

Sheffield Plan

Explanatory Note: Integrated Impact Assessment (IIA) (SEA) Addendum and consideration of strategic employment issues

The Tables below supplement EXAM 54 which was published on the Examination website on 22nd June 2024.

Table 1: Indicative Scale of Employment Growth Options

OPTION	EMPLOYMENT TYPE	PER ANNUM FIGURE (Hectares)	TOTAL PER ANNUM FIGURE (Hectares)	TOTAL LOCAL PLAN FIGURE (Hectares)	NOTES
1. Short-term Take-up Rates	General	7.84	9.26	157.42	Employment Land Review Update (2021) (EM06) identifies ' Scenario 8 ' for short-term take-up rate. See Table 6.18, page 59).
	Logistics	1.42			Logistics past take-up rate figure is only a single trend (for the period 20212 to 2021) as defined in the Sheffield Logistics Study (2022) (EM30) (see Paragraph 5.5 and Table 5.1, page 73).
2. Long-term Take-up Rates	General	10.66	12.08	205.36	Employment Land Review Update (2021) (EM06) identifies ' Scenario 7 ' for long-term take-up rate. See Table 6.18, page 59).
	Logistics	1.42			Logistics past take-up rate figure is only a single trend (for the period 20212 to 2021) as defined in the Sheffield Logistics Study (2022) (EM30) (see Paragraph 5.5 and Table 5.1, page 73).
3. Recommendations from the ELRU and SLS [THE PLAN]	General	11.50	12.80	217.60	Employment Land Review Update (2021) (EM06) concludes that greater weight could be given to a figure of 230 hectares (see Paragraph 7.10, page 64).
	Logistics	1.30			Sheffield Logistics Study (2022) (EM30) concludes that there is significant supply across the Wider Property Market Area and that Sheffield should make a meaningful contribution (see Table 5.4 and Paragraph 5.21, page 78). Responding to significant aspirations for securing advanced manufacturing investment in the Innovation District there is potential to deliver 22.3 hectares (see Table 6.1, page 83).
4. Conclusions on Identified Need in ELRU and SLS	General	11.72	16.32	277.44	Employment Land Review Update (2021) (EM06) concludes that greater weight could be given to a figure of 230 hectares (see Paragraph 7.10, page 64).
	Logistics	4.60			Sheffield Logistics Study (2022) (EM30) uses the 'absorption trend' method to identify a need of 78.2 hectares for B8 / greater than 100,000 sq. ft. requirements for I&L (see Paragraph 5.14, page 76; Paragraph 7.4, page 86).

OPTION	EMPLOYMENT TYPE	PER ANNUM FIGURE (Hectares)	TOTAL PER ANNUM FIGURE (Hectares)	TOTAL LOCAL PLAN FIGURE (Hectares)	NOTES
					N.B. – the 78.2 hectares is later subject to a 20% recycling rate to generate a figure of 62.6 hectares.
5. Maximum Identified Need in ELRU and SLS	General	12.32	17.43	296.31	Employment Land Review Update (2021) (EM06) identifies ' Scenario 5a ', which is a forecast based on the growth in the labour force stemming from housing delivery levels in accordance with the Standard Method and with census-level commuting ratios . Scenario 5a generates a land figure of 242 hectares (see Table 6.18, page 59 and Paragraph 7.7, page 63).
	Logistics	5.11			Sheffield Logistics Study (2022) (EM30) uses the 'absorption trend' method to identify a maximum need of 86.8 hectares for B8 / greater than 100,000 sq. ft. requirements for I&L see Paragraph 5.14, page 76; Paragraph 7.4, page 86).

Table 2: Indicative Location of Employment Growth Options

OPTION	INDICATIVE LOCATIONS	NOTES
<p>1. Urban area focused, with intensive use of sites. Innovation District supported through restricted uses. No Green Belt release for employment use.</p> <p>[THE PLAN]</p>	<ul style="list-style-type: none"> • Urban Central Sheffield; • Urban Innovation District; and • Other Urban Locations outside the Central Area and the Innovation District (incl. Stocksbridge/Deepcar and Chapeltown/High Green) 	<p>Sites would be drawn from existing information held within the Council’s evidence base:</p> <ul style="list-style-type: none"> • Integrated Impact Assessment (December 2022) (CD17); • Employment Land Review Update (2021) (EM06); • Sheffield Logistics Study (2021) (EM30), HELAA (HS01 & HS02); • Site Selection Methodology (CD56); • Site Allocations in the Sheffield Local Plan (CD34 and CD36); • Sites with Planning Permission (W/S3.1 and W/S5.1); • Green Belt Review (September 2020) (GB02); • Green Belt Review Addendum (December 2022) (GB03);
<p>2.(a) Urban area focused, with intensive use of sites. Innovation District supported through restricted uses. Limited Green Belt release at sustainable locations.</p>	<ul style="list-style-type: none"> • Urban Central Sheffield; • Urban Innovation District; • Other Urban Locations outside the Central Area and the Innovation District (incl. Stocksbridge/Deepcar and Chapeltown/High Green); and • 4 Strategic Locations for Employment in the Green Belt (A, B, C, and D) 	
<p>2.(b) Urban area focused, with intensive use of sites. Innovation District opened-up to other uses. Limited Green Belt release at sustainable locations.</p>		
<p>3. (a) Urban area, Innovation District supported through restricted uses. More extensive Green Belt release at sustainable locations</p>	<ul style="list-style-type: none"> • Urban Central Sheffield; • Urban Innovation District; • Other Urban Locations outside the Central Area and the Innovation District (incl. Stocksbridge/Deepcar and Chapeltown/High Green); • 4 Strategic Locations for Employment in the Green Belt (A, B, C, and D); and • 5 of the 13 Strategic Locations for Housing in the Green Belt (SL1, SL4, SL5, SL6, and SL8) 	
<p>3. (b) Urban area, Innovation District opened-up to other uses. More extensive Green Belt release at sustainable locations</p>		