

## **REPORT TO FULL COUNCIL 6<sup>TH</sup> SEPTEMBER 2023**

### **APPENDIX 2:**

### **Sheffield Plan Statement of Consultation**

**(Formerly Report to Strategy & Resources Policy Committee)**

**Appendix 1 (a)**

**2<sup>nd</sup> August 2023**

**UPDATED**

Note to avoid duplication Appendix 2 Schedule 5 of the Statement of Consultation provided at Strategy and Resources Committee (2<sup>nd</sup> August 2023) is now found as Appendix 2c and 2f of the Full Council Report (6<sup>th</sup> September 2023).

***DRAFT***

**Sheffield Plan:  
Statement of Consultation**

Regulation 22(1)(c) Consultation Statement of Sheffield City  
Council

in support of

The Sheffield Plan 2022-2039

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## 1.0 Introduction

### 1.1 Purpose

This Consultation Statement sets out how the Council has involved residents and key stakeholders in preparing the Draft Sheffield Plan 2022 to 2039 in accordance with Regulations 18 and 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This Consultation Statement has been prepared to meet the requirements of Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and to show conformity with the Council's Statement of Community Involvement (SCI) adopted in July 2020.

The SCI document sets out how the Council will consult and involve the public and statutory consultees in planning matters. Full details of the current adopted SCI can be viewed on the Council website<sup>1</sup>.

### 1.2 Background

The Consultation Statement is submitted alongside The Sheffield Local Plan 2022-2039 (what we are calling 'The Sheffield Plan'). The Statement describes how the Council has undertaken community participation and stakeholder involvement during the production of the Sheffield Plan. It sets out how these efforts have shaped the Plan, along with the main issues raised through the consultation and received representations.

The Sheffield Plan will replace the 'saved' policies from the Unitary Development Plan (1998) and the Core Strategy (2009) except for three policies in the Core Strategy relating to waste management. A separate Joint Waste Management Plan is being prepared with the other South Yorkshire local authorities; this will replace the remaining three Core Strategy policies once it has been adopted.

The Council began preparing a new Sheffield Plan for the city in 2020<sup>2</sup>. The new Plan will set out the strategic vision, objectives and spatial strategy for the city of Sheffield, as well as the planning policies which will guide future development. The Plan will look ahead to 2039 and identify the main areas for sustainable

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<sup>1</sup> Statement of Community Involvement: [How the Council consults on planning applications & policies | Sheffield City Council](#)

<sup>2</sup> There had previously been a Regulation 18 Citywide Options for Growth consultation in 2015.

growth. It establishes policies and guidance to ensure development takes place in accordance with the principles set out in the National Planning Policy Framework (NPPF).

The Council's Publication Draft Local Plan and supporting documents were published in accordance with Regulation 19 for a minimum six-week consultation period lasting from 9th January until 20th February 2023. The Council consulted specific consultation bodies, including statutory bodies and relevant authorities, and general consultation bodies such as local amenity and residents' groups, businesses and individual residents. A variety of consultation techniques were used in accordance with the Statement of Community Involvement (see Appendix 2).

### 1.3 Structure of Statement

This Statement of Consultation consists of three sections:

**Section 1** - The introduction.

**Section 2** - Describes the timeline which was followed for preparing the Draft Sheffield Plan, in accordance with the current Local Development Scheme<sup>3</sup>.

**Section 3** - Provides a summary of the main issues raised during the Regulation 18/19 consultation periods and how the representations received have been considered by the Council.

Supporting Section 3 are two appendices which detail how the consultations were undertaken, the responses received and how the responses have been taken into account by the Council.

#### **Appendix 1 details: Issues and Options consultation (Regulation 18) September - October 2020**

- who was invited to make representations and how (Regulation 22 (1)(c)(i) and (ii))
- a summary of the main issues raised by those persons (Regulation 22 (1)(c)(iii)) in Plan/theme order and
- how those issues have been addressed in the preparation of the Sheffield Plan (Regulation 22 (1)(c)(iv)).
- Appendix 1 is supported by information in **Schedule 1**:
  - **Schedule 1**: Details of the consultation database (bodies, groups, members of the public etc)

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<sup>3</sup> Local Development Scheme [Emerging Draft Sheffield Plan | Sheffield City Council](#)

## **Appendix 2 details: Publication Draft Plan (Regulation 19) January - February 2023**

How the Regulation 19 Sheffield Plan consultation was undertaken, and the number of representations made including a summary of the main issues (Regulation 22 (1)(c)(v)) with a council response to the issues raised.

Appendix 2 is supported by information in **Schedule 1 to 4:**

- **Schedule 1:** lists who was notified.
- **Schedule 2:** notification materials.
- **Schedule 3:** consultation events.
- **Schedule 4:** lists all respondents who made a representation.

## 2.0 Plan Production Timeline

The timetable below outlines the main stages in preparation of the Sheffield Plan up until the submission at the end of September 2023 and details the next stages following submission.

### **Stage 1: Issues and Options Consultation (Regulation 18) – September/ October 2020**

Consultation on Issues and Options (Regulation 18) for the Sheffield Plan in Autumn 2020 outlined key opportunities and challenges for the city and asked for feedback on options for how growth could be accommodated in the city, including whether more homes should be built on brownfield land, particularly in the City Centre. The consultation was effectively a re-run of consultation undertaken in 2015<sup>4</sup> and was necessary to reflect new evidence and changes to national planning policy.

### **Stage 2: Plan amendments –2020- 2022**

The Council took on board comments received during the previous consultations, such as the need to protect the Green Belt, encourage sustainable growth and respond to the Climate Emergency. Further evidence base documents were updated (e.g., Integrated Impact Assessment) or commissioned (Whole Plan Viability Assessment) to improve the Sheffield Plan ready for formal consultation/submission.

### **Stage 3: Publication (Pre-Submission) Draft Plan Consultation (Regulation 19) – January/ February 2023**

Following a resolution by Council on the 14<sup>th</sup> December 2022<sup>5</sup> the Draft Sheffield Local Plan was published for consultation for a 6 week period between 9<sup>th</sup> January and 20<sup>th</sup> February 2023. In accordance with the Local Plan Regulations, this consultation was formal and statutory seeking specifically views on the Plan's soundness for Examination in Public.

*The anticipated next stages are as follows:*

### **Stage 4: Submission to the Secretary of State: September 2023**

The Council meets on the 6<sup>th</sup> September 2023 to consider the comments received during the Regulation 19 formal consultation and to consider whether any amendments to the plan should be submitted alongside the Publication Draft

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<sup>4</sup> There had previously been a Regulation 18 Citywide Options for Growth consultation in 2015.

<sup>5</sup> Sheffield Council Full Council meeting 14<sup>th</sup> December 2022 , agenda item 5: [Sheffield City Council - Agenda for Council on Wednesday 14 December 2022, 3.00 pm](#)

Plan for examination in public (EiP). Amendments will be suggested where the Council agrees that they are necessary to make the Plan sound. It is expected that the Publication Draft Sheffield and suggested amendments will be submitted to the Secretary of State around 20<sup>th</sup> September 2023.

**Stage 5: Examination in Public: - Winter/Spring 2023/2024**

The Plan will be examined by an independent Planning Inspector.

**Stage 6: Inspector's Final Report – September 2024**

**Stage 7: Adopt - December 2024**



## 3.0 Summary of Process and Main Issues

### 3.1 Summary of the overall consultation process for the Sheffield Plan

All consultations were carried out in line with the council's adopted Statement of Community Involvement<sup>6</sup> (revised July 2020).

#### **Regulation 18: Issues and Options Consultation**

The most recent public consultation under Regulation 18 of the Town and Country Planning (Local Plans) (England) Regulations 2012 took place from 1<sup>st</sup> September to 13<sup>th</sup> October 2020, and comments were accepted up to 29<sup>th</sup> October 2020. A total of 575 individuals or organisations responded to the consultation.

**Appendix 1** (which includes Schedule 1) provides details of how the requirements of Regulation 22(1)(c) (i) to (iv) have been met in relation to the Regulation 18 consultation, including which bodies and persons were invited to make representations; how they were invited to make representations; a summary of the main issues raised; and how those representations have been taken into account.

#### **Regulation 19: Pre-Submission Draft Plan Consultation:**

Regulation 19 pre-submission publication took place for six weeks between 9<sup>th</sup> January – 20<sup>th</sup> February 2023. A total of **413 separate responses** were received (including some responses received after the deadline for responding). The respondents made **1,985 comments** on different aspects of the Plan.

**Appendix 2** (which includes Schedules 1 to 5) provides details of how the requirements of Regulation 22(1)(c)(v) have been met, namely the number of representations made pursuant to Regulation 20 and a summary of the main issues raised, and the council response.

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<sup>6</sup> Statement of Community Involvement: [How the Council consults on planning applications & policies | Sheffield City Council](#)

## 3.2 Main Issues raised pursuant to Regulation 19/20

### **Main Issues raised pursuant to Regulations 19/20 Publication Version Plan:**

By section of the Plan, the main issues raised pursuant to Regulations 19/20 were:

#### **PART 1 Vision, Spatial Strategy, Sub-Area Policies and Site Allocations**

##### **Foreword**

8 responses received, of these 6 objected, 1 supported and 1 neutral (other).

##### ***Main Issues Raised:***

Comments on the foreword largely reflect comments made elsewhere in the document, particularly in relation to concerns about the housing requirement being too low from sections of the development industry, and how climate change is addressed in the Plan.

##### ***Representations from:***

Dore Village Society, Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), South Yorkshire Climate Alliance and 5 individuals.

##### ***Council Response:***

No change is proposed to the foreword. Comments on climate change and the housing requirement are duplicated elsewhere and a response is made in the relevant sections.

#### **Chapter 1 Introduction**

15 responses received, just over half objected to this chapter, with the remainder being neutral (other).

##### ***Main Issues Raised:***

Bassetlaw District Council commented that there has not yet been a Statement of Common Ground agreed to cover relevant cross boundary issues including the provision of employment land. It was also noted that the Introduction places emphasis on the South Yorkshire Statement of Common Ground, which the authorities have agreed to revisit to ensure it remains an up-to-date position for all partners. Some comments state that the Plan is not in accordance with the NPPF and so it is misleading to state that it is. It was also stated that Sheffield's boundary relationship with the South Yorkshire Mayoral Combined Authority is not clearly identified in this section and the Plan period should be extended to 2040 to ensure the 15 years is planned for from the date of adoption.

##### ***Representations From:***

*Baitulmukarram Ja'me Masjid, Bassetlaw District Council, City of Doncaster Council, Guzar-E-Habib Education Centre, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Joined Up Heritage Sheffield, Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Rotherham Metropolitan Borough Council, Sheffield Property Association and 1 individual*

**Council Response:**

The on-going duty to cooperate process is documented in the Duty to Cooperate Position Statement. We consider that the supporting evidence for the Plan justifies the approach taken to employment land provision. Statements of Common Ground are being prepared for the Sheffield Plan that will be agreed with nearby Local Planning Authorities. No change is proposed in relation to the Plan's end date which reflects a 15-year period from the anticipated date of adoption.

**Chapter 2 Vision, Aims and Objectives**

81 responses received, with over half (46) objecting, 22 support in full/support in part, and 13 neutral (other). A number of issues raised under this chapter are covered in later chapters and policies.

**Main Issues Raised**

The Plan's vision, aims and objectives should more clearly reflect the following:

- *Climate Change* - tackling climate change should be included in the Vision Statement, rather than just in one of the 8 Aims.
- *Nature and biodiversity* - multiple comments about the lack of inclusion of nature and biodiversity and recommendation for stronger wording to meet NPPF definition and aims of nature recovery.
- *Local food infrastructure* – should be included in the Plan's aims and objectives to achieve sustainable development of local food infrastructure.
- *Heritage assets* - lack of reference in the Vision to the important role that Sheffield's history and heritage assets will play in creating attractive and distinctive buildings and places in which to live, work and play in the city.
- *Council's 2030 Net Zero Carbon target* - the level of ambition in the Plan is incompatible with the Council's 2030 Net Zero Carbon target. Representors suggest the Plan should require net zero carbon buildings as soon as it is adopted. However, some comments state the policy of achieving 'Net Zero' carbon by 2030 is an example of the council going further than their remit as there is no legal requirement for this.

- *Meadowhall and the City Centre* – The Plan should include a section on Sheffield City Centre’s relationship with Meadowhall and how they can coexist and offer differing experiences.
- *City Centre Transport* – Sheffield needs a better, improved transport structure to serve the City Centre.
- *Free City Centre Parking* – The City Centre needs areas for free parking (to compete with Meadowhall).
- *Private and Public Transport* – a shift away from private car journeys towards more sustainable ways of travelling is not inclusive (not all people can walk great distances and need to use private vehicles).
- *Electric Vehicles and Charging* - electric vehicles need to be supported particularly for business development, and visitors, within the City Centre in order to compete with Meadowhall. Charging points should be supported by electricity generated from solar power.

