

Examination of the Sheffield Plan: Our City, Our Future

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Hearings Programme V12 11 November 2024

Stage 2 Hearings closed on Thursday 7th November 2024. Stage 3 hearings previously due to take place during the week of 9th December have been postponed.

The Inspectors are due to decide how the Examination will progress in a letter to the Council which is anticipated around December 2024 / January 2025. The Programme and Examination website will be updated as necessary in due course.

SUMMARY TIMETABLE

Date	Morning session 9.30am	Afternoon session 2pm¹
Stage 1 hearings - Week 1		
Tues 25 June	Welcome Openings by the Inspectors and Council Matter 1: Procedural/legal requirements Matter 2: Duty to Co-operate	Matters 1 and 2 continued
Weds 26 June 9.00am	Matter 3: Housing need <ul style="list-style-type: none"> • Overall housing need and requirement • Gypsies and Travellers and Travelling Showpeople accommodation needs 	Matter 3 continued
Thurs 27 June	Matter 4: Spatial strategy Closing session with the Inspectors and the Council	Matter 4 continued
Stage 1 hearings - Week 2		
Tues 2 July	Matter 5: Employment	Matter 5 continued
Weds 3 July	Not Sitting	Matter 7: Infrastructure and transport
Thurs 4 July	Matter 6: Green Belt Closing session with the Inspectors and the Council	Matter 6 continued
Stage 2 hearings - Week 1		
Tues 24 September	Site assessment/selection General site allocation matters	Continued
Weds 25 September	Matter 8: Viability	-
Thurs 26 September	Matter 9: Central Sub-Area, Character Areas 1-6	Matter 9 continued

Date	Morning session 9.30am	Afternoon session 2pm
Stage 2 hearings - Week 2		
Tues 8 October	Matter 10: Northwest Sheffield Sub-Area Matter 11: Northeast Sheffield Sub-Area Matter 12: East Sheffield Sub-Area	Matters 10, 11 & 12 continued
Weds 9 October	Matter 13: Southeast Sheffield Sub-Area Matter 14: South Sheffield Sub-Area	Matters 13 & 14 continued

¹ This time will only apply where a new Matter is covered in the afternoon. Where matters are continued, the timing of the lunchbreak and start of the afternoon session will be determined on the day.

Thurs 10 October	Matter 15: Southwest Sheffield Sub-Area Matter 16: Stocksbridge/Deepcar Sub-Area Matter 17: Chapeltown/High Green Sub-Area	Closing session between the Inspector and the Council
Fri 11 Oct	Contingency session	
Stage 2 Hearings – Week 3		
Tuesday 5 November	Matter 3 – Other housing needs Matter 19 – Policies NC3 and NC4 (Matter 3 session postponed from Stage 1. Will be discussing the Council’s new Local Housing Needs Assessment EXAM 66)	Matter 19 continued
Weds 6 November	Matter 9 - Central Sub-Area policies and sites (Further session to discuss Council’s new evidence on housing site availability/deliverability in EXAM 80/81)	Matter 9 continued
Thurs 7 November	Matter 18 – Housing supply	Closing session between the Inspectors and the Council
Fri 8 Nov	Contingency session	

Date	Morning session 9.30am	Afternoon session 2pm
Stage 3 Hearings – To Be Confirmed		
	Matter 19: Residential Development Policies (except NC3 and NC4) Matter 24: Design and Built Environment	Matters 19 and 24 continued.
	Matter 22: Climate Change and Natural Resources Matter 23: Natural Environment	Matters 22 & 23 continued.
	Matter 20: Economic Development Policies Matter 21: Retail & Communities Policies Matter 25: Transport and Connectivity Matter 26: Implementation & Monitoring	Matters 20, 21, 25 & 26 continued Closing session with the Inspectors and the Council

DETAILED PROGRAMMES

STAGE 1 HEARINGS

Location of hearings – the Stage 1 hearings will be held at Howden House, 1 Union Street, Sheffield S1 2SH.

Timing of sessions – morning/all day sessions will normally start at 9.30am, apart from 9am on Weds 26 June. Afternoon sessions will start at 2pm.

