

Sheffield City Council – Answer to Inspectors’ Query on Employment Land and Supply

The Council received the following query in relation to employment land and supply from the Inspectors on the 10th June 2024:

“Please can the Council provide a summary table setting out the employment land requirements and supply. The employment land supply should summarise the total supply derived from the employment sites set out in Appendix 1 of the Council’s Employment Matter 5 statement, including the employment site allocations (Table A1), sites with planning permission (Table A2) and windfall sites with planning permission (Table A3).

In addition, the table should provide a summary of the total completions since the base date of the Plan on 1st April 2022, including a breakdown of the new employment uses and losses of employment land/premises to alternative uses. The summary table should clearly set out how these completions have been taken into account in arriving at the employment land requirement figures, as outlined in the Council’s Employment Matter 5 statement.”

The Council’s response is set out below:

Employment Land Requirement

The employment land requirement is set out in Policy SP1 and the Council’s proposed modification RH119 (CD31). The requirement figures are:

- **General Employment** = 11.5 hectares per annum – of which, 2.9 hectares is for office development [Use Class E(g)(i) and E(g)(ii)]; and 8.6 is for industrial development [Use Class E(g)(iii), B2, and B8]; and
- **Strategic Logistics** = 1.3 hectares per annum.
- **Total Employment Requirement** = 12.8 hectares per annum.
- **Total Employment Requirement** = 217.6 hectares (2022 to 2039).

Employment Land Supply

An update to the employment land supply was provided in the three appendices included as part of the Council's Matter 5 Statement (**WS5/1**). This is summarised in Table 1 below.

Table 1: Employment Land Supply in WS5/1

Form of Supply	Land (Hectares)
Local Plan Site Allocations (Table A1)	131.15
Sites with Planning Permission (Table A2) *	46.29
Windfall Sites with Planning Permission (Table A3)	10.40
TOTAL SUPPLY	187.84

* **Sites with Planning Permission (Table A2)** – the Council acknowledges that this figure includes three sites where planning permission has subsequently lapsed. The sites have consistently featured as part of the Council's intended supply, and it considers them to be viable and developable, and as such continues to include them as part of the long-term supply of employment sites.

The Council has been asked to provide an update to the employment land supply position to include reference to employment land completions and losses since 1st April 2022. Completions are set out in Table 2 and losses are set out in Table 3 below.

Table 2: Employment completions since 1st April 2022

Employment Site	Site Allocation Reference (where applicable)	Site Area (hectares)	Land Delivered (hectares)	Implication for Employment Land Supply
Land adjacent to the River Rother, Rotherham Road, S20 1AH	SES02	0.47 *	0.26	* Site allocation has been revised to a developable area of 0.47 hectares. Therefore, the Local Plan Site Allocations supply shown in Table 1 above has been reduced by 0.35 hectares (difference between 0.82 hectares and 0.47 hectares). Site partly developed. A further 0.21 hectares remains to be delivered.

Land at Ripon Street, S9 3LX	ES17	0.59	0.18	Site partly developed. A further 0.41 hectares remains to be delivered.
Smithywood, Cowley Hill, Chapeltown	NES01	11.32	6.52	Site partly developed. A further 4.80 hectares remains to be delivered.
Land adjacent to Veolia Sheffield, Lumley Street, S9 3JB	ES08	2.6	1.9	Site partly developed. A further 0.70 hectares remains to be delivered.
Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street, Sheffield	HC05	0.3	0.3	
Land at Orgreave Place, S13 9LU	SES01	1.29	0.52	Site partly developed. A further 0.77 hectares remains to be delivered.
Land Adjacent Therco Ltd, Rother Valley Way	n/a	1.18	1.18	Site is included within Table A2.
Parkhead House 26 Carver Street Sheffield S1 4FS	n/a	0.14	0.14	Site is included within Table A2.
Total Completions (Hectares)			11.00	

Table 3: Losses since 1st April 2022 (completions to other uses)

