

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Tuesday 8 October 2024

9.30am at Sheffield Town Hall, Pinstone Street, Sheffield S1 2HH

MATTER 10 – Northwest Sheffield Sub-Area

MATTER 11 – Northeast Sheffield Sub-Area

MATTER 12 – East Sheffield Sub-Area

Please note:

- This session is split into separate morning and afternoon sessions.
- 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.

MORNING SESSION AT 9.30AM

1. Inspectors opening remarks

Matter 10 - Northwest Sheffield Sub-Area

Policy SA2

2. Proposed modifications by the Council to Policy SA2:
 - a) Amend paragraph 4.56 to highlight contribution of Loxley and Rivelin Valleys to sub-area (PG1 in CD31 & WS10/1)
 - b) Policy SA2 a), update employment land capacity figures (PAS57 in WS10/1)
 - c) Policy SA2 g), refer to support for re-opening Don Valley Line (GC2 in CD31)
3. Proposed corrections to Policy SA2 (RH11, RH12 and CH23 in CD32, CD34 and WS10/1)
4. Any other comments on Policy SA2?

Site allocations (NWS01-NWS29)

5. Sites NWS02 and NWS29:
 - a) What feasibility work has been undertaken to look at the alternative access for all users to the sites from Oakham Drive onto Vale Road via the Parkwood Industrial Estate? Can it be realistically delivered in the Plan Period?
 - b) Are there other alternative access points available to the site NWS29 either vehicular or pedestrian from other locations?
 - c) Proposed modification to conditions:
 - i. NWS02 to address the impacts on Neepsend Cutting SSSI (PS21 in WS10/1 & EXAM69)
 - ii. NWS29 to address the impacts on Neepsend Brickworks SSSI (PS29 & PS30 in WS10/1 & EXAM69)
 - iii. NWS02 and NWS29 to address the impacts on Local Wildlife Site (PS22 & PS44 in WS10/1)
6. Condition relating to overhead power line through sites NWS04 and NWS05? (CD26)
7. Other proposed modifications put forward by the Council:
 - a) NWS04, Proposed correction of site area (PG10 in CD32)
 - b) NWS09, proposed capacity reduction (in September 2024 trajectory)
 - c) NWS03 & NWS10, to address the impacts on ancient woodlands and biodiversity (PG9 & PG11 in CD31)
8. Allocation sites
 - a) Lead-in times of sites without permission (with reference to Table 7 in the Council's Housing and Economic Land Availability Assessment (HELAA) (December 2023) (EXAM3A)
 - b) What generic assumptions have been made for the length of time between the allocation in the Plan and the completion of units? What evidence is available to show the key milestones used to determine the delivery of the sites up to completion?
9. What evidence supports the delivery of the following sites within the 5 year housing supply period 2025/26 to 2029/30? (in the trajectory September 2024 and updated housing information October 2024)
 - NWS19
 - NWS27
10. What evidence supports the estimated delivery of housing on site NWS12 in 2035/36? (in the updated trajectory September 2024)

11. Council's update on sites NWS10, NWS11, NWS13 and NWS16 arising from the latest housing sites availability information (October 2024)
12. Any other issues arising from the Council's latest housing sites availability and deliverability information (October 2024)?
13. Any other comments on site allocations NWS01-NWS29?

Matter 11 - Northeast Sheffield Sub-Area

Policy SA3

14. Proposed correction to remove NES09 from list of strategic sites in Part b) of Policy SA3 (CH24 in CD32 and WS11/1)
15. Any other comments on Policy SA3?

Site allocations (NES01-NES35)

16. Should the residential capacity and conditions proposed on site NES19 relating to ecological impacts/mitigation be modified?
17. Proposed modifications to sites NES13, NES22 and NES28 to address impacts on sports and urban green space (PG3 & PG5 in CD31)
18. Other proposed modifications put forward by the Council:
 - a) NES01, to address the impacts on ancient woodland (PG15 in CD31)
 - b) NES09 and NES20, deallocation of sites based on the latest housing sites availability and deliverability information (October 2024)
 - c) NES10, deallocation of site as now has planning permission for a medical hub (PS05 in WS11/1 & EXAM 69)
 - d) NES27, requiring buffer condition relating to adjacent Local Wildlife Site (LS36 in WS11/1 & CD36)
19. What evidence supports the delivery of the following sites within the 5 year housing supply period 2025/26 to 2029/30? (in the trajectory September 2024 and updated housing information October 2024)
 - NES16
 - NES27
 - NES28
 - NES29
 - NES34

20. What evidence supports the estimated delivery of housing on site NES11 in 2035/36? (in the updated trajectory September 2024)
21. Council's update on sites NES15, NES25 and NES30 arising from the latest housing sites availability and deliverability information (October 2024)
22. Are the Council-owned sites NES13, NES17, NES18, NES22, NES24, NES33 and NES35 realistically deliverable within the Plan Period (as set out in the trajectory September 2024 and updated information October 2024)?
23. Any other issues arising from the Council's latest housing sites availability and deliverability information (October 2024)?
24. Any other comments on site allocations NES01-NES35?

AFTERNOON SESSION AT 1PM

25. Inspectors opening remarks

Matters for Sport England

26. Proposed changes to Policy GS1 (Development in Urban Greenspace Zones) following discussions with Sport England (PS81 in EXAM 69)
 - a) Proposed additional criterion h) specifying that development should not prejudice the use of a playing field and/or outdoor sports facility unless adequate mitigation can be achieved.
 - b) Any associated changes needed to Policy GS1, so that it would apply to development affecting Urban Greenspace Zones, as well as development within them.
 - c) Would the proposed modification to Policy GS1 supersede the proposed change to paragraph 4.52 (GS12 in CD31)?
 - d) Proposed deletion of final paragraph of Policy GS1.
27. Sport England view on proposed allocation SWS11 (Abbeydale Tennis Club, Abbeydale Road).
28. Would the allocation of site ES25 (Land north of Bawtry Road) be consistent with national policy for the protection of open space, reports and recreational buildings and land (Framework paragraph 99), and the findings and recommendations of the Playing Pitch Strategy?
29. What effect, if any, would proposals for the Advanced Manufacturing Innovation District have on sporting facilities in East Sheffield, including the Don Valley Bowl? Is any mitigation required?

Matter 12 - East Sheffield Sub-Area

Policy SA4

30. Should Policy SA4 and its supporting text be modified to support the Meadowhall Shopping Centre and the role it plays in the local and regional economy?
31. Proposed modifications to correct and add to the list of Strategic Sites in Part b of Policy SA4 and on Map 9, as set out in CH25, CH31 and PS03 (CD32, CD34, WS12/1 & EXAM69)?
32. Any other comments on Policy SA4?

Site allocations (ES01-ES53)

33. Site ES01 – Land south of Meadowhall Way
 - Is strategic site ES01 likely to be available and deliverable for general employment uses within the Plan period?
 - Do the site boundaries need to be modified?
 - Proposed modification to reduce the area and capacity on flood risk grounds (WS12/1 & PS16 in EXAM 69)
 - Do any of the development conditions need to be modified?
34. Site ES02 – Alsing Road car park and Meadowhall interchange
 - Is strategic site ES02 likely to be available and deliverable for general employment uses within the Plan period?
 - Proposed modification to reduce the area and capacity on flood risk grounds (WS12/1 & PS16 in EXAM69)
 - Do any of the development conditions need to be modified?
35. Sites ES03 – ES04
 - Are strategic sites ES03 and ES04 likely to be available and deliverable for general employment uses within the Plan period?
 - ES03 - does the site description including 'The Source' need amending?
36. Progress with delivery of Attercliffe sites, including Attercliffe Waterside Masterplan and Attercliffe Regeneration Framework (sites ES20, ES22, ES28, ES31, ES33, ES40)
37. As the temporary hazardous substance consent affecting sites ES22, ES28 and ES33 has been formally revoked (WS12/1), should the conditions relating to this matter be deleted from the site details in Annex A?

38. Site ES25:
- a) Evidence to support delivery of site ES25 within the first five years of the Plan period?
 - b) Proposed modifications to add a condition to site ES25 relating to a nearby hazardous installation, and delete the Urban Greenspace Zone designation on the site from the Policies Map (PS33 and PS35 in WS12/1).
39. Evidence that sites ES38, ES39, ES42 and ES50 will be available within the plan period?
40. Any other issues arising from the Council's latest housing sites availability and deliverability information (October 2024)?
41. Changes to site capacities (as shown in September 2024 trajectory and Council's recent site update)
- a) ES26 - capacity reduction to reflect Stock Increase Programme Update 24/25
 - b) ES27 - capacity reduction to reflect Sheffield Housing Company Business Plan 24/25
 - c) ES28 - capacity increase to reflect recent grant of planning permission
 - d) ES36 - capacity reduction to reflect Sheffield Housing Company Business plan.
42. Other proposed modifications put forward by the Council:
- a) ES05, change allocations from 'industrial' to 'general employment (PS18 in EXAM 69)
 - b) ES16 and ES38, reduce the area and capacity of sites on flood risk grounds (PS15 & PS16 in WS12/1 & EXAM 69)
 - c) ES20, to refer to open space provision (LM6 in CD31)
 - d) ES05, ES20, ES28, ES31 & ES33, to address the impacts on adjacent canal and its stability (LM1, LM5, LM9, LM11 & LM12 in CD31)
 - e) Proposed addition and deletion of conditions for site ES28 relating to the canal and existing buildings on site (LM10 in CD31)
43. Any other comments on site allocations ES01-ES53?

Other matters

44. Proposed additional Green Belt deletion at Willow Drive (D36)