29th September 2025.

36. Policy ES6 on Contaminated and Unstable Land - proposed new paragraph 3.21 relating to assessments (CH11 in CD31).

Minerals

37. Policy ES7 (Safeguarding of Mineral Resources and the Exploration, Appraisal and Production of Fossil Fuels) and Policy ES8 (Use and Production of Secondary and Recycled Aggregates)
- Production and use of aggregates:
 - Has the Local Aggregates Assessment been ratified? (EXAM 68)
 - Implications of future growth on the continued importation of aggregates
 - Proposed modification to Policy ES7 on the handling, bulk transport and processing of minerals (PS72 in EXAM 69)
 - Exploration, appraisal and production of oil and gas
 - Proposed modification to include map 13 (PS71 in EXAM 69)
 - Proposed modification to Policy ES7 requiring net zero impact on carbon emissions (CH12 in CD31)
 - Is the requirement to have the backing of the community, as set out in part g) of Policy ES7, consistent with national policy?
 - Any other comments on Policies ES7 and ES8

Waste

38. Proposed additional text in paragraph 1.28 in Part 1 of the Plan, explaining the alignment between the three saved Core Strategy waste policies and the aims and objectives of the Sheffield Plan (EXAM 23a).