

# SHEFFIELD PLAN EXAMINATION HEARING

## **AGENDA**

**Tuesday 2 July 2024**

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

### **MATTER 5 – Employment**

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#### Please note:

- This session is timetabled for the whole day. Precise timings for the start of the afternoon session will be decided on the 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.
- Please note that some of the questions set out on the agenda below will require very limited further input, but others will form the substantive element of the hearing session. Furthermore, we may ask additional relevant questions pertinent to the soundness of the Plan.

#### **1. Inspectors introduction**

#### **2. Employment Land Requirement (Questions 5.1 – 5.11)**

- Is the general employment land requirement figure of 11.5ha per annum justified? What is the base date for the requirement? [Q5.1]
- Has the office market in Sheffield shifted since the Covid pandemic and are the office need forecasts set out in the Employment Land Review Update March 2020 (ELRU)(EM05) still realistic? [Q5.1]
- Is the flexibility factor included in the ELRU justified? [Q5.2]
- Is the replacement allowance for employment uses lost to other uses adequate and justified? [Q5.3]
- Is the 20% replacement allowance for future logistics needs being met through recycling or refurbishment justified? [Q5.5]

- Are the suggested Main Modifications to Policy SP1 b) and the definition for large scale strategic warehousing in the 'wider property market area' justified? [Q5.8 & Q5.10]
- Are there qualitative needs for large employment sites, particularly for logistic uses and Grade A industrial and logistic stock? [Q5.9]
- Do the Council have market evidence from agents that existing and new companies, that wish to expand or move, are being prevented from doing due a lack of suitable premises in the area? [Q5.9]
- Does the Integrated Impact Assessment (CD17) test the Plan against reasonable alternatives and spatial options in terms of the scale and distribution of employment land?
- In overall terms is the proposed employment land requirement appropriate and justified? [Q5.11]

### **3. Employment Land Supply (Questions 5.12 – 5.14)**

- Review of the Council's employment land supply - are the latest figures up to date and justified by appropriate evidence?
- Any updates on three employment sites identified where planning permission have lapsed? Is it reasonable to represent these lapsed sites as specific developable sites in the long term supply? [Q5.14]
- What impact will the removal of employment site SV01 have on the supply of employment land available in the Plan? Is the capacity of any other employment sites likely to be impacted by the outcome of the Level 2 Strategic Flood Risk Assessment? [Q5.14]
- What analysis has been undertaken to demonstrate how much land is available to meet Sheffield's needs for large scale Logistic uses in the Functional Economic Market Area & wider Property Market Area after other local authorities have meet their own needs? [Q5.13]
- Is the Council's approach towards the needs for large scale logistic uses justified and consistent with national policy? [Q5.12 & Q5.13]
- Does the Plan provide sufficient land and opportunities to ensure that the overall needs for employment floorspace are met? [Q5.14]

### **4. Retail and Main Town Centre Development (Questions 5.15 – 5.17)**

- Are likely quantitative and qualitative needs for comparison and convenience retail floorspace capacity realistic? [Q5.15]
- What are the inter-relationships with other authorities in terms of shopping patterns and are taken into account? [Q5.15]
- How have the uncertainty created by the Covid Pandemic, changing shopping patterns and changes in the Use classes Orders been taken into account? [Q5.15]

- Does the Plan allocate a range of suitable sites to meet the scale and type of retail needs? [Q5.16]
- Is the approach to leisure and other main town centre uses justified and consistent with national policy? [Q5.17]

**5. Hierarchy of centres** (Questions 5.18 – 5.20)

- Is the hierarchy of centres in Policy SP3 justified and should any other retail centres/areas be included (e.g. Meadowhall)? [Q5.18]
- Where is the office zone amendment to the City Centre and Primary Shopping Area as set out in paragraph 5.19.2 of the Council's Matter 5 Statement? Why was this approach taken? [Q5.19]
- Is the approach taken to the boundary of the Crystal Peaks District Shopping Centre in the Plan justified? [Q5.19]

**6. Any other comments on Matter 5**