**Representations From:**

*Avant Homes Yorkshire (Submitted by Pegasus Group), Bassetlaw District Council, Cycle Sheffield (Submitted by Sheffield CTC ), Dore Village Society, Friends of Parkwood Springs, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hft (Submitted by ID Planning), Historic England, Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Natural England, North East Derbyshire District Council, Owlthorpe Fields Action Group, Regather, Rotherham Metropolitan Borough Council, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Conservation Advisory Goup, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, Sport England, The Victorian Society and 26 individuals.*

**Council Response:**

Minor amendments are proposed in this section and elsewhere in the Plan to reinforce the themes raised above; in particular, the approach to Green and Blue infrastructure has been strengthened. The aim to be net carbon zero by 2030 is an established target for the city. The Plan clearly sets out how it contributes to help meet this target, how it can be achieved and how this will benefit the people of Sheffield. The Whole Plan Viability Assessment has demonstrated that these policies will not make development unviable and that the policies will be deliverable. The vision, aims and objectives should be read together, illustrating the Plan’s high-level inclusion of heritage, biodiversity and environmental sustainability.

The retail policies in the Plan support retail and leisure development in the City Centre by the creation of a Primary Shopping Area in the City Centre - policies that are not replicated for Meadowhall.

The transport policies in the Plan, such as T1, that seek to improve sustainable transport and create Mass Transit Corridors, will improve connectivity to the City Centre. Policies CO1 and CO2 seek to improve connectivity and promote the provision of electric vehicle infrastructure.

### **Chapter 3 Growth Plan and Spatial Strategy**

44 representations received, most objected to this chapter, with the remainder being equally split between responses in support of, and neutral towards the chapter.

#### ***Main Issues Raised:***

There was support for protection of Green Belt land from individuals and voluntary groups.

The development sector contended that land should be removed from the Green Belt to meet housing needs and support economic growth. Many of them suggested specific sites that should be released. The development sector also had concerns about the deliverability of brownfield sites and the housing mix that would be delivered, highlighting too much reliance on apartments. They made objections to many of the sites that have been proposed in the Sheffield Plan on that basis.

Some in the development sector also consider that more employment land is needed, especially for logistics (large-scale warehousing) and to provide scope for the Innovation District to expand. Again, they contend that Green Belt land should be released to increase land supply. Several specific sites were suggested (see [Table 1](#), page 103).

The University of Sheffield considers that specific reference should be made to the 'Sheffield Innovation Spine' extending from the University campus at Western Bank along Broad Street to West Bar. This is a concept being promoted by the University.

#### ***Representations from:***

*Avant Homes Yorkshire (Submitted by Pegasus Group), Commercial Estates Group (CEG) (Submitted by Lichfields), Commercial Property Partners (Submitted by Urbana), CPRE Peak District and South Yorkshire, Derbyshire County Council, Don Valley Railway, Dore Village Society, Groves Community Group, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hft (Submitted by ID Planning), Historic England, McCarthy Stone (Submitted by The Planning Bureau), Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Natural England, Rotherham Metropolitan Borough Council, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, Sport England and 11 individuals*

### ***Council Response:***

The strategy put forward in the Plan around Employment Land will ensure identified need is met. The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses. There are no appropriate or available brownfield sites in the Green Belt that can contribute to the supply of employment land, and no exceptional circumstances exist for releasing land from the Green Belt.

No exceptional circumstances exist to release land from the Green Belt for delivering new homes. The spatial strategy utilises the land available, taking account of the need to ensure sustainable patterns of development. A minor change is proposed to reference the 'Sheffield Innovation Spine'.

### **Policy SP1: Overall Growth Plan**

Of the over 80 responses received regarding this policy, the majority (69) were objections, with the remaining in support or neutral.

#### ***Main Issues Raised:***

The key objections relate to concerns that Policy SP1 does not fully meet housing needs, or employment land needs. Comments also note that the housing and population projections are based on the 2014 growth projections and not the 2021 census, and that broad locations for growth are not identified on the Proposals Map or the Key Diagram, making it contrary to the National Planning Policy Framework. It was considered that reliance on this non-designated area and the assumed housing delivery associated with these locations are unsound and both should be deleted from the plan policies. It was stated that this approach would not meet growth aspirations, present a positively prepared strategy, or meet the need for affordable housing.

It was further stated that exceptional circumstances have not been demonstrated for planning for lower housing growth than the Local Housing Need figure derived from the Standard Method. Respondents noted that the evidence shows shortfalls in deliverable housing land supply in relation to the 5-year housing land supply position and additional sites are required to be allocated, especially outside the City Centre, to meet the minimum housing requirement as set by the Standard Method. The policy's approach to release Norton Aerodrome as the only Green Belt site allocation was considered unsound and the city's Green Belt constraints alone should not be considered an exceptional circumstance to a lower housing requirement. This overall Growth Plan was noted as resulting in less affordable housing and more small homes. It would not therefore meet the full range of housing needs. The 35% urban uplift should be met in Sheffield not through headroom in other authorities.

It was also claimed that Policy SP1's approach does not provide for sufficient employment land and the Employment Land Review (ELR) methodology is flawed. The approach to logistics was also considered not to be justified as the Plan is silent on the need for large-scale logistics.

It was also stated that the policy does not set out a clear strategy for the protection, enhancement and extension of blue and green infrastructure. There is also no emphasis on nature recovery and on *extending* the Green Network, or new active travel infrastructure or the extension of existing routes. The wording around climate change, reducing carbon emissions and building a resilient city was viewed as not strong enough. The policy does not mention significant improvements to public transport including strategic rail investment as well as strategic highways improvements.

Reference should be made to non-designated as well as designated heritage assets.

**Representations from:**

*AAA Property Group (Submitted by Spawforths), Avant Homes Yorkshire (Submitted by Pegasus Group), Barratt and David Wilson Homes (Submitted by Barton Willmore), Bassetlaw District Council, CEG (Submitted by Lichfields), Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Commercial Property Partners (Submitted by Urbana), CPRE Peak District and South Yorkshire, Dore Village Society, Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Gladman Developments Ltd, Gladman Retirement Living Ltd, Hague Farming Ltd (Submitted by Barton Willmore), Hallam Land Management (Submitted by DLP Planning Limited), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hartwood Estates (Submitted by Urbana), Hft (Submitted by ID Planning), Historic England, Home Builders Federation, Inspired Villages (Submitted by DLP Planning Limited), Joined Up Heritage Sheffield, Lime Developments (Submitted by DLP Planning Limited), Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited), McCarthy Stone (Submitted by The Planning Bureau), Mr Lalley and Miss Knight (Submitted by Townsend Planning Consultants), Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Natural England, Norfolk Estates (Submitted by JEH Planning Limited), Norfolk Estates (Submitted by Savills), OBO Quinta Developments (Submitted by Urbana), Owlthorpe Fields Action Group, Rivelin Valley Conservation Group, Rotherham Metropolitan Borough Council, Sheaf and Porter Rivers Trust, Sheffield CTC and Cycle Sheffield, Sheffield Green & Open Spaces Forum, Sheffield Hallam University (Submitted by Urbana), Sheffield Hospital Charity (Submitted by DLP Planning Limited), Sheffield Technology Parks Ltd (Submitted by nineteen47), South Yorkshire Climate Alliance, Sport England, St Pauls Developments plc and Smithywood Business Parks Development LLP (Submitted by JEH Planning Limited), Strata Homes*

*(Submitted by Spawforths), Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited) and 13 individuals*

**Council Response:**

Minor changes are proposed to ensure references to Broad Locations for Growth are accurately reflected throughout the Plan. This includes an additional definition in the glossary and areas identified on the Key Diagram. Additional reference is made to non-designated heritage assets to clarify application of the policy. To ensure consistency with BG1 Blue and Green Infrastructure minor amendments are proposed to focus on the Local Nature Recovery Network and reflect the need to *extend* as well as protect and enhance blue and green infrastructure. An amendment is proposed to reflect progress on the possible local rail upgrade on the Don Valley Line. In response to comments about consistency of housing capacity figures, a separate schedule will be published to highlight any changes arising in both the capacity of individual sites and the capacity of allocated sites as a whole. This will take account of new planning permissions granted during 2022/23 and any proposed allocations that have been completed during that year.

No further changes are proposed to SP1. No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

The evidence base set out in the Employment Land Review supports the approach taken to employment land in the policy. The Logistics Study has identified suitable sites to meet the city’s needs and that there is sufficient capacity within the City Region to meet ‘wider than local’ need for logistics uses.

In considering how local housing need should be met the spatial strategy takes into account the importance of prioritising urban and other under-utilised urban sites and optimising density in these locations to make the most efficient use of land. There are no exceptional circumstances for releasing Green Belt to meet housing need beyond the brownfield site at the former Norton Aerodrome. The housing requirement also takes account of the need to support economic growth. Although recognising the challenge, the Whole Plan Viability Assessment indicates that development remains viable.

**Policy SP2: Spatial Strategy**

38 representations received, 34 objected and 4 supported the policy in full.

**Main Issues Raised:**

**Policy SP2** does not demonstrate sufficiently how the policy approach is deliverable and will meet housing need. It does not meet the housing need calculated under the



Standard Method. There are sites of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Additional sites are required to be allocated to meet the minimum housing requirement as calculated using the Standard Method and to provide a 5-year supply. There is a disproportionate emphasis on the Central Sub-Area for new housing delivery which is undeliverable and unsustainable. Emphasis on the Central Area will also limit the type, mix and tenure of housing delivered. This fails to address the housing needs of different areas of Sheffield. More sites for development of houses should be released, particularly outside the City Centre. The Policy does not include flexibility to allow for delivery of sustainable development and prevents development on the basis of access to existing facilities. Policy SP2 also does not factor the use of space standard needs into dwelling estimates.

The Policy does not allocate additional employment land in the Northeast (Smithywood, Warren Lane), or the Southeast of the city (Orgreave Park). The policy references contributions to additional infrastructure including education and healthcare provision in some of the sub areas but no sites have been allocated or a clear strategy identified to ensure sustainable delivery to support growth. Policy SP2 does not include Mass Transit Corridors as a spatial focus for future development. The approach also restricts development in Principal Town of Chapeltown/ High Green.

**Representations from:**

*AAA Property Group (Submitted by Spawforths), Aldene Developments (Submitted by Urbana), Avant Homes Yorkshire (Submitted by Pegasus Group), Barratt and David Wilson Homes (Submitted by Barton Willmore), CEG (Submitted by Lichfields), Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Gladman Retirement Living Ltd, Gleeson Homes, Hague Farming Ltd (Submitted by Barton Willmore), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hft (Submitted by ID Planning), Historic England, Home Builders Federation, Lime Developments (Submitted by DLP Planning Limited), Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Norfolk Estates (Submitted by Savills), North East Derbyshire District Council, Rula Developments (Submitted by Spawforths), St Pauls Developments plc and Smithywood Business Parks Development LLP (Submitted by JEH Planning Limited), Strata Homes (Submitted by Spawforths), Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited), Urbo (Submitted by Asteer Planning) and 3 individuals.*

**Council Response:**

No changes are proposed to policy SP2. Policy SP2 reflects the Council's agreed spatial strategy which does not include release of any greenfield land from the Green

Belt. The strategy supports urban renewal and delivery of new homes in sustainable locations. The distribution of allocations is consistent with the spatial strategy.

The approach taken to the need and supply of land for employment is considered sound and supported by the Employment Land Review, taking account of the need to ensure sustainable patterns of development and given that exceptional circumstances are not considered to exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome.

Housing mix has already been factored into assumed site densities and the Whole Plan Viability Assessment. The impact of constraints such as land contamination and heritage on sites have been assessed via the Site Selection Methodology.

### **Policy SP3: Hierarchy of Centres**

This policy received 3 objections, 1 neutral response and 1 representation in support.

#### ***Main Issues Raised:***

The allocated 'policy zone' approach does not allow enough flexibility on the range of uses that may develop over the Plan period. It also does not designate the Queens Road Retail Park as a District Centre when similar retail parks have been designated.

#### ***Representations from:***

*MHH Contracting (Submitted by Urbana), Orchard Street Investment Management (Submitted by Savil's), Urbo (Submitted by Asteer Planning) and 2 individuals*

#### ***Council Response:***

No changes are proposed to the policy. Queens Road Retail Park is divorced from other shops and uses that a District Centre contains and is therefore designated instead as a Flexible Use Zone.

## **Chapter 4 Sheffield's Sub-Area Strategy**

### **Central Sub-Area**

#### **Policy SA1: Central Sub-Area**

14 representations received, 9 objections, 1 support in part and 4 neutral (other).

#### ***Main Issues Raised:***

A number of the development industry's representatives do not agree with the spatial strategy of concentrating most of the housing growth in the Central Sub-Area, because of concerns about the deliverability of brownfield sites and the housing mix that would be delivered (too much reliance on apartments). The development sector has objected to a number of site allocations on this basis, in particular sites in policies CA1 to CA6.

There is some concern that there is an inconsistent approach to site allocations and zoning within the Central Sub-Area and that the policies are too prescriptive for the City Centre.

There is some support for the approach to identifying 'Broad Locations for Growth', however respondents stated that the policy criteria needed to ensure it is compliant with the National Planning Policy Framework and that the recreational/heritage value of sites is retained. Policies CA1-CA6 do not set targets for the future provision and protection of existing green and blue infrastructure/ Local Nature Recovery Network within the Central Sub-Area; they also do not provide new open space proportionate to the housing growth targets in the City Centre. There are also no requirements or plans to provide street trees. There are two objections to the implementation of the Clean Air Zone within the Central Sub-Area noting that it will have a negative impact on businesses located there.

