

# SHEFFIELD PLAN EXAMINATION HEARINGS

## AGENDA

**Thursday 10 October 2024**

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

**MATTER 15 – Southwest Sheffield Sub-Area**  
**MATTER 16 – Stocksbridge/Deepcar Sub-Area**  
**MATTER 17 – Chapelton/High Green Sub-Area**

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### Please note:

- This session is scheduled to run for the morning only.
- 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

### **MATTER 15 – Southwest Sheffield Sub-Area**

#### Policy SA7

2. In part b) of Policy SA7, what is the justification for limiting development in the BBEST neighbourhood area to conversion or redevelopment of existing building and sites? Do all the existing sources of supply identified in footnote 25 fall within these categories?

#### Sites SWS01 – SWS17

3. Site SWS01:

- a) Is there a reasonable prospect of site SWS01 being developed within the plan period?
- b) Proposed modification to the list of acceptable non-residential uses for site SWS01 to correct an error (PS43 in WS15/1)

4. Site SWS02:

- a) Current development status of site SWS02 and progress with application. What should the site capacity be?

- b) Proposed modification to reduce the site area and capacity on flood risk grounds (PS15 in EXAM 69)
  - c) Proposed removal of SWS02 as a strategic site from Policy SA7c) (PS40 in EXAM 69). Related changes to map 12 and Policies Map.
5. Proposed deallocation of site SWS03 on flood risk grounds (PS13 in EXAM 69).
  6. For site SWS04, should the capacity be increased from 60 to 67 units
  7. Given the nature of the surrounding uses, would development of site SWS06 for residential use be consistent with NPPF paragraph 187, which requires that new development can be integrated effectively with existing businesses?
  8. Should site SWS08 be deleted as an allocation, or is it still under construction?
  9. Evidence that site SWS11 will be available within the plan period?
  10. Given the need to relocate existing uses from site SWS13, is it likely to be deliverable within the first five years of the plan period?
  11. Any other issues arising from the Council's latest housing sites availability and deliverability information (October 2024)?
  12. Any other comments on Matter 15?

## **MATTER 16 – Stocksbridge/Deepcar Sub-Area**

### **Policy SA8**

13. Modifications proposed by the Council:
  - a) Correction to the text in footnote 26, relating to the housing requirement for the Stocksbridge neighbourhood area (PS09 in WS16/1)
  - b) Identification of strategic sites SD02, SD03 and SD05 on Map 13 and the Policies Map (RH94 in CD32)
  - c) Removal of reference to Stocksbridge/Fox Valley District Centre from Policy SA8 and Map 13 (PG23 in CD31)
  - d) Add reference to the rail industry in Policy SA8 part f (GC23 in CD31).

## Sites SD01–SD03 and SD05-SD13

14. Proposed reduction in net developable area of site SD01 for flood risk reasons (PS16 in EXAM 69)
15. For sites SD02 and SD03, could the requirement for construction of a new flood model for the Little Don be avoided if areas at the greatest risk of flooding were removed from the developable area?
16. Site SD03:
  - a) Evidence to support delivery within years 6-10 of the plan period?
  - b) Additional condition specifying no development within the Local Wildlife Site (LS37 in CD36),
  - c) Removal of specific requirement to provide open space along the riverside (PG19 in CD36),
  - d) Amendment to detailed requirements for a landscaped noise attenuation bund,
  - e) Requirement for public transport provision (PG19 in CD36 with further modification through PS31 in WS16/1).
17. Proposed condition for sites SD03, SD07, SD08, SD10 and SD13, regarding the need for mitigation of impacts on the A616 (PS52 in WS18/1):
  - a) How would any contribution be calculated?
  - b) impact on viability?
18. Should site SD05 be deleted as an allocation, or is it still under construction?
19. What evidence is there to support delivery of sites SD07 and SD09 during years 6-10 of the Plan period?
20. Site SD08:
  - a) Any timescales for relocation of the existing use?
  - b) Reduction in development area and capacity due to flood risk (PS15 in EXAM 69).
21. Site SD11:
  - a) Evidence to support delivery within the first five years of the plan period?
  - b) Proposed condition requiring a Sports and Urban Greenspace Impact Assessment (PG7 in CD31)
22. Evidence to support development of site SD13 during the plan period?

23. Any other issues arising from the Council's latest housing sites availability and deliverability information (October 2024)?
24. Proposed changes to the Policies Map in relation to the Urban Green Space Zone designation at Wood Royd Road and Hollin Busk Lane (PG25 in CD33 and PS02 in EXAM 69).
25. Any other comments on Matter 16?

### **MATTER 17 – Chapeltown/High Green Sub-Area**

#### **Policy SA9 and site CH01**

26. Proposed deletion of requirement to provide 103ha of employment land from Policy SA9 to reflect updated development status (PS56 in EXAM69)
27. Is there a reasonable prospect that site CH01 will be developed within years 6-10 of the plan period?
28. Any other comments on Matter 17?

### **Closing**

29. Closing session between the Inspectors and the Council