

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Wednesday 6 November 2024

9.30am at Howden House, 1 Union Street, Sheffield S1 2SH

MATTER 9 – Central Sub-Area, Character Areas 1-6 (extra session)

Please note:

- This is an additional session to discuss new Council evidence on the availability/deliverability of housing sites in the Central Sub-Area, as set out in EXAM 810. An updated housing trajectory has also been published (EXAM 98).
- The 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. Inspectors opening remarks

2. Regeneration programme in the Central Sub-Area

- a) Overall timing and delivery plan for bringing forward the City Centre Strategic Vision and the Priority Locations.
- b) Neepsend and Furnace Hill Priority Locations - further funding requirements and interventions.
- c) Moorfoot Priority Location – masterplanning work, key interventions and future funding requirements.
- d) Sheffield Midland Station and Sheaf Valley – masterplanning work, key interventions and funding requirements.
- e) Wicker Riverside and Castlegate Priority Locations – key interventions and funding requirements.

3. Housing delivery plan for the Central Sub-Area

- a) Initial phasing plan agreed with Homes England for the Furnace Hill and Neepsend Development Framework area.
- b) Phasing plan in the Moorfoot Masterplan Framework Report 2023 (EXAM 93) and links to the Council's trajectory.

- c) Indicative delivery timeline in the draft Sheffield Midland Station and Sheaf Valley Framework.
- d) Status of the Sheffield Housing Pipeline Report (June 2023) (Cushman and Wakefield)¹ and how delivery rates for Central Sub-Area sites compare to the Council's latest housing trajectory?
4. Key milestones leading to housing delivery of sites without full planning permission within five-year supply and evidence for single year build-out rates.
- a) Furnace Hill and Neepsend Development Framework area
- SU03, 300 homes in 2029/30
 - SU04, 355 homes in 2028/29
 - SU05, 116 homes in 2029/30
 - SU21, 58 homes in 2028/29
 - KN03, 191 homes in 2028/29
 - KN07, 98 homes in 2028/29
 - KN15, 86 homes in 2028/29
 - KN24, 96 homes in 2028/29
- b) Other sites in Neepsend Priority Location
- KN05 and KN13, 250 and 282 homes in 2029/30 (outline permission)
 - KN36, 572 homes in 2029/30
- c) Moorfoot Priority Location – HC11, 364 homes in 2029/30
- d) Character Area 4 – SV09, 117 homes in 2029/30
- e) Character Area 5 – HC21, 93 homes in 2026/27.
5. Principle of including allocations in the Plan where land availability is not known. What are the key factors that justify this approach and show there is a reasonable prospect of delivery at the point envisaged?
6. Are the following allocations justified given that the sites are wholly/partly in active use and landowners have not confirmed their availability for development?
- Neepsend Priority Location: KN27, KN30.
 - Rest of Character Area 1: KN04, KN19, KN10, KN11.
 - Furnace Hill Priority Location: SU11/SU35, SU27, SU47, SU36.
 - Rest of Character Area 3: SU16, SU33, SU41, SU31, SU24, SU26, SU48.
 - Castlegate Priority Location: CW04, CW08.
 - Wicker Riverside Priority Location: CW20, CW23.
 - Rest of Character Area 2: CW19.
 - Moorfoot Priority Location: HC03, SV16
 - Sheffield Midland Station and Sheaf Valley Development Framework area: SV05, SV11.

¹ This document has not been published and is not in the Examination library.

- Rest of Character Area 4: SV07, SV10, SV15, SV17, SV18, SV22, SV25.
 - Rest of Character Area 5: HC06.
 - Character Area 6: LR02, LR05, LR07.
7. Alternative approach to identifying sites in the Plan, where allocations are not demonstrated to be developable.
 8. Overall delivery rate and ability to realise the planned scale of housing development in the Central Sub-Area.
 - a) Are any allocation sites/parts of sites likely to come forward beyond the Plan period?
 - b) Completion rates in the Central Sub-Area since the start of the Plan period and in the years prior to this (including and excluding purpose-built student accommodation).
 - c) Factors supporting delivery of some 19,000 homes on allocated sites in the Central Sub-Area by 2038/39 (with about 8,000 coming forward between 2024/25 and 2029/30).
 9. Any other comments on Matter 9?