**Representations From:**

*AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Gladman Retirement Living Ltd, Joined Up Heritage Sheffield, Natural England, Rula Developments (Submitted by Spawforths), Sheffield Street Tree Partnership (SSTP), South Yorkshire Industrial History Society CIO , Strata Homes (Submitted by Spawforths), Urbo (Submitted by Asteer Planning) and 2 individuals.*

**Council Response:**

- Exceptional circumstances do not exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.
- The Sheffield Plan policies have been through sustainability and viability testing. Therefore, it is considered the policy requirements within the Sheffield Plan are robust and appropriate to justify the approach taken to the housing requirement and the spatial strategy.
- Proposed development management policies provide sufficient protection for sites of ecological and recreational importance. It is considered the Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the housing requirement over the plan period.
- The Sheffield Clean Air Zone has been in effect since February 2022 and is outside the scope of the Plan.
- Amendments to Policies BG1, SA1, CA1-CA6 have been made to address concerns regarding green space provision.

## **Character Area One: Kelham Island, Neepsend, Philadelphia, Woodside**

17 responses received for this policy, 8 were objections, 6 support in part, 3 neutral (other).

### ***Main Issues Raised:***

**Policy CA1** - does not prioritise walking and cycling routes and provision as well as planning for better connectivity across the river and railway lines. It is also not clear what is meant by 'proactively manage flood risk' and the definition is missing for what is considered a 'functional flood plain'. Some comments state that there is lack of clarity on where and how employment will come forward in this Character Area and so the boundary should be extended to include further sites. Only one site allocation includes employment uses which is noted as not being enough (KN02). There is a lack of reference to the Upper Don Trail in all relevant Character Area documents, including any future proposals. There is no reference to the 'Innovation Spine' proposed by University of Sheffield.

**Policy CA1A** - The Priority Neighbourhood Area's boundary should be expanded to include additional land to ensure neighbouring proposals align with the proposed uses. There is concern that the policy will have a negative impact on existing businesses, especially smaller ones in the area.

**Policy CA1B** – There is no overall masterplan demonstrating how the site allocations will come forward. Site allocation KN21 has been omitted from the list of site allocations. There is concern that the policy is not explicit enough to protect heritage assets sufficiently.

There is support for the Neepsend Priority Location and its part in ensuring the protection of heritage assets.

### ***Representations From:***

*AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Gladman Retirement Living Ltd, Joined Up Heritage Sheffield, Natural England, Rula Developments (Submitted by Spawforths), Sheffield Street Tree Partnership (SSTP), South Yorkshire Industrial History Society CIO, Strata Homes (Submitted by Spawforths), Urbo (Submitted by Asteer Planning) and 2 individuals*

### ***Council Response:***

- The proposed allocations in Policies CA1 to CA6 will contribute to meeting housing need in the Central Sub-Area thereby supporting local services provision. While certain parts of the Central Area have viability challenges masterplanning work is ongoing to help address this and there are many recent and active schemes in the City Centre. Therefore, it is considered that City

Centre development remains viable, deliverable and appropriate. There is no need to allocate additional sites.

- Additional wording has been added to the Glossary to clarify what is meant by 'flood plain' and 'proactive manage flood risk'.
- The policy approach is consistent with the requirements of Paragraph 119 of the National Planning Policy Framework in regard to making effective use of land. The General Employment Zones provide opportunity and flexibility for a wide range of business to expand, locate and relocate. Other uses are not appropriate in these areas, therefore the General Employment Zone boundary is considered to be appropriate.
- The Central Sub Area will deliver future housing and retail growth as well as commercial activity to ensure long-term viability of the City Centre. Flexible Use Zones allow for a wide variety of uses and are not considered restrictive to future development. They do not prevent current operational uses; any future proposals will be dealt with at application stage.
- To aid the effectiveness of Policy CA1B, reference to Masterplanning as well as the addition of KN21 to reflect the points raised in the representation has been added for clarity.

### **Character Area Two: Castlegate, West Bar, The Wicker, and Victoria**

10 responses received, 3 objections, 6 support in full/support in part and 1 neutral (other).

#### ***Main Issues Raised:***

**Policy CA2** - The policy criteria are not explicit enough to address heritage requirements in the area. There is not enough reference in the policy to the provision for greater connectivity between the City Centre and the canal towpath. There is also little reference to improving environments along the canal as well as the river. There is some concern that there is an inconsistent approach to site allocations and zoning within the Central Sub-Area and that the policies are too prescriptive for the City Centre. It is unclear what the site allocation designation means for CW03 which is a mixed-use scheme. There is also discrepancy between the policy and the existing planning permission in terms of capacity for housing. There is no reference to the 'Innovation Spine' proposed by University of Sheffield.

**Policy CA2A** - the proposals are supported, especially those relating to heritage, the creation of a public square, the Grey to Green initiative involving the river and the proposed green space. However, there is a lack of masterplanning demonstrating how the innovation district will be delivered.

**Policy CA2B** - the proposals are supported especially the role Wicker Riverside Priority Location is expected to play in ensuring the protection of heritage assets.

### **Representations From:**

*Canal & River Trust, Hallam Land Management, Sheaf and Porter Rivers Trust, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Historic England, Joined Up Heritage Sheffield, University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning), Sheffield Technology Parks Ltd (Submitted by nineteen47), and 1 individual*

### **Council Response:**

- Policy SP1 criteria m) and Policy D1 provide further details of the Plan's commitment to the protection, management and enhancement of heritage sites and assets.
- To clarify and strengthen the policy, an amendment is proposed to criteria e) to enhance pedestrian and cycle environments along main routes and improve the relationship with the river and canal side spaces - creating new riverside routes, supported by active building frontages, and proposals that positively interact with the river and canal side spaces.
- The Office Zones contain a significant amount of flexibility, given that 40% of the floorspace can be non-office use. Some requirement for office uses is necessary in order to deliver the spatial strategy of the Plan to meet the City's need for office space.
- Criteria c) of the policy reflects the ambitions to deliver innovation led regeneration in Castlegate as part of strengthening the Spine within the City Centre. This is detailed in the City Centre Strategic Vision as well as the Sheffield City Centre Priority Neighbourhood Frameworks. Reference to the 'Innovation Spine' would not be appropriate in this policy. It is considered that Policy SA1 sufficiently addresses support for the 'Spine' proposal.

### **Character Area Three: St Vincent's, Cathedral, St George's and University of Sheffield**

7 representations received for this policy, 3 objections, 3 support in full/support in part and 1 neutral (other).

### **Main Issues Raised:**

**Policy CA3** - does not reference the 'Innovation Spine' proposed by the University of Sheffield which should help deliver accessible neighbourhoods. The criteria in policy CA3 are not explicit enough to address heritage requirements in the area.

### **Representations From:**

*Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Joined Up Heritage Sheffield, Sheffield Technology Parks Ltd (Submitted by nineteen47), University of Sheffield (Submitted by DLP Planning Limited), Historic England*

**Council Response:**

- Policy SP1 criteria m) and Policy D1 provide further details of the Plan's commitment to the protection, management and enhancement of heritage sites and assets.
- Amendment proposed to policy CA3 to reflect the Conservation Areas within the Character Area.
- Support for the 'Innovation Spine' proposal is also covered under changes proposed to Policy SA1.

**Character Area Four: City Arrival, Cultural Industries Quarter, Sheaf Valley**

16 responses received for this policy, 11 were in objections, 4 support in full/part, 1 neutral (other).

**Main Issues Raised:**

**Policy CA4** – does not reference the Porter Brook Trail. There are limited opportunities included to de-culvert, admit daylight and re-naturalise the River Sheaf and Porter Brook in the policy. Currently these are included in Policy CA4A but should be included in Policy CA4. There is also no Character Area Plan for most of the Priority City Arrival Area.

**Representations From:**

*Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Historic England, Joined Up Heritage Sheffield, Sheaf and Porter Rivers Trust and 11 individuals.*

**Council Response:**

- A proposed amendment to Policy BG1 in relation to waterways and further supporting text in relation to green and blue infrastructure in the emerging Local Nature Recovery Strategy picks up the comments made about the waterways.
- A separate Station Masterplan is being prepared for much of the City Arrival area and will provide more detail than can be shown in the Local Plan.

**Character Area Five: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street**

9 responses received for this policy, 4 were objections, 2 support in part, 3 neutral.

**Main Issues Raised:**

**Policy CA5** - the criteria are not explicit enough to address heritage requirements in the area. Allocation site HC03 should be removed as it is not available, suitable, achievable, or deliverable. De-culverting priorities should be covered in Policy CA5 rather than CA5A. There is also a lack of mention of the Porter Brook Park proposals.

### **Representations From:**

*Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Historic England, Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), Sheaf and Porters River Trust*

### **Council Response:**

- It is considered the Site Selection Methodology is consistent with national policy and provides a robust basis to determine the most sustainable sites to meet the identified housing requirement in Sheffield over the plan period. Proposed allocation HC03 will contribute to meeting housing need in the Central Sub-Area and be delivered as part of the emerging Moorfoot Masterplan. While certain parts of the Central Area have viability challenges masterplanning work is ongoing to help address this and there are many recent and active schemes in the City Centre. Therefore, it is considered that HC05 remains viable, deliverable and appropriate.
- It is considered that criteria f) relating to de-culverting the Porter Brook is more appropriately located in Policy CA5A which also refers to Porter Brook Park. No modification is required.
- Conditions on development for site allocations listed in policy CA5 amended where appropriate to reflect the impact on the historic environment.

### **Character Area Six: London Road and Queen's Road**

4 responses received for this policy, 1 objection, 1 support in part, and 2 neutral and no main issues raised.

### **Northwest Sheffield Sub-Area**

#### **Policy SA2: Northwest Sheffield**

23 representations received for this policy, 13 objections, 9 support in full/part and 1 neutral.

#### ***Main Issues Raised:***

Policy SA2 provides little evidence on the deliverability of the sites allocated. It seeks to deliver approximately 1,015 new homes, a level of growth that is considered too low to support this area of the city due to a tight Green Belt Boundary. Many of the development sector's representatives have concerns with the spatial strategy of not opting for Green Belt release and are concerned about the viability and deliverability of site allocations, and the lack of diverse housing mix that will be provided as a result. The development sector has objected to several site allocations on this basis, including those in Policy SA2. Some of conditions on development for the site allocations are also thought to be arduous.



There were numerous responses seeking the strengthening of conditions on development for some of the site allocations, including; adding buffers alongside green and blue infrastructure assets; strengthened wording to protect heritage and archaeological assets; requirement for further hydrological investigation; introducing conditions that ensure harm to protected species/habitats/sites is minimised. There have been some objections received on the lack of information for some of the site allocations.

Policy SA2 includes a more restricted range of industrial uses which should be broadened to include the whole of the E Class, with B2 and B8 class uses as well. Policy SA2 also does not contain adequate policies for the sustainable development of local food infrastructure. The supporting text also does not reference the importance of nature conservation, biodiversity, landscape character and heritage for both Rivelin and Loxley Valleys. Wardsend Cemetery Heritage Park has been raised to be designated as a Local Nature Reserve. Additionally, the policy does not include any criteria that supports an extension to the Supertram network. There is also no reference to the reopening of the Sheffield – Stocksbridge railway to passengers.

**Representations from:**

*AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Friends of the Loxley Valley, Friends of Wardsend Cemetery, Hague Farming Ltd (Submitted by Barton Willmore), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Joined Up Heritage Sheffield, Natural England, Norfolk Estates (Submitted by JEH Planning Limited), Owlthorpe Fields Action Group, Rivelin Valley Conservation Group, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, South Yorkshire Bat Group, Strata Homes (Submitted by Spawforths) and 5 individuals*

**Council Response:**

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. The housing requirement is calculated on a citywide basis and sufficient deliverable sites have been allocated to meet that requirement. Based on the Whole Plan Viability Assessment (WPVA) the site allocations within the Northwest Sub-Area are viable and deliverable. The deliverability of individual sites is evidenced in the HELAA.

No change is proposed to Strategic Employment Site Allocations that are located within Flexible Use Zones, as Use Class E(g) contains uses which can be carried out in a residential area without detriment to amenity. Employment uses delivered in these areas would not be incompatible with nearby residential uses.

Responses suggesting the strengthening of conditions on development on certain site allocations, relating to protecting green and blue infrastructure assets; heritage and archaeological assets; and protected species/habitats, where necessary, have resulted in several suggested minor amendments to the Sub-Area's site allocations. These amendments either add conditions on development requiring provision of appropriate mitigation measures (e.g., environmental buffers, or removal of protected areas and buffers from the developable area, etc); or require the supply of additional information at the planning application stage, regarding the potential adverse impacts on these assets to inform provision of adequate mitigation measures.

Strategic policy BG1 and Development Management policies GS1 to GS11 make adequate provision for the protection of local food infrastructure. Valuable allotments are normally designated as Urban Green Space Zones, protected from inappropriate development by Policy GS1. Wardsend allotments are privately owned and are now declared surplus to requirements by its owner. The Plan cannot impose retaining the existing allotment; hence no change is needed to Policy SA2.

### **Northeast Sheffield Sub-Area**

#### **Policy SA3: Northeast Sheffield**

11 responses received for this policy, 7 were objections, 4 support in full/part.

#### ***Main Issues Raised:***

The decision not to allocate the Smithy Wood site for development is supported by several environmental groups. Sport England proposed amendments to a number of sites impacted by nearby sports facilities. There is support for the allocation of NES19, it's capacity should be significantly increased to contribute significantly to the government's target of a 35% uplift.

Sites NES09, NES12, NES13, NES16, NES17, NES18, NES20, and NES22 are considered unviable for development and should be deleted, due to various reasons including extensive and costly land contamination mitigation; archaeological evaluation requirements; the need for biodiversity net gain that reduces the usable area; potential limitations due to nearby Environment Agency Waste Permit sites; and the impact of mitigating the proposal's effects on nearby heritage assets.

The Woodland Trust is concerned about the potential adverse impacts of site allocation NES01 on adjacent areas of ancient woodland. There is support for retaining mature trees along Longley Lane in NES18, and concerns are raised about the lack of biodiversity information for sites NES04, NES13, NES23, and NES27. These urban green space sites should be assessed based on relevant national and Draft Sheffield Plan policies, such as National Planning Policy Framework paragraphs 179 and 180, and Policies GS1 and GS5.

Two alternative site allocations have also been proposed for development including: the Shiregreen Arms (Residential Zone) with adjoining greenfield land off Mason Lathe Road, S5 0TL (Urban Green Space Zone); and a garage site in the Green Belt at the rear of 439 Sicey Avenue, S5 0EN. (see [Table 1](#))

**Representations from:**

*AAA Property Group (Submitted by Spawforths), Derwent Development Management Ltd (DDML) (Submitted by Aylward Town Planning Ltd), Ecclesfield Parish Council, Hallam Land Management, Sanctuary Housing Association, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited), Norfolk Estates (Submitted by JEH Planning Limited), Owlthorpe Fields Action Group, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, Strata Homes (Submitted by Spawforths)*

**Council Response:**

Site Allocations NES13, NES22, and NES28 should have an additional condition requiring a Sport and Urban Green Space Impact Assessment at the planning application stage, to assess and mitigate any detrimental impacts on sports activities or the development itself. There is no reasonable justification for increasing the expected density of NES19 beyond that specified in Policy NC9.

The Whole Plan Viability Assessment (WPVA) has determined that the site allocations are viable and achievable. Retaining trees along Longley Lane for NES18's development is supported. For NES01, a condition should be added to exclude Ancient woodland/ Woodland and establish a 15-metre buffer from the edge of the canopy, preventing them from being included in the developable area.

Regarding concerns raised by Natural England, no changes to the allocations are necessary since the submission of an ecological survey and compliance with Biodiversity Net Gain are now mandatory. Where Historic England expressed concerns about the potential negative impacts on nearby heritage assets, the relevant site's heritage condition has been amended to include recommendations from the Heritage Impact Assessment or other suitable mitigation measures. Retaining non-designated heritage assets, when feasible, should also be included as a condition.

Previously developed land that has been landscaped and planted is no longer considered brownfield and is protected as Urban Green Space. The Shiregreen Arms Site will not be allocated for residential development. There are no exceptional circumstances to justify development within the Green Belt beyond the brownfield site at the former Norton Aerodrome.

**East Sheffield Sub-Area**

## **Policy SA4: East Sheffield**

9 responses received for this policy, 8 were objections and 1 neutral.

### ***Main issues raised:***

- Policy makes no reference to developing or enhancing green spaces.
- The policy does not consider the impact of noise pollution on the amenity of future occupiers of sites within the sub-area.
- The sub-area site allocations are unviable.
- The River Don and Sheffield and Tinsley canal corridors are not signposted.
- Policy will not meet the identified need for housing.
- Policy will not meet the identified need for industry and logistics.

### ***Representations from:***

*AAA Property Group (Submitted by Spawforths), BOC Ltd (Submitted by Savills), Canal & River Trust, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Rula Developments (Submitted by Spawforths), Strata Homes (Submitted by Spawforths) and 1 individual.*

### ***Council Response:***

- There is an accepted need to reference expansion and enhancement of green spaces. Amendments are proposed to BG1 to reflect this.
- Policy NC14 requires appropriate mitigation for noise sensitive uses within areas with significant background noise including adjoining Trunk Roads/Strategic Roads and those near to industrial areas. No change needed to the sub-area policy.
- The Whole Plan Viability Assessment (WPVA) has determined that site allocations are viable and achievable. Policy BG1 states that very significant weight will be given to the protection and enhancement of Sheffield's blue and green infrastructure, specifically referencing the River Don and Sheffield & Tinsley Canal corridors.
- The Sheffield Plan has identified sufficient deliverable sites to meet the City's housing needs within the Plan period.
- The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

## **Southeast Sheffield Sub-Area**

### **Policy SA5: Southeast Sheffield**

40 representations received for this policy, 9 were objections, 26 support in full/part and 5 neutral.

### ***Main Issues Raised:***

A number of the development industry's representatives do not agree with the spatial strategy of not opting for Green Belt release for new housing and question the viability and deliverability of some of the proposed site allocations. They consider that more housing sites are needed in the south-east of the city. There have been a number of other objections to some of the housing site allocations but also support. Several objections relate to potential heritage, ecological and agricultural land impacts.

In addition to comments on the specific policy, it is also worth noting that there has been petitions and 125 representations received for site allocation SES03 (Land to the east of Eckington Way), of which 123 were objections and 2 were neutral. The site allocation is proposed for employment uses and as a site for travelling showpeople. The objections cover issues such as traffic congestion and air pollution in the area, impact on local facilities, loss of agricultural land, the impact on the Local Geological Site, demand on existing utilities infrastructure, impact on wildlife and loss of amenity in the local area, impact on adjoining housing and the impact of the high voltage powerlines.

There has been significant support for the proposed designation of Owlthorpe Fields as a Local Green Space.

It was stated that the allocated sites will not meet the identified need for industrial and logistics uses so further sites should be identified; an objection seeks the allocation of a large area of land ("Orgreave Park") to the east of Handsworth for employment (logistics) purposes.

Support was expressed for the overall approach to the sub-area in Policy SA5 and, in particular, the support given to the re-opening of the Barrow Hill Line to passengers; also, need to include Killamarsh in the list of stations in part g) of the policy. Need to explore the potential for site SES02 to accommodate park & ride use.

There are objections to several site allocations requesting that their site boundaries be changed to exclude the areas designated as Local Wildlife Site (sites SES02, SES04 and SES05).

***Representations from:***

*AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Camstead Ltd (Submitted by Astrum Planning), Ergo Real Estate, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Natural England, Norfolk Estates (Submitted by Savills), North East Derbyshire District Council, Owlthorpe Fields Action Group, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, South Yorkshire Mayoral Combined Authority, Strata Homes (Submitted by Spawforths) and 24 individuals*

*In addition, proposed site allocation SES03 received representations from: Clive Betts MP, Councillors Kurtis Crossland, Ann Woolhouse, Bob McCann, Gail Smith and Kevin*

*Oxley, National Grid (Submitted by Avison Young), Natural England, UPS, 4 petitions and 102 individuals.*

**Council Response:**

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

Minor amendments are proposed to some site allocations to ensure soundness but no allocations are proposed for removal. The Whole Plan Viability Assessment (WPVA) has determined that site allocations are viable and achievable.

The allocation of site SES03 indicates that it is suitable for employment and Gypsy/Traveller uses as a result of the site selection methodology that was undertaken. Further planning conditions will be given consideration at a detailed planning application stage if required. However, additional conditions on development are proposed that will ensure an environmental buffer strip is provided between the development and neighbouring housing to mitigate the impact on adjoining housing. Additional conditions on development are proposed that will ensure development should propose a strategy for how the impact of high-voltage powerlines will be reduced through the design of the site. A number of the issues raised are addressed further in the [Strategy & Resources Committee Report \(2<sup>nd</sup> August\)](#)

No change is proposed in response to objections to several site allocations requesting that their site boundaries be changed to exclude the areas designated as Local Wildlife Site (sites SES02, SES04 and SES05). However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.

The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

A minor change is proposed to include Killamarsh in the list of stations in part g) of the relevant policy (within the Sheffield City boundary).

If a Park and Ride use be proposed on site SES02 in future, in principle this use fits with the general employment area designation of the site.

To ensure that there will be no adverse impact on any key heritage or ecological features of value, conditions on development have been included for the appropriate sites in Annex A of the Plan. There is a pressing need to identify land for employment and housing use, including for accommodation for travellers, and this need outweighs the need to protect small areas of best and most versatile agricultural land.

**South Sheffield Sub-Area**

## **Policy SA6: South Sheffield**

12 representations received for this policy, 5 were objections, and 7 were support in full/part.

### ***Main Issues Raised:***

A number of the development industry's representatives do not agree with the spatial strategy of not opting for Green Belt release for new housing and question the viability and deliverability of some of the proposed site allocations and the lack of diverse housing mix that will be provided as a result. There have been objections to some of the housing site allocations on this basis; also, some of the conditions on development for the site allocations are also considered to make them undeliverable or severely restrict development, such as archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. An alternative site has been put forward as a potential housing site allocation at Totley. There is also support for a number of the proposed housing site allocations.

There is an objection stating that the sub-area will not meet the need for industrial and logistics sites.

There has been support for, and objections to, the main strategic site in the sub-area, the former Norton Aerodrome, with several other comments suggesting that development of this site needs to be subject to caveats and further considerations, such as integrating the development with the tram route.

There should be more emphasis on improving active travel provision in terms of cycle parking.

There are several representations supporting, and one objection to, the proposed Local Green Space designation at Bolehill Wood and a request that a definition of Local Green Space be included in the Glossary.

### ***Representations from:***

*AAA Property Group (submitted by Spawforths); Mr Charles Rhodes and Star Pubs (submitted by JLL); North East Derbyshire District Council; Owlthorpe Fields Action Group; Rula Developments (submitted by Spawforths); Sheffield and Rotherham Wildlife Trust; Strata Homes (submitted by Spawforths); CPRE Peak District and South Yorkshire; Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited); Natural England; Sanctuary Housing Association; South Yorkshire Mayoral Combined Authority; Tangent Properties and 5 individuals*

### ***Council Response:***

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

It is considered that the stated conditions on development do not mean that any of the site allocations should be deleted. The Whole Plan Viability Assessment (WPVA) has determined that site allocations are viable and achievable.

A definition of Local Green Space will be added to the Glossary. It is considered that the characteristics of the land at Bolehill Wood merit a Local Green Space designation.

For the site allocation at the former Norton Aerodrome full account of the proximity of the Site of Special Scientific Interest (SSSI) will be taken into account through masterplanning the site and via any future planning application process to ensure that the SSSI - which lies outside the site boundary - is not adversely affected.

Complementary uses and the final capacity of the site will be determined in more detail during the masterplanning exercise. It will also be important to ensure that new residential development in this area is well connected to the existing tram route; this would be a consideration of Policy CO1 which seeks to maximise public transport access to new development, as well as safe cycle and pedestrian routes.

Whilst Policy CO1 supports the delivery of active travel infrastructure associated with new development, Policy T1 supports the broader delivery of active travel infrastructure across the city, aligned with the priorities set out in the Transport Strategies of both Sheffield City Council and the South Yorkshire Mayoral Combined Authority.

The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

## **Southwest Sheffield Sub-Area**

### **Policy SA7: Southwest Sheffield**

13 representations were received, 11 were objections, and 2 neutral.

#### ***Main Issues Raised:***

A number of the development industry's representatives do not agree with the spatial strategy of not opting for Green Belt release and are concerned about the viability and deliverability of site allocations and the lack of diverse housing mix that will be provided as a result. Some of the conditions on development for the site allocations are also considered to make them undeliverable or severely restrict development, such as



archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application.

Three alternative sites have been put forward as potential housing site allocations in Dore and one site at Little London Road. A respondent noted that the policy does not propose to designate parts of the landscape around Dore as a “transitional landscape” between the uplands of the Peak District to the west and the urban area of Sheffield to the east. It is also suggested that a housing site allocation be proposed at Dore, recognising the Mass Transit Corridor. There are objections to several site allocations on the grounds of potential impact on biodiversity or heritage; also, that there are sites close to the Porter Brook and that there is no mention of previous planning commitments to deliver the relevant section of the Porter Brook Trail.

There is an objection stating that the sub-area will not meet the need for industrial and logistics sites.

There is an objection requesting the redesignation of Queens Road Retail Park to a District Centre.

There is a representation in relation to the Green Belt boundary at Dore, terminology used and housing figures; and also objections that the policy needs more emphasis on active and sustainable travel, including to support District Centres.

***Representations from:***

*AAA Property Group (Submitted by Spawforths), Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Dore Village Society, Hallam Cricket Club, Hft (Submitted by ID Planning), Jonathan Harrison (Submitted by nineteen47), Laver Regeneration (Submitted by Asteer Planning), Orchard Street Investment Management (Submitted by Savills), Rula Developments (Submitted by Spawforths), South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths) and 2 individuals*

***Council Response:***

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

The Whole Plan Viability Assessment (WPVA) has determined that site allocations are viable and achievable.

The proposed site at Little London Road is separated from the nearby residential uses by the River Sheaf and is accessed through the existing business park. The site is clearly more suited to employment uses and the introduction of residential use on this site would create significant restrictions on the operation of the existing businesses.

Conditions on development of allocations related to heritage have been amended to take account of recommendations in the Heritage Impact Assessment. It is considered that the stated conditions on development do not mean that any of the site allocations should be deleted.

The Queens Road Retail Park is a stand-alone retail park divorced from other shops and uses that a District Centre contains and is therefore designated as a Flexible Use Zone rather than a District Centre.

A Mass Transit Corridor from part of the City Centre to the southwest is already referred to in policy SA7. Paragraph 4.72 refers to the extensive areas of countryside and Green Belt in the sub-area and any development proposals must take these into account, as appropriate.

The reference to Green Belt boundaries in SA6 is to provide clarity around boundaries that will remain unchanged when SS17 is removed from the Green Belt. In addition, no other sub-area policies specifically mention protection of Green Belt boundaries as that is implicit in policies in Part 2.

The 'urban area' refers to those areas of the city that are not within the Green Belt (see Glossary) and within the urban area are many different policy zones including residential zones.

The figure of 40 homes for Dore includes those within the Neighbourhood Plan area that have planning permission. It is a gross figure and allows for the fact that windfall sites may come forward during the Plan period.

Whilst Policy CO1 supports the delivery of active travel infrastructure associated with new development, Policy T1 supports the broader delivery of active travel infrastructure across the city, aligned with the priorities set out in the Transport Strategies of both Sheffield City Council and the South Yorkshire Mayoral Combined Authority.

Enhancing sustainable transport connectivity to support modal shift can improve the attractiveness and inclusiveness of the environment, enabling more people to access services in their local or district centre. The Plan includes policies, including SP1 and T1, which support multimodal transport improvements to enhance connectivity, and create an effective, sustainable transport network.

The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

## **Stockbridge/Deepcar Sheffield Sub-Area**

### **Policy SA8: Stocksbridge/Deepcar**

9 representations received for this policy, 8 were objections, with 1 response in support.

**Main Issues Raised :**

- A number of the development industry's representatives do not agree with the spatial strategy of not opting for Green Belt release and are concerned about the viability and deliverability of site allocations and the lack of diverse housing mix that will be provided as a result.
- Some of the conditions on development for the site allocations are also considered to make them undeliverable, such as providing open space and upgrading transport infrastructure.
- The Whole Plan Viability Assessment identifies the site allocations in Policy SA8 as being unviable.
- The Stocksbridge/ Deepcar Sub-Area sites will not meet the identified need for Industrial and Logistics sites.
- An alternative site at Townend Lane, Deepcar has been put forward as a potential site allocation in the area and is listed in [table 1](#) (page 103).

**Representations from:**

*AAA Property Group (Submitted by Spawforths), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Rula Developments (Submitted by Spawforths), Speciality Steel UK (Submitted by JLL), Strata Homes (Submitted by Spawforths) and 2 individuals.*

**Council Response:**

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

Some conditions on development for sites in the sub area such as the provision of riverside open space, have been amended to ensure if that if open space can't be delivered along the riverside the condition allows the open space to be delivered within the site. The Sheffield Housing and Economic Land Availability Assessment (HELAA) sets out the evidence for the deliverability of the sites. Other conditions on development of allocations, like provision of transport services are required to ensure that the residential development in relatively remote locations is sustainable. The site allocation process has concluded that the site allocations are viable and deliverable. The Logistics Study has identified suitable sites to meet the city's needs and there is sufficient capacity within the City Region to meet 'wider than local' needs for logistics uses.

**Chapelton/High Green Sheffield Sub-Area**

## **Policy SA9: Chapeltown/High Green**

11 representations received for this policy, 9 were objections, and 2 support in full.

### ***Main Issues Raised:***

- Lack of evidence regarding the deliverability of the site allocations. The housing chapter of the Plan acknowledges housing supply challenges and insufficient evidence of delivery before 2029. Also, the sites allocated in the policy do not meet the demand for Industrial and Logistics sites.
- Chapeltown, one of Sheffield's two Principal Towns, is a sustainable settlement with transport infrastructure that is capable of accommodating more growth than allocated in the Policy. The shortage of site allocations hampers Chapeltown's function as a Principal Town and fails to address its localised needs.
- The policy aims to deliver 145 dwellings in the Ecclesfield Neighbourhood Plan Area through small windfall sites and larger sites with planning permission. However, it lacks information on the feasibility of the small sites or their adequacy in meeting local requirements.
- Multiple alternative Green Belt sites have been proposed by respondents as potential allocations, including: the Green Lane Site at Ecclesfield, the Whitley Lane site between Ecclesfield and Chapeltown; the Hesley Wood Logistics/'Sheffield Gateway' site; and Land at Top Warren/Warren Lane, Warren.

### ***Representations from:***

*AAA Property Group (Submitted by Spawforths), Avant Homes Yorkshire (Submitted by Pegasus Group), Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Rula Developments (Submitted by Spawforths), Strata Homes (Submitted by Spawforths), Visionary Planning UK and 2 individuals.*

### ***Council Response:***

Support for recognition of Chapeltown High Green's status as a principal town is welcomed. The housing requirement is calculated on a city-wide basis and sufficient deliverable sites have been allocated to meet that requirement. Applying the spatial strategy to Chapeltown/High Green sub area where there are fewer development opportunities available than in other sub areas, has resulted in a small number of homes being delivered under the policy. However, the spatial strategy utilises the land available across the city taking account of the need to ensure sustainable patterns of development and that exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The deliverability of individual sites is evidenced in the Sheffield Housing and Economic Land Availability Assessment (HELAA). The Logistics Study has identified suitable sites to meet the city's needs and there is sufficient capacity within the City Region to meet 'wider than local' needs for logistics uses.



## **Chapter 5 Topic Policies**

Most of the responses received for the introduction to this chapter were in support, followed by neutral (other) comments.

### ***Representations from:***

Dore Village Society, Environment Agency, Hft (Submitted by ID Planning), Historic England, Rotherham Metropolitan Borough Council, Sheaf and Porter Rivers Trust, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, Sport England and 5 individuals.

## **Housing**

### **Policy H1: Scale and Supply of New Housing**

26 representations received for this policy, 25 were objections and 1 support in full.

### ***Main Issues Raised:***

The approach taken in **Policy H1** will not create a housing market in line with the Plan's aims and objectives to provide quality, choice and affordability. The housing requirement indicated in the policy falls below the Local Housing Need figure derived from the Standard Method. The policy proposes a distribution of housing sites which will result in an unsustainable pattern of development, focussing on the Central Area, that doesn't meet identified housing needs of different areas of Sheffield.

The Central Sub-Area capacity is overambitious, and many sites will not be deliverable, therefore it will be difficult to sustain the required level of delivery proposed. Policy H1 includes Broad Locations for Growth within the supply but there is insufficient evidence of deliverability as suggested in the Council's WPVA. This is also the case with proposed site allocations in the Central Sub-Area. The target for 85% brownfield delivery is not evidenced as deliverable, it is restrictive and difficult to monitor. The policy approach implies that housing growth will be delivered only through existing planning permission, however not all sites with planning permission will be delivered, and policy H1 assumes no lapse rate. Furthermore, site allocations with existing uses on site may not be available. There is over reliance on windfall sites and the windfall allowance is too high. The policy approach will have a negative impact on infrastructure delivery. The impact of delivering new homes on previously developed land risks loss of employment land and has not been properly considered.

The policy focuses on delivering housing on previously developed land which impacts viability of sites and means it will not deliver a mix of housing types such as family housing and specialist older people's housing, including enough affordable housing to address need. For this reason, alternative sustainable greenfield sites in the Green Belt should be allocated. The scale of need for older people's accommodation is not

identified in the Plan. No alternative provision has been identified for New Age Travellers.

**Representations From:**

*AAA Property Group (Submitted by Spawforths), Avant Homes Yorkshire (Submitted by Pegasus Group), Barratt and David Wilson Homes (Submitted by Barton Willmore), Camstead Ltd (Submitted by Astrum Planning), Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Friends of Wardsend Cemetery, Gladman Developments Ltd, Hague Farming Ltd (Submitted by Barton Willmore), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hft (Submitted by ID Planning), Home Builders Federation, Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited), McCarthy Stone (Submitted by The Planning Bureau), Norfolk Estates (Submitted by JEH Planning Limited), Norfolk Estates (Submitted by Savills), Strata Homes (Submitted by Spawforths), Upper Don Trail Trust and 1 individual*

**Council Response:**

A small amendment is proposed to part (g) of the policy to reference housing for older people, rather than older people's independent living accommodation, to ensure that a range of typologies are considered. No change is needed in terms of identifying locations for meeting the need for older people's accommodation as this is a citywide need.

The housing requirement is set at a level that recognises Sheffield's constraints, as well as ensuring that enough new homes will be delivered to meet the economic growth aspirations of the city. The site allocations in the Sheffield Plan reflect the spatial strategy. The focus on delivering new homes on brownfield sites as part of urban regeneration is an important principle of the Plan. Although recognising the challenge, the Whole Plan Viability Assessment indicates that there are active schemes in the Central Sub-Area, suggesting that development remains viable. Masterplanning work is being undertaken to enable delivery and diversify the range of housing delivered in the Central Sub-Area.

The HELAA sets out the evidence base for the level of capacity likely to come forward in broad locations for growth. The HELAA takes into consideration both employment and residential sites. Sites proposed for allocation for employment uses would not be expected to come forwards as housing sites. Loss of current employment land for new homes is taken into account within the Employment Land Review in relation to 'churn' within the market.

The Council acknowledges the need for alternative accommodation for the New Age Travellers; policy NC7 provides a criteria-based approach for determining future planning applications for traveller sites including New Age Traveller provision.

## **Enabling Sustainable Travel**

### **Policy T1: Enabling Sustainable Travel**

32 representations received for this policy, with 12 objections and 17 support in full/part and 3 neutral.

#### ***Main issues Raised:***

- There is a need to strengthen **Policy T1's** approach to securing cycle and pedestrian infrastructure and the policy does not go far enough in proposing to create a fully comprehensive network of joined up and safe active travel routes. The supporting text does not attribute enough importance to cycling and electrically assisted non-vehicular travel including E-Bikes.
- Reference should be made to railway re-opening opportunities in the Upper Don Valley.
- Policy T1 does little to address the declining bus services in Sheffield, it also does not make adequate provision to extend and improve the tram system. It also does not include reference to support the SYMCA's investigation of franchising.
- There is not enough reference in the policy to freight, including the rail freight terminal at Tinsley.
- The policy does not propose a citywide plan for electric vehicle charging and cycle parking.
- Policy T1 does not consider in enough detail the cross-boundary transport impacts.

#### ***Representations from:***

*Age UK Sheffield/Sheffield 50+, Bassetlaw District Council, Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Councillor Douglas Johnson, Councillor Ruth Mersereau, Councillor Tom Hunt, CPRE Peak District and South Yorkshire, Derbyshire County Council, Historic England, Norfolk Estates (Submitted by Savills), North East Derbyshire District Council, Sheffield Green Party, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, The British Horse Society and 10 individuals*

#### ***Council Response:***

- The policy aims to deliver priorities for sustainable and active travel which are set out in the Sheffield Transport Strategy and SYMCA Active Travel Implementation Plan, and clarification has been added to ensure this includes any subsequent versions of these strategies. Reference has been added to the importance of



providing for non-standard bikes, including cargo bikes, and electric bikes, particularly given the sometimes more challenging topography of Sheffield.

- Policies SP1, T1, SA2, SA5 and SA8 are being strengthened to support the future re-opening of the Don Valley line and Barrow Hill line.
- The policy supports the need to secure the future of the tram and expansion in future where viable. It also supports the delivery of improvements to bus services through the South Yorkshire Enhanced Bus Partnership and the projects associated with the Mass Transit corridors. SYMCA are currently undertaking a formal assessment of bus franchising and until the outcome of that work is known it isn't appropriate to reference this in the Sheffield Plan.
- A proposed amendment adds additional support for local strategies such as E-Cargo bikes and consolidation hubs.
- Sheffield Plan Policy CO2 (e) supports the inclusion of electric vehicle re-charging infrastructure. South Yorkshire's Electric Vehicle Infrastructure Strategy, once developed, will sit under the South Yorkshire Mayoral Combined Authority.
- Strategic transport modelling is ongoing to establish the more granular impacts of proposed development at key junctions/locations on local and strategic networks, and to identify mitigations to be included in the Infrastructure Delivery Plan. Discussions with neighbouring authorities are ongoing.

## **Blue & Green Infrastructure**

### **Policy BG1: Blue & Green Infrastructure**

A large number of representations were received regarding this policy (51), with the majority being objections (31). The remainder were supportive of the policy in part or in full.

#### ***Main Issues Raised:***

- Lacks vision/strategy for connecting and extending existing Green Network.
- Potential conflict between protecting /enhancing biodiversity and promoting public access to blue/green infrastructure.
- Doesn't acknowledge role of other charities/agencies involved in work to extend the green network.
- Fails to encourage increased utilisation of blue infrastructure to its full potential e.g. de-culverting, increasing access.
- Policy doesn't adopt Natural England's Green Infrastructure Standards.
- Lacks targets for sustainable development of local food infrastructure.
- Lack of reference to waterways and associated public access routes.
- Industrial heritage associated with waterways lacks protection as part of the blue/green infrastructure.

#### ***Representations From:***

*Canal & River Trust, Environment Agency, Friends of the Loxley Valley, Historic England, Joined Up Heritage Sheffield, Natural England, Regather, Rivelin Valley Conservation Group, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Green & Open Spaces Forum, Sheffield Tree Action Group (STAG), South Yorkshire Climate Alliance, Sport England, University of Sheffield (Submitted by DLP Planning Limited), Upper Don Trail Trust and 27 individuals.*

**Council Response:**

- An amendment has been proposed to include further reference to the South Yorkshire Local Nature Recovery Strategy/Nature Recovery Network, however this work is incomplete. When it is completed, it will be incorporated into a future Supplementary Planning Document.
- An amended has been proposed to cover biodiversity and public access.
- Charities and agencies are acknowledged in Part 2, Chapter 8 introduction. An amendment has been proposed in the policy to provide further reference.
- De-culverting is covered in policies in Part 2 of the Plan. An amendment is also proposed in the policy in relation to access to waterways.
- Reference to Natural England's Green Infrastructure Framework Principles and Standards has been added.
- An amendment has been proposed to cover sustainable development of local food infrastructure.
- Matters with respect to industrial waterway heritage are covered in policy D1 and DE9.

**Design Principles and Priorities**

**Policy D1: Design Principles and Priorities**

24 representations received, 5 were objections, 16 support in full/part and 3 neutral.

***Main Issues Raised***

- Policy needs greater emphasis on quality of design across all development.
- Increase number of heritage categories.
- Policy doesn't refer to various strategies/statements.
- No requirement for rainwater recycling.
- Policy doesn't include reference to biodiversity design features.
- Lacks targets for sustainable development of local food infrastructure.
- Nationally recognised standards and measures to mitigate climate change are not included.
- Areas of Special Character should be designated as Conservation Areas.
- Lack of information on emerging Local Nature Recovery Strategy.

***Representations from:***

*Barratt and David Wilson Homes (Submitted by Barton Willmore), Canal & River Trust, CPRE Peak District and South Yorkshire, Friends of the Loxley Valley, Historic England, Home Builders Federation, Hunter Archaeological Society, Joined Up Heritage Sheffield, NHS Property Services, Regather, Rotherham Metropolitan Borough Council, Sheffield Tree Action Group (STAG), South Yorkshire Climate Alliance and 4 individuals*

**Council Response:**

- Policy amended to cover quality of design across all areas.
- Heritage list covers main categories. Policy amended with encompassing term to cover other heritage assets not listed.
- While specific strategies/statements might not be referenced in policies, the themes they cover are.
- Policy amended to cover rainwater recycling.
- Biodiversity design features covered under GS5. Policy GS5 amended to specify those features which will be mandatory.
- See response to BG1 for sustainable development of local food infrastructure.
- A range of carbon reduction standards were assessed as policy options in the Whole Plan Viability Assessment (WPVA). The Policies within the Draft Plan strike a balance between its various aims whilst maintaining overall plan viability.
- The review of Conservation Areas will progress outside of the Local Plan process as a distinct piece of work.
- See response to Policy BG1 for Local Nature Recovery Strategy/Nature Recovery Network.

**Infrastructure Provision**

**Policy IN1: Infrastructure Provision**

12 representations received for this policy, 5 were objections, 5 support in full/part and 2 neutral.

***Main Issues Raised:***

- Development should not increase flood risk across the city; the wording for this should be clearer so it is not implied that flooding isn't increased elsewhere (including out of the city).
- The policy does not include the tram network in the Transport section.
- The policy does not pinpoint to policy CO3 for further guidance on the requirement for "All new build developments to have physical infrastructure to support gigabit-capable full fibre connections".
- Policy IN1 does not include contributions to community food growing.
- The policy also does not sufficiently meet the needs of sports that are played in the city and is not informed by a Playing Pitch Strategy .

- Concerned whether the policy will be deliverable and effective due to the restrictive nature of developments, viability and thus the funds raised by CIL.
- The policy should prioritise adding to, joining up or developing connected and continuous green spaces throughout industrial, commercial and residential areas.
- The cumulative traffic impact of the site allocations is still being considered, and it is still unknown whether there will be a significant traffic impact at the Strategic Road Network. The policy will need to ensure that this is mitigated appropriately.
- The policy currently does not consider public transport services around site allocations and these meeting the criteria set out for the minimum service frequency standard within Policy NC11.
- Support the policy to improve active travel, the passenger rail network, the rail freight network, the bus network and the strategic highway network.

**Representations from:**

*Environment Agency, South Yorkshire Mayoral Combined Authority, Dore Village Society, Regather, Sport England, Norfolk Estates (Submitted by Savills), Sheffield Tree Action Group (STAG), National Highways, Rotherham Metropolitan Borough Council and 1 individual.*

**Council Response:**

- An amendment has been made in the policy wording to cover all areas regarding flood risk.
- A reference to the tram network has been added.
- There is no need to cross-refer to other policies in the Plan.
- Food production is not considered as an infrastructure issue, but the policy does not exclude consideration of it and it is promoted elsewhere in the Plan.
- The Playing Pitch Strategy will be referenced in the Infrastructure Development Plan as appropriate.
- Viability has been considered in the Whole Plan Viability Assessment with respect to the balance of delivering the various and at times competing requirements of the Plan.
- Policy BG1 and Chapter 8 in Part 2 of the Plan cover green infrastructure, biodiversity and wildlife.

## **PART 2 Development Management Policies and Implementation**

### **Chapter 1 Introduction to Part 2**

5 representations received, 4 were objections and 1 neutral representation.

#### ***Main Issues Raised***

The level of ambition in the Sheffield Plan is incompatible with the Council's targets for meeting Net Zero Carbon and does not provide enough emphasis on 'Environmental Sustainability'. The Plan does not enforce design standards for parking or include standards to reduce unnecessary light pollution. There is concern about the practical implementation of improved walking and cycling infrastructure including suggested route improvements, connectivity and maintenance. There are no proposals included in the Sheffield Plan for new railway stations on the Upper Don Valley rail line. Additionally, there is no impact assessment of the proposed policy measures by the Council.

#### ***Representations From:***

*South Yorkshire Climate Alliance and 3 individuals*

#### ***Council Response:***

The aim for the City to be net carbon zero by 2030 in response to the Climate Emergency is established. The Plan clearly sets out how it should help the Council meet this target, how it can be achieved and how this will benefit the people of Sheffield.

The Plan includes standards with respect to parking and includes policy to protect against nuisances, such as light pollution. Reference has been added in respect to the Upper Don Valley rail line.

The Plan is underpinned by an extensive evidence base that includes an Integrated Impact Assessment.

### **Chapter 2 The Policy Zones, Allocated Sites and Other Designations**

#### **Policy AS1: Development on Allocated Sites**

10 representations received, 5 were objections, 4 support in part and 1 neutral.

#### ***Main Issues Raised:***

- The policy wording should be clarified to state whether the 80% requirement applies to the net or gross area. The policy should be clarified to make it clear that this is not a density policy but is concerned about controlling potential secondary uses.
- Support the policy wording (i.e. 'should' rather than 'must') but requests flexibility for certain sites.
- In relation to certain City Centre sites the policy is overly restrictive as it would not allow for an appropriate mix of uses on certain sites.

- The draft Sheffield Plan does not allocate any 'Office Sites', therefore this part of the policy is not applicable.
- The 80% and 60% requirements in the policy should be reduced to 50%.

**Representations From:**

*Home Builders Federation, Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), London and Continental Railways (LCR) (Submitted by Lichfields), Sheffield Technology Parks Ltd (Submitted by nineteen47), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), University of Sheffield (Submitted by DLP Planning Limited), British Land (Submitted by Quod) and 2 individuals.*

**Council Response:**

- A proposed amendment to the policy has been put forward to clarify that the requirement applies to floorspace rather than developable area.
- The 20% allowance for other uses provides sufficient flexibility and to reduce the 80% requirement when applied to housing allocations would undermine the strategic policy approach to achieve the stated housing requirement.
- There are Office site allocations in the Plan, for example CW02, SV01, SV02, SV03 and HC01.
- A reduction to 50% would result in the Plan failing to deliver the housing and employment land requirements.

### **Chapter 3 An Environmentally Sustainable City – Responding to the Climate Emergency**

11 representations received for this chapter, 9 were objections, with 2 comments made in support.

#### **Policy ES1: Measures Required to Achieve Net Zero Carbon Emissions Responding to the Climate Emergency**

31 representations received, 14 were objections, 16 were support in full/part and 1 neutral.

##### ***Main issues raised:***

- The policy does not set ambitious enough net zero carbon targets and new dwellings and non-residential should achieve net zero carbon by 2025 not 2030.
- Carbon targets are too ambitious, and a national approach should be followed, rather than setting local targets
- Carbon reduction requirements do not mention the Passivhaus or RIBA Climate Change 2030 standards.
- There is no requirement for Whole Life Cycle Carbon assessments on developments.
- There is insufficient emphasis put on the re-use of existing buildings before demolition.
- Policy ES1 is considered to be unviable and not achievable for some schemes (e.g. non-residential developments) and is not clear what costs have been included in the viability appraisal.
- The policy is based on 2013 Building regulations and does not take account of 2022 uplift.

##### ***Representations From:***

*AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), Churchill Retirement Living Ltd. (Submitted by Planning Issues Ltd.), Derbyshire County Council, Environment Agency, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Historic England, Home Builders Federation, Hunter Archaeological Society, Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), McCarthy Stone (Submitted by The Planning Bureau), Olivia Blake MP, Rula Developments (Submitted by Spawforths), Sheffield Forgemasters Engineering (Submitted by JLL), Sheffield Green Party, Sheffield Hallam University (Submitted by Urbana), South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited) and 7 individuals*

##### ***Council Response:***

- A range of carbon reduction standards were assessed as policy options in the Whole Plan Viability Assessment (WPVA). The Policies within the Draft Plan strike a balance between its various aims whilst maintaining overall plan viability. Achieving net zero sooner, or introducing further standards such as Passivhaus, would therefore render the Plan unviable, unless other policies were amended to compensate.
- Part (c) of ES1 already promotes the re-use of buildings wherever possible. However, this has been strengthened via a proposed amendment.
- It is acknowledged there may be some confusion by relating this policy to the 2013 Building Regulations, and an update is proposed to reflect the current (2021<sup>7</sup>) regulations. To achieve the same end result in reduced carbon emission, a reduction of 64% from the 2021 regulations would be required.

### **Policy ES2: Renewable Energy Generation**

11 representations received, 7 were objections, and 4 were support in full/part.

#### ***Main issues raised:***

- Duplicates Government legislation to restrict gas boilers in new developments.
- There are additional opportunities for wind energy generation outside of Greenland and Hesley Wood which are not mentioned in the policy. It is also unclear why areas are identified for wind turbines.

#### ***Representations From:***

*AAA Property Group (Submitted by Spawforths), Canal & River Trust, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Historic England, Home Builders Federation, Joined Up Heritage Sheffield, Natural England, Rula Developments (Submitted by Spawforths), South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited)*

#### ***Council Response:***

- Although the government legislation restricting gas boilers from 2025 is expected, it currently carries no weight in planning matters. This policy is intended to bridge that gap in legislation.
- The "Investment Potential of Renewable Energy Technologies in Sheffield" (2014) report identified 2 locations in Sheffield for larger turbines. Larger turbines within the urban area are considered unlikely to be deliverable due to the topography of the city and the high variation in wind velocities.

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<sup>7</sup> Note: the 2021 Regulations incorporates 2023 amendments - [Conservation of fuel and power: Approved Document L - GOV.UK \(www.gov.uk\)](#)



### **Policy ES3: Renewable Energy Networks and Shared Energy Schemes**

6 representations received, 4 were objections, and 2 support in part.

#### ***Main issues raised:***

- Mandatory connection to available energy networks is too arduous.
- Not strong enough goals to tackle climate change and deliver on the Council's net-zero by 2030 ambition.
- Viability of connection to energy networks has not been thoroughly tested.

#### ***Representations From:***

*AAA Property Group (Submitted by Spawforths), Home Builders Federation, Rula Developments (Submitted by Spawforths), South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited)*

#### ***Council Response:***

- The policy seeks to require connection to renewable and low carbon energy networks where it is feasible. The specifics of feasibility of connection would need to be tested on a site-by-site basis at the planning application stage. Heat networks are acknowledged by the Government as being capable of providing "the lowest cost low carbon heat to the end-consumer".

### **Policy ES4: Other Requirements for the Sustainable Design of Buildings**

9 representations received, 7 were objections, and 2 support in full.

#### ***Main issues raised:***

- The policy does not incorporate sufficient evidence to apply enhanced water usage standards.
- The 80% requirement for green/blue roofs is too high a threshold.
- The Viability Appraisal does not assess all requirements of the policy.

#### ***Representations From:***

*AAA Property Group (Submitted by Spawforths), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Home Builders Federation, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)*

#### ***Council Response:***

- In recent years research from bodies including the Environment Agency, along with forecasts from water companies have warned that nationally and locally there will be water shortages in the near future, where water demand from the country's rising population outstrips supply as a result of climate change, unless mitigation measures are implemented to address it, including those aimed at reducing water usage.
- A range of standards were assessed as policy options in the Whole Plan Viability Assessment (WPVA). The Policies within the Draft Plan strike a balance between its various aims whilst maintaining overall plan viability.

### **Policy ES5: Managing Air Quality**

4 representations received, 2 were objections, and 2 support in part/full.

#### ***Main issues raised:***

- Environmental buffers will not be effective enough to mitigate air pollution.
- The policy does not recognise the impacts of aerial emissions on the natural environment and biodiversity.

#### ***Representations From:***

*Dore Village Society, National Highways, Natural England, University of Sheffield (Submitted by DLP Planning Limited)*

#### ***Council Response:***

- There is established research that indicates buffers can be effective in mitigating air pollution impacts.
- The introductory wording to the policy has been revised to recognise the impacts of aerial emissions on the natural environment and biodiversity.

### **Policy ES6: Contaminated and Unstable Land**

3 representations received, 2 were objections, and 1 support in full.

#### ***Main issues raised:***

No significant issues were raised.

#### ***Representations From:***

*Environment Agency, The Coal Authority, University of Sheffield (Submitted by DLP Planning Limited)*

#### ***Council Response:***

- No significant issues were raised.

### **Managing Natural Resources**

#### **Policy ES7: Safeguarding of Mineral Resources and the Exploration, Appraisal and Production of Fossil Fuels**

3 representations received, 2 were objections, and 1 support in full.

##### ***Main issues raised:***

- Policy should require that any exploration of fossil fuels should demonstrate that the proposed scheme will have a net zero impact on climate change.

##### ***Representations From:***

*Camstead Ltd (Submitted by Astrum Planning), Historic England, South Yorkshire Climate Alliance*

##### ***Council Response:***

- A proposed amendment is recommended to Policy ES7; at h) that would state 'demonstrate that the proposed scheme will have a net zero impact on climate change.'

#### **Policy ES8: Use and Production of Secondary and Recycled Aggregates**

2 representations received, both were objections.

##### ***Main issues raised:***

- Policy does not currently encourage reuse of materials before becoming secondary aggregates.

##### ***Representations From:***

*Joined Up Heritage Sheffield*

##### ***Council Response:***

- It is proposed to amend policy wording to highlight re-use.

## **Chapter 4 Thriving Neighbourhoods and Communities**

26 representations received, 16 were objections, 9 neutral, and 1 support in full.

### ***Main Issues Raised:***

Sheffield has some larger community centres which are currently underused.

### ***Representations From:***

*Age UK Sheffield/Sheffield 50+, Derbyshire County Council, Regather, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, South Yorkshire Muslim Community Forum, Sport England, Watkin Jones Group and 7 individuals*

### ***Council Response:***

Policy NC13 protects existing community facilities where they are valued. However, it is difficult to promote increased use of existing facilities within the planning system.

## **Strategic Housing Sites**

### **Policy NC1: Principles Guiding the Development of Strategic Housing Sites**

6 representations received, 1 objection, 4 were neutral, and 1 support in full.

### ***Main Issues Raised:***

Policy NC1 does not include the requirement for neighbourhoods to capitalise on historic environment to increase sense of belonging. The policy does not reflect the fact that not all older people's or specialist housing has the same land requirement. It also does not give guidance on the percentage of older people's housing to be delivered on strategic sites and therefore will not be effective. The cumulative impact of development in a wider area will be difficult to consider. Policy NC1 repeats design and environmental requirements in other policies.

### ***Representations From:***

*Gladman Retirement Living Ltd, Historic England, Joined Up Heritage Sheffield, Sport England, University of Sheffield (Submitted by DLP Planning Limited)*

### ***Council Response:***

A minor change is proposed to Annex 1 to identify strategic sites that this policy will apply to. No further changes are proposed. Whilst policy NC1 reflects the requirements of a range of policies in the Plan, it does not duplicate those requirements but rather draws together the range of factors that would need to be considered through the masterplanning of a Strategic Housing Site, so no additional references to heritage or older people's accommodation are required.

## **Residential Zones**

### **Policy NC2: Development in the Residential Zones**

5 representations received, 3 were objections, and 2 neutral.

#### ***Main Issues Raised:***

**Policy NC2** does not include Purpose Built Student Accommodation as an acceptable use within Residential Zones. It does not consider traditional manufacturing by small businesses in buildings historically occupied by such businesses in Residential Zone as an acceptable use. The policy is generic in nature and does not provide protections for adjoining sensitive land uses such as the Green Belt or adjoining conservation areas in the same way that policy SS17 does.

#### ***Representations From:***

*Joined Up Heritage Sheffield, North East Derbyshire District Council, Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited)*

#### ***Council Response:***

If a manufacturing process is compatible with residential uses, then it will be a use within Class E(g)(iii), so would be judged on its merits. However, a B2 manufacturing use could cause nuisance issues to sensitive residential uses, so would be inappropriate. A change to the policy is not therefore necessary. No change is proposed in relation to the approach to Purpose Built Student Accommodation as it is not compatible in all residential areas. Other policies offer protection for sensitive areas adjoining residential areas, including GS3 Landscape Character.

## **Meeting Different Housing Needs**

### **Policy NC3: Provision of Affordable Housing**

19 representations received, 14 were objections, and 5 support in part.

#### ***Main Issues Raised:***

- The overall housing requirement should be uplifted, and more sites allocated in the most viable housing market areas, to meet the affordable housing requirements.
- The level of affordable housing required to be delivered is not viable or achievable.
- The Council should not seek an affordable housing contribution for older persons specialist accommodation (the Council have gone against the recommendation in the Whole Plan Viability Assessment).
- Build to Rent is not part of the policy.

- The policy should not specify the tenure of affordable housing (but instead the policy should be a starting point) and should avoid specifying set transfer values (instead be negotiated between developer and the Registered Provider).

**Representations From:**

*AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), Camstead Ltd (Submitted by Astrum Planning), Churchill Retirement Living Ltd. (Submitted by Planning Issues Ltd.), CPRE Peak District and South Yorkshire, Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Gladman Developments Ltd, Gladman Retirement Living Ltd, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Home Builders Federation, Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited), McCarthy Stone (Submitted by The Planning Bureau), Norfolk Estates (Submitted by JEH Planning Limited), Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited), Watkin Jones Group*

**Council Response:**

The housing requirement proposed in the Plan aligns with the city's jobs growth targets in the City Region Strategic Economic Plan. Simply setting a higher housing requirement does not mean that more affordable homes will be delivered. There is limited scope to increase the % requirements for delivery through planning obligations (S106) as set out in the Whole Plan Viability Assessment, therefore other methods need to be maximised. The Council are already looking beyond S106 delivery at ways to support and facilitate other delivery mechanisms e.g. Registered Providers, the Council.

The Council recognise the challenges in meeting the need for older persons accommodation and delivering this type of accommodation. To balance this the policy (and Government Guidance Paragraph: 007 Reference ID: 10-007-20190509) allows for flexibility and testing through financial appraisal.

The 2018 Strategic Housing Market Assessment (SHMA) found Build to Rent was a new sub-market in private rented sector and found very little evidence of need to inform a policy. Policy CA3 (St Vincent's, Cathedral, St George, University of Sheffield) supports Build to Rent accommodation in these locations. Build to Rent schemes will be required to be policy compliant with affordable housing percentages set out in Policy NC3 and the Council will use the National Planning Policy Framework and National Planning Practice Guidance as a material consideration.

The tenure requirements are in line with the National Planning Policy Framework, and transfer values have been applied in the Whole Plan Viability Assessment.

#### **Policy NC4: Housing for Independent and Supported Living**

13 representations received, 11 were objections, and 2 support in part.

##### ***Main Issues Raised:***

- The Council have not identified a need for or justified the inclusion of the optional higher standards for accessible and adaptable homes (M4(3)) in developments for 50+ homes and for all specialist accommodation which will make schemes unviable.
- The policy is too generic and does not address the overall level of need for older persons housing or distinguish this by the type and tenure.
- The Plan should allocate specific sites for specialist accommodation.
- The policy is too restrictive by only allowing specialist accommodation in areas with health service capacity and doesn't take account of how different types of provision can reduce the impact on local health services.

##### ***Representations From:***

*Access Liaison Group, Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), Camstead Ltd (Submitted by Astrum Planning), Churchill Retirement Living Ltd. (Submitted by Planning Issues Ltd.), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Gladman Retirement Living Ltd, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Home Builders Federation, Inspired Villages (Submitted by DLP Planning Limited), McCarthy Stone (Submitted by The Planning Bureau), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)*

##### ***Council Response:***

A topic paper will provide more detail on the justification for the additional Building Regulations Optional Technical Standards M4(3) and the Whole Plan Viability Assessment has assessed models of specialist housing sheltered and extra care models, alongside M4(2) and M4(3) standards in housing developments. Specific sites have not been allocated for specialist accommodation, but it is an acceptable use on housing sites. An amendment has been proposed to the policy to remove the requirement to assess local health facility capacity.

#### **Policy NC5: Creating Mixed Communities**

14 representations received, 12 were objections, and 2 support in part.

**Main issues raised:**

- Policy does not take a flexible enough approach to housing mix in the City Centre.
- The requirement for unit mix on schemes over 30 units is challenging and impacts deliverability.
- Does not give enough consideration to development of Houses in Multiple Occupation in flood risk areas.

**Representations From:**

*AAA Property Group (Submitted by Spawforths), Access Liaison Group, Barratt and David Wilson Homes (Submitted by Barton Willmore), Environment Agency, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Hague Farming Ltd (Submitted by Barton Willmore), Home Builders Federation, Joined Up Heritage Sheffield, Strata Homes (Submitted by Spawforths), Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)*

**Council Response:**

- The Strategic Housing Market Assessment identified a need for a mix of housing sizes across the city, including the need for larger (2 bedroom +) units in the City Centre. One of the objectives of the Sheffield Plan is to create neighbourhoods that work for everyone. The City Centre Strategic Vision envisages a broader mix of housing in the City Centre. Providing a better mix of homes will support the wider City Centre economy. The proposed policy is considered flexible enough and provides the opportunity for a range of housing types to be delivered across a development. The Central Area Capacity Study & Neighbourhood Priority Framework modelling for sites in the Central Area has included a range of typologies.
- Planning a range of housing types and tenures helps meet the main aims and objectives of the Plan. Housing mix has been tested within the Whole Plan Viability Assessment (WPVA) and is considered viable.
- Additional guidance on flood risk has been added to Policy GS9.

**Policy NC6: Purpose-Built Student Accommodation**

7 representations received, 3 were objections, and 4 support in part/full.

**Main issues raised:**

- Policy does not give enough consideration to development of Purpose Built Student Accommodation (PBSAs) in flood risk areas.
- Identification of areas suitable for PBSA are not needed.
- Student-bedspace ratio limits on PBSA is too restrictive.



**Representations From:**

Access Liaison Group, Environment Agency, Sheffield Hallam University (Submitted by Urbana), Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning), Watkin Jones Group

**Council Response:**

- The City Centre Priority Neighbourhood Framework identifies several Central Area Neighbourhoods as areas where new PBSA should not be encouraged. This will help achieve a greater mix of housing types for a variety of end users across the Central Area and help achieve the overarching spatial strategy of the Plan.
- The Purpose Built Student Accommodation Market Study identified a student to bed ratio in the City of 1.5:1; an unhealthy level in national terms. Analysis from the study recommended a ratio of between 1.8:1 to 2:1 should be achieved. The policy sets a requirement of 1.8:1 which is considered appropriate and would provide a high-end number of beds without achieving unhealthy levels. The policy allows the Universities to support specific schemes outside of this range where they feel it would bring a significant benefit.
- Additional guidance on flood risk has been added to policy GS9.

**Policy NC7: Criteria for Assessing New Gypsy and Traveller and Travelling Showpeople Sites**

7 representations received, 5 were objections, 1 neutral, and 1 support in full.

**Main Issues Raised:**

- Policy criteria to include reference to flood risk policies for proposals in flood zones 2 and 3.

**Representations From:**

Environment Agency, University of Sheffield (Submitted by DLP Planning Limited) and 5 individuals

**Council Response:**

No change. Any development would be subject to local and national flood risk policies based on the vulnerability of the use and the flood zone.

**Housing Space Standards and Density**

**Policy NC8: Housing Space Standards**

12 representations received, 9 were objections, 1 neutral, and 2 support in part.

**Main Issues Raised:**

- Need to ensure buildings/external spaces are accessible.
- Oppose introduction of space standards, lack of flexibility in compliance.
- Evidence needs to be provided demonstrating need.
- No transition period incorporated into policy.
- Not enough clarity provided on existing student accommodation space standards or whether space standards are applicable to student accommodation.
- Criteria a, b and c are overly prescriptive.

**Representations From:**

*AAA Property Group (Submitted by Spawforths), Access Liaison Group, Barratt and David Wilson Homes (Submitted by Barton Willmore), Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Gleeson Homes, Home Builders Federation, Strata Homes (Submitted by Spawforths), Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)*

**Council Response:**

- Accessible and inclusive design in the built environment is embedded in Policy D1.
- The draft policy sets out the space standards requirement to ensure new dwellings built in future are fit for purpose.
- The public consultation on the draft policies in early 2023 notified the public of the Council's intentions. Based on the current Local Development Scheme if the policy is successfully adopted towards the end of 2024, then a transition period has been provided.
- The Council disagrees that the criteria are overly prescriptive.

**Policy NC9: Housing Density**

10 representations received, 7 were objections, 2 neutral, and 1 support in full.

**Main Issues Raised:**

**Policy NC9** does not allow flexibility in relation to site specific conditions, market aspirations, deliverability, viability and accessibility. Densities are higher than other nearby authorities and do not reflect the character of areas. Policy NC9 conflicts with Policy NC5 as a mix of size and types of homes cannot be delivered above 50 dwellings per hectare. The policy does not provide enough flexibility to take account of other policies in the Plan. The density policy should not have an upper threshold and instead be considered on a site-by-site basis based on site characteristics. The historic

environment is not a consideration in determining appropriate densities. It is not clear whether the Plan's capacity evidence base reflects the ranges provided in Policy NC9.

**Representations From:**

*AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Historic England, Home Builders Federation, Strata Homes (Submitted by Spawforths), Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)*

**Council Response:**

One minor change is proposed to the policy to provide clarity that the historic environment must be taken into account. As the density ranges are broad, they allow for a variety of typologies to be delivered, with sufficient flexibility to allow for quality design reflecting the site's context. No further changes are proposed.

**Creating Sustainable Communities**

**Policy NC10: Development in District and Local Centres**

3 representations received, all were objections.

**Main Issues Raised:**

- The district centre boundary for Crystal Peaks has not been determined in a manner which meets the tests of soundness within the National Planning Policy Framework.
- As offices (Class E(g)(i)) on street level do not fall within the preferred use, it is unclear if they are allowed in district and local centres at all.
- Exhibition spaces are not 'preferred' developments, nor are indoor or outdoor affordable exhibition spaces and artists' studio spaces among the 'local community uses'. Policy also does not make provisions for further art, culture or heritage trails.

**Representations From:**

*Albany Courtyard Investments (Submitted by Tetra Tech), University of Sheffield (Submitted by DLP Planning Limited), Sheffield Visual Arts Group.*

**Council Response:**

- The representation in respect of Crystal Peaks refers to a specific Policy Zone designation rather than the wording of the policy itself. The boundary for the Crystal Peaks District Centre is appropriate - the Sheffield Retail and Leisure Study notes that Crystal Peaks is the second largest District Centre in Sheffield, so the centre is large enough to meet the needs of its catchment and to increase its size could lead to increased vacancy rates in a Centre that already has relatively high rates.

- Paragraph 2.11 in Part 2 explains that the omission of offices from the policy means other considerations will need to be taken into account before deciding whether they are acceptable in principle.
- Local community uses are already included as 'Acceptable' in Use Class F1.

### **Policy NC11: Access to Key Local Services and Community Facilities in New Residential Developments**

3 representations received, 1 objection, and 2 neutral.

#### ***Main Issues Raised***

Need to ensure that requirements in Policy NC11 for public transport minimum service frequency standards can be sustained in the long term. Concerns that many future sites being developed will not meet the policy requirements as the criteria sets an unachievable standard which is too high.

#### ***Representations From:***

*National Highways, Rotherham Metropolitan Borough Council, University of Sheffield (Submitted by DLP Planning Limited)*

#### ***Council Response:***

No change is proposed to the policy. Proposed site allocations were tested against the policy requirements to consider if they could be met.

### **Policy NC12: Hot Food Takeaways**

3 representations received, all were objections.

#### ***Main Issues Raised:***

There is not enough evidence provided to justify how Policy NC12 will achieve its objectives. It is too restrictive and is therefore unsound for the following reasons: it is not effective, justified and lacks consistency with national policy; it is inconsistent, discriminatory and disproportionate; the policy approach taken has been found during the examination of other Plans to be unsound; and it requires further exploration into policies that are more positive, have a reputable evidence base and that comply with the Framework as there is no justification for the ban on expansion. Limiting new hot food take-aways, gives residents less choice with no alternative 'healthy' activity offer provided. There is also a lack of evidence to justify link between fast food, school proximity and obesity.

#### ***Representations From:***

*Councillor Joe Otten, McDonald's Restaurants LTD (Submitted by Planware Ltd),  
University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

Policy NC12 is based on sound and reputable evidence on Sheffield's resident's health and wellbeing linked to the increasing consumption and availability of convenient, energy dense, less nutritious foods that are hot food takeaways' main food offer. The policy together with a range of other initiatives combine to deliver Sheffield's Food and Wellbeing Strategy 2018. The Strategy's overall mission is to "Make good food the easy choice for everyone". Policy NC12 aligns with national planning policy goals outlined in National Planning Policy Framework paragraphs 92c and 93b.

There are an estimated 683 hot-food takeaways in the city and the policy focuses on limiting the establishment of new hot-food takeaways, particularly concerning secondary school pupils. This means that residents existing food choices are maintained as the existing HFTs and alternatives like cafes and restaurants will remain after adoption.

A minor amendment to the policy is proposed that would further limit the impact of the Policy on existing hot-food takeaways in District Centres where hot food takeaways already make up 25% of the units in the Centre. This amendment would allow existing business that are more than 800 metres from a secondary school to extend their opening hours and also their premises to provide, say, better kitchen facilities. However, extensions into adjoining shop units in such District Centres would be restricted.

**Policy NC13: Safeguarding Local Services and Community Facilities**

4 representations received, 3 were objections, and 1 support in part.

**Main Issues Raised:**

- The text is very weak - suggest adding a model policy developed by the Campaign for Real Ale (CAMRA).
- Suggest adding text – "The loss or change of use of existing facilities is part of a wider public service estate reorganization".
- Clarification is required with regards to what is meant by 'Assets of Community Value'.

**Representations From:**

*Sheffield and District CAMRA Committee, NHS Property Services, University of Sheffield (Submitted by DLP Planning Limited).*

**Council Response:**

- The policy as worded provides a robust method for assessing whether a community facility is valued and should be protected.

- The policy is clear that Assets of Community Value are considered community facilities and their status will be used as an indication of the value of that facility.

**Policy NC14: Safeguarding Sensitive Uses from Noise, Odours and other Nuisance**

1 representation received, 1 objection.

- The policy is not in accordance with the National Planning Policy Framework, paragraph 185 which emphasizes that new development needs to be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

***Representations From:***

*University of Sheffield (Submitted by DLP Planning Limited)*

***Council Response:***

- The policy is in accordance with the National Planning Policy Framework, particularly paragraphs 187 and 188 which relate to ensuring that new development can be integrated with existing businesses.

**Policy NC15: Creating Open Space in Residential Developments**

42 representations received, 38 were objections, 1 neutral, and 3 support in part.

***Main Issues Raised:***

The majority of representations received related to ensuring that policies in the Plan recognise and allocate land for burial provision to meet the needs of Muslim communities, particularly in certain parts of the city. Other representations sought clarification on the scale and type of development to which the policy applies; where and how playing fields and sports pitches would be created to meet the needs of new development; a recognition that not all greenspaces are of equal value; concerns about the limited number of open space allocations in the central area and the value and accessibility of current greenspaces in that area; the need to specify the type of open space on each development site; the need to ensure that all developments have a space for assistance animals to use for toilet purposes; and general support for the policy.

In discussions held with Natural England under the 'duty to cooperate, they raised concerns that the cumulative impacts of visitor pressure on the designated European wildlife sites in the Peak Park had not been adequately assessed in the Habitat Regulations Assessment Appropriate Assessment (HRAAA).

### **Representations From:**

*Access Liaison Group, Baitulmukarram Ja'me Masjid, Barratt and David Wilson Homes (Submitted by Barton Willmore), Bodmin Street Mosque, Guzar-E-Habib Education Centre, Jamia Masjid Ghausia, Makki Mosque, Muslim Burial Forum of Sheffield, Natural England, Regather, Rotherham Metropolitan Borough Council, Sheffield Islamic Centre, Sport England, Tinsley Hanfia Mosque, Trustees of Jamiat Tabligh ul Islam , University of Sheffield (Submitted by DLP Planning Limited) and 6 individuals*

### **Council Response:**

The identified need for additional space for Muslim burials highlighted by the community is recognised. No change is needed as the Sheffield Plan does not allocate land for new cemeteries; however, planning applications brought forward to meet this need will be considered under existing national planning policy. The Infrastructure Delivery Plan will also recognise this need.

The constraints around high density and small sites is recognised and the policy takes into account cases where it would be more appropriate to provide or enhance open space off-site within the local area. Regarding Open Space allocations in the Central Area, open space allocations are proposed, and further open spaces will be proposed and implemented as part of future masterplanning exercises and ongoing programmes such as Grey to Green. Current Urban Greenspace Zone designations are considered to be justified and appropriate.

For determining where and how playing fields and sports pitches will be created to meet the needs of new development, the supporting text to policy NC15 states that the Council published a citywide Playing Pitch Strategy in 2022 which will be used to inform decisions on planning applications affecting playing pitches.

It is not practical for every new home to have toilet space for assistance animals – especially in apartments, but these will not be discouraged.

The Definitions below the policy refer to "residential development" being in the Glossary to the Draft Plan which includes residential institutions and purpose-built student accommodation.

An addendum to the Habitat Regulations Assessment Appropriate Assessment has now been completed; this makes recommendations on further steps that should be taken by developments within 7km of the European designated sites. Additional minor changes to the supporting text of policies NC15 and GS5 are proposed in response to the HRAAA addendum.

### **Policy NC16: Development in Flexible Use Zones**

2 representations received, 1 objection, and 1 support in full.

**Main Issues Raised:**

- B2 and B8 uses should be acceptable in Flexible Use Zones to allow greater flexibility.
- The policy is sound. It is welcomed that it accommodates a wide range of different uses which gives flexibility for future development.

**Representations From:**

*Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited), University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

- It is not considered that B2 and B8 uses should be listed as acceptable in Flexible Use Zones as this would discourage acceptable sensitive uses such as residential.

**Policy NC17: Development in the Hospital Zones**

3 representations received, all were objections.

**Main Issues Raised:**

- Developments should conserve and re-use heritage assets and give proper consideration to alternatives to loss.
- Use Class E would need to be a preferred or acceptable use as there is no means of controlling movement of uses within Class E.

**Representations From:**

*Joined Up Heritage Sheffield, University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

- The protection and promotion of heritage assets is stated elsewhere in the Plan. The policy would allow for Conditions to be placed on any Class E uses to restrict a change within that Use Class.



## **Chapter 5 A Strong and Growing Economy**

5 representations received, 2 were objections, 1 neutral, and 2 support in part/full.

Comments included:

- Agree with the key aims but it is also important to secure successful commercial markets for a wide range of sectors.
- It is helpful that the policy is setting out sub sectors where the Innovation District (ID) has a distinctive advantage. Many of these are developing or using processes which do not rely on fossil fuels.
- It is noted that Sheffield City Council support the proposed Apleyhead logistics site in the submitted Bassetlaw Local Plan, but this site is not supported by Rotherham Council.

### ***Representations From:***

*St Pauls Developments plc and Smithywood Business Parks Development LLP (Submitted by JEH Planning Limited), Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited), Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), South Yorkshire Climate Alliance, Rotherham Metropolitan Borough Council,*

### ***Council Response:***

- The comment in relation to successful commercial markets is noted and is addressed in the responses to Policies SP1 and SP2.
- We acknowledge the concerns of Rotherham Metropolitan Borough Council in relation to Apleyhead, but note that this has no direct impact on the policy approach to logistics in the Sheffield Plan.

## **The Innovation District (ID)**

### **Policy EC1: Development in the Innovation District**

6 representations received, 2 were objections, and 4 support in part.

### ***Main Issues Raised:***

- The supporting text should include targets for the improved links to existing blue and green infrastructure.
- The policy currently does not acknowledge the location of the Sheffield Innovation Spine (SIS).
- Orgreave Park should be included in the Innovation District.
- The policy approach lacks ambition and clear objectives. It does not include land which is important to the Innovation District outside of the Local Authority boundary.

- The policy does not set out or justify what is meant by “innovation-focussed economic development objectives”.

**Representations From:**

*Canal & River Trust, Sheffield Technology Parks Ltd (Submitted by nineteen47), Sheffield Hallam University (Submitted by Urbana), Norfolk Estates (Submitted by Savills), University of Sheffield (Submitted by DLP Planning Limited), Sheffield Forgemasters Engineering (Submitted by JLL).*

**Council Response:**

- Additional text on blue and green infrastructure is covered in Policy SA4.
- Reference to the SIS will be made in the Sub Area policy for the Central Area.
- The comment regarding Orgreave is about a specific site rather than the policy itself. In any case, the site is greenfield land within the Green Belt so its inclusion within ID would not align with the Spatial Strategy.
- The Plan cannot identify land outside the local planning authority area in which to implement Sheffield Plan policies.
- “Innovation-focussed economic development objectives” are stated as the delivery of advanced manufacturing, health and wellbeing and net-zero processes.

**Employment Zones**

**Policy EC2: Development in the City Centre Office Zones**

4 representations received, all were objections.

**Main Issues Raised:**

- Policy EC2 does not allow for a change of use away from existing offices in circumstances where office use ceases to be dominant in the area, suggesting a lack of demand.
- The Policy does not acknowledge the potential of the Sheffield Innovation Spine and how it can contribute to the creation of new employment space within the City Centre
- The Office Zones are insufficient to meet the need identified in the Employment Land Review (ELR) .
- There is no reference made with regards to street level frontages for new office buildings that should be required to provide complementary uses including café/restaurants etc.
- Allocation CW03 should not be included as an Office Zone to reflect the planning permission.

**Representations From:**

*Canal & River Trust, Sheffield Technology Parks Ltd (Submitted by nineteen47), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)*

**Council Response:**

- The policy allows for 40% of an area to be non-office uses so contains flexibility.
- The Sheffield Innovation Spine will be referenced in the relevant Sub Area policy. No change is proposed to Policy EC2 to respond to the inferred need for additional employment land identified in the Employment Land Review, as the policy relates to the approach taken to development within the Policy Zone rather than the quantum of site allocations in the Plan.
- We would always encourage active ground floor uses and this is promoted via the relevant design policies. This could include offices.
- There is scope and flexibility for CW03 to be developed in line with the planning permission and the Office Zone policy.

**Policy EC3: Development in General Employment Zones**

7 representations received, 3 were objections, and 4 support in part/full.

**Main Issues Raised:**

- Meadowhall should be a retail centre in its own right to permit associated hotel and trade retail uses to capitalise on existing