Stage 1 Week 1: Week commencing 24 June 2024

Date & Time	Matters
Mon 24 June	Not sitting
Tue 25 June All day 9.30am	<p>Welcome</p> <p>Opening by the Inspectors</p> <p>Opening by Council</p> <p>Matter 1: Procedural/legal requirements</p> <p>Matter 2: Duty to Co-operate</p> <p>Participants for Matter 1</p> <p>Sheffield City Council</p> <p>DLP for Hallam Land Management & Inspired Villages (42)</p> <p>Peak District National Park Authority</p> <p>Spawforths for Rula Developments (71)</p> <p>Spawforths for Strata Homes (79)</p> <p>Participants for Matter 2</p> <p>Sheffield City Council</p> <p>DLP for Hallam Land Management & Inspired Villages (42)</p> <p>National Highways (5)</p> <p>Spawforths for Rula Developments (71)</p>
Wed 26 June All day 9am start	<p>Matter 3: Housing need</p> <ul style="list-style-type: none"> • Overall housing need and requirement (Issue 1) • Gypsies and Travellers and Travelling Showpeople accommodation needs (Issue 3) <p>[‘Other housing need’ (Issue 2) will be covered on 25 Sept]</p> <p>Participants on overall housing need & requirement</p> <p>Sheffield City Council</p> <p>Boyer Planning for Barratt David Wilson Homes (20)</p> <p>DLP for Hallam Land Management & Inspired Villages (42)</p> <p>Home Builders Federation (112)</p> <p>ID Planning for Hft (46)</p>

	<p>JEH Planning for Fitzwilliam Wentworth Estate (34) Lichfields for CEG (29) Pegasus Group for Avant Homes (19) Savills for Norfolk Estates (68) Spawforths for Strata Homes (79)</p> <p>Participants on Travellers Sheffield City Council</p>
<p>Thurs 27 June All day 9.30am</p>	<p>Matter 4: Spatial strategy</p> <ul style="list-style-type: none"> • Vision and objectives (Issue 1) • Spatial strategy (Issue 3) • Blue and green infrastructure (Issue 4) <p>Closing session with the Inspectors and the Council</p> <p>[Please note Q4.4 to Q4.6 in Issue 2 and Q4.19 will be covered at: Q4.4 - Matter 3 and 5 sessions Q4.5 - Stage 2 sessions Q4.6 - Matter 24 session Q4.19 – general site allocations session at Stage 2]</p> <p>Participants Sheffield City Council Boyer Planning for Barratt David Wilson Homes (20) DLP for Hallam Land Man. & Inspired Villages (42) Home Builders Federation (112) JEH Planning for Fitzwilliam Wentworth Estate (34) JEH Planning for St Pauls Developments & Smithywood Business Parks (78) Lichfields for CEG (29) Pegasus Group for Avant Homes (19) Savills for Norfolk Estates (68) Spawforths for Rula Developments (71) Spawforths for Strata Homes (79)</p> <p>Participants on blue and green infrastructure Sheffield City Council Sheffield and Rotherham Wildlife Trust (127)</p>

Stage 1 Week 2: Week commencing 1 July 2024

Date & Time	Matters
Mon 1 July	Not sitting
Tue 2 July All day 9.30am	Matter 5: Employment Participants Sheffield City Council Aylward Planning for Derwent Development Man. (31) JEH Planning for Fitzwilliam Wentworth Estate (34) JEH Planning for St Pauls Developments & Smithywood Business Parks (78) Savills for Norfolk Estates (68) Spawforths for Rula Developments (71)
Wed 3 July 2pm	Matter 7: Infrastructure and transport Participants Sheffield City Council National Highways (5) QUOD for British Land (24) Savills for Norfolk Estates (68)
Thu 4 July All day 9.30am	Matter 6: Green Belt Closing session with the Inspectors and the Council [please note: Q6.10 will be covered at the new session on site assessment/selection on Tues 24 September] [Q6.16 on site SS17 will be covered at the Matter 14 session in October 2024] Participants Sheffield City Council Boyer Planning for Barratt David Wilson Homes (20) DLP for Hallam Land Management & Inspired Villages (42) Home Builders Federation (112) ID Planning for Hft (46) JEH Planning for Fitzwilliam Wentworth Estate (34) JEH Planning for Mr & Mrs Housley (80) JEH Planning for St Pauls Developments & Smithywood Business Parks (78) Lichfields for CEG (29) Pegasus Group for Avant Homes (19) Savills for Norfolk Estates (68) Spawforths for Rula Developments (71) Spawforths for Strata Homes (79)