Site Name	Land Lost (hectares)	Previous Use	New Use	Notes
273 Glossop Road, Sheffield, S10 2HB	0.05	Class E	Class C3	
69 Carwood Road, Sheffield, S4 7SA	0.03	Class E	Sui Generis	
Land Between Cotton Mill Row, Cotton Street and Alma Street, Sheffield, S3 4RD	0.19	Class B2/B8	Class C3	
Land To Rear Of 14-18 West Bar Green, Sheffield, S1 2DA	0.05	Class B2/B8	Class C3	
Old County Court House, 56 Bank Street, Sheffield, S1 2DS	0.07	Class E	Class C3	

Land At Rear Of 14 To 20 Baxter Road, Sheffield	0.09	Class B2/B8	Class C3	
130 - 142 Langsett Road, Sheffield, S6 2UB	0.08	Sui Generis	Class C3	
Site Of Watery Street, Sheffield, S3 7ES	0.10	Class B2/B8	Class C3	
The Nichols building, Shalesmoor	0.10	Class B2/B8	Class C3	
120 Henry Street, Shalesmoor, Sheffield, S3 7EQ	0.11	Class B2/B8	Class C3	
Spectrum Apartments (formally RJ Stokes), 20 Egerton Street, S1 4JX	0.14	Class B2/B8	Class C3	
University Of Sheffield, 3 Shearwood Road, Sheffield, S10 2TD	0.01	Class E	Class C3	Office to Residential Permitted Development
University Of Sheffield, 5 And 7 Shearwood Road, Sheffield, S10 2TD	0.06	Class E	Class C3	Office to Residential Permitted Development
The Old Chapel, Lane End, Sheffield, S35 2UH	0.09	Class E	Class C3	Office to Residential Permitted Development
Concept House, 5 Young Street, Sheffield, S1 4UP	0.3	Class E	Class C3	Office to Residential Permitted Development
West And Foster, 2 Broomgrove Road, Sheffield, S10 2LR	0.08	Class E	Class C3	Office to Residential Permitted Development
16 West Bar Green, Sheffield, S1 2DA	0.01	Class E	Class C3	Office to Residential Permitted Development
89 Green Lane, Ecclesfield, Sheffield, S35 9WY	0.15	Class E	Class C3	Office to Residential Permitted Development
Total Employment Losses (Hectares)				2.42
Annual Average Employment Losses (Hectares)				1.21

The Council has sought to clarify and summarise the employment land supply position and factor-in the completions and losses set out above. Table 4 sets out the supply position as at June 2024. ***N.B. This table represents a specific point in time only. Figures may change due to alterations to planning permissions and new windfall sites emerging.***

Table 4: Summary Position as at June 2024

Summary	Land (Hectares)
Employment Land Requirement	217.60
Local Plan Site Allocations (minus those sites where completions have occurred) *	115.98
Sites with Planning Permission (minus those sites where completions have occurred)	44.97
Completions (since 1st April 2022)	11.00
Other Windfall Sites with Planning Permission (further sites identified with planning permission since Submission of Local Plan) **	11.25
Losses (Since 1 st April 2022)	-2.42
Summary Position (as at June 2024 only)	180.78

* **Local Plan Site Allocations** – the land supply figure has altered due to clarifications on site development capacities as a result of the conclusions from the Strategic Flood Risk Assessment (SFRA) Level 2. For clarity, Site Allocation SV01 had already been removed from the supply calculations set out in WS5/1 (and repeated in Table 1 above), and so this does not affect the supply figure.

However, the SFRA Level 2 recommends development capacity reductions to a further seven sites (SV02, ES01, ES02, ES16, SD01, SES02, and SES05). The effect of this is that the Local Plan Site Allocations land supply is reduced by a further 4.92ha. The effect of the change to site allocation SES02 has been shown in the calculations for completions and has also been explained in the notes added to Table 2 above.

In addition, Site Allocation SES06 has been identified as no longer being available for development, and a modification (EXAM1A, PS37) has been put forward to deallocate the site. This results in the loss of 0.57ha.

** **Windfalls Sites with Planning Permission** land supply has subsequently increased since the Council’s Matter 5 Hearing Statement (WS5/1), as a further three employment sites have gained planning permission, providing an additional land supply of 0.85 hectares.