STAGE 2 HEARINGS

Stage 2 Week 1

Location of hearings – Howden House, 1 Union Street, Sheffield S1 2SH.

Date & Time	Matters
Tue 24 September All day 9.30am	<p>1. Site assessment/selection process 2. General site allocation matters</p> <p>Participants Sheffield City Council DLP for Hallam Land Management & Inspired Villages (42) Gleeson (39) ID Planning for Lidl GB (51) JEH Planning for Fitzwilliam Wentworth Estate (34) JEH Planning for St Paul’s Developments & Smithywood Business Parks (78) JLL for Sheffield Forgemasters (73) JLL for Speciality Steel (77) Spawforths for Rula Developments (71) Spawforths for Strata Homes (79)</p>
Wed 25 September All day 9.30am	<p>Matter 8: Viability</p> <p>Participants Sheffield City Council DLP for Strata Homes & Hallam Land Management (42) Home Builders Federation (112) Spawforths for Rula Developments (71) Spawforths for Strata Homes (79)</p>
Thu 26 September All day 9.30am	<p>Matter 9: Central Sub-Area, Character Areas 1-6</p> <p>Participants Sheffield City Council Asteer Planning for Urbo (88) DLP for Hallam Land Management (42) DLP for University of Sheffield (86) Historic England (3) ID Planning for Lidl Great Britain (51) Spawforths for Strata Homes (79)</p>

Stage 2 Week 2

Location of hearings – Sheffield Town Hall, Pinstone Street, Sheffield, S1 2HH

Date & Time	Matters
Tue 8 October All day 9.30am	<p>Matter 10: Northwest Sheffield Sub-Area Matter 11: Northeast Sheffield Sub-Area Matter 12: East Sheffield Sub-Area</p> <p>Participants for Matter 10 Sheffield City Council DLP for Hallam Land Management (42) DLP for University of Sheffield (86) Spawforths for Rula Developments (71)</p> <p>Participants for Matter 11 Sheffield City Council Aylward Planning for Derwent Development Management (31) DLP for Hallam Land Management and Limes Developments (42) JEH Planning for St Paul’s Developments & Smithywood Business Parks (78) Spawforths for Rula Developments (71) Spawforths for Strata Homes (79)</p> <p>Participants for Matter 12 Sheffield City Council DLP for Hallam Land Management (42) JLL for Sheffield Forgemasters (73) QUOD for British Land (24) Spawforths for Rula Developments (71) Sport England (7)</p>
Wed 9 October All day 9.30am	<p>Matter 13: Southeast Sheffield Sub-Area Matter 14: South Sheffield Sub-Area</p> <p>Participants for Matter 13 Sheffield City Council C & A Digman, G Moore (413) Clive Betts MP (152) Cllr Crossland (157) Cllr Horner (161) DLP for Hallam Land Management & Inspired Villages (42) F & A Hinson (225) Spawforths for Rula Developments (71)</p>

	<p>Participants for Matter 14 Sheffield City Council D & B Anderson (217) DLP for Hallam Land Management (42) Sport England (7)</p>
<p>Thurs 10 October Morning session 9.30am</p>	<p>Matter 15: Southwest Sheffield Sub-Area Matter 16: Stocksbridge/Deepcar Sub-Area Matter 17: Chapelton/High Green Sub-Area Closing session between the Inspectors and the Council</p> <p>Participants for Matter 15 Sheffield City Council DLP for Inspired Villages DLP for University of Sheffield (86) ID Planning for HfT (46)</p> <p>Participants for Matter 16 Sheffield City Council DLP for Hallam Land Management (42) JLL for Speciality Steel (77) Spawforths for Strata Homes (79)</p> <p>Participants for Matter 17 Sheffield City Council DLP for Hallam Land Management & Limes Developments (42) Pegasus Group for Avant Homes (19) Spawforths for Rula Developments (71)</p>

Stage 2 Week 3

Location of hearings – Howden House, 1 Union Street, Sheffield S1 2SH.

Date & Time	Matters
Tues 5 November 9.30am (all day session)	<p>Matter 3: Other housing needs</p> <p>Participants Sheffield City Council Boyer Planning for Barratt David Wilson Homes (20) DLP for Hallam Land Management & Inspired Villages (42) Home Builders Federation (112) ID Planning for HFT (46) Pegasus for Avant Homes (19) Planning Issues for Churchill Retirement Living (28) Spawforths for Strata Homes (79) The Planning Bureau for McCarthy & Stone (56)</p> <p>Matter 19: Residential Development Policies</p> <p>Participants Sheffield City Council Access Liaison Group (93) Boyer for Barratt David Wilson Homes (20) DLP for University of Sheffield (86) Home Builders Federation (112) Planning Issues for Churchill Retirement Living (28) The Planning Bureau for McCarthy & Stone (56)</p>
Wed 6 November 9.30am (all day session)	<p>Matter 9: Central Sub-Area, Character Areas 1-6</p> <p>Participants Sheffield City Council DLP for Hallam Land Management (42)</p>
Thurs 7 November 9.30am (morning session)	<p>Matter 18 – Housing supply</p> <p>Participants Sheffield City Council Boyer Planning for Barratt David Wilson Homes (20) DLP for Hallam Land Management & Inspired Villages (42) DLP for University of Sheffield (86) Home Builders Federation (112) JLL for Speciality Steel (77) Pegasus Group for Avant Homes (19) Spawforths for Strata Homes (79)</p>

	<p>[Note – to be followed by Closing session between the Inspector and the Council, after the lunch break]</p>
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STAGE 3 HEARINGS – To be Confirmed

Location of hearings – To be confirmed.

Date & Time	Matters
	<p>Matter 19: Residential Development Policies</p> <p>Participants Sheffield City Council Access Liaison Group (93) Boyer for Barratt David Wilson Homes (20) DLP for University of Sheffield (86) Home Builders Federation (112) Savills for Norfolk Estates (68) The Planning Bureau for McCarthy & Stone (56)</p> <p>Matter 24: Design and Built Environment</p> <p>Participants Sheffield City Council Access Liaison Group (93) DLP for University of Sheffield (86) Historic England (3) Joined Up Heritage Sheffield (116)</p>
	<p>Matter 22: Climate Change and Natural Resources</p> <p>Participants Sheffield City Council Home Builders Federation (112) ID Planning for Lidl Great Britain (51)</p> <p>Matter 23: Natural Environment</p> <p>Participants Sheffield City Council DLP for University of Sheffield (86) Home Builders Federation (112) ID Planning for Lidl Great Britain (51) JLL for Speciality Steel (77) Joined Up Heritage Sheffield (116) Sheffield and Rotherham Wildlife Trust (127) Sheffield Swift Network (136)</p>

Matter 20: Economic Development Policies

Participants

Sheffield City Council
Aylward Planning for Derwent Development
Management (31)
DLP for University of Sheffield (86)
ID Planning for Lidl Great Britain (51)
JLL for Sheffield Forgemasters (73)
Savills for Norfolk Estates (68)
Tetra Tech for Albany Courtyard Investments (17)

Matter 21: Retail and Communities Policies

Participants

Sheffield City Council
Aylward Planning for Derwent Development
Management (31)
Cllr Otten (154)
ID Planning for Lidl Great Britain (51)
Spring Planning for Keetons Management Services Ltd
(415)

Matter 25: Transport and Connectivity

Participants

Sheffield City Council
Access Liaison Group (93)

Matter 26: Implementation and Monitoring

Participants

Sheffield City Council
Home Builders Federation (112)

Closing session with the Inspectors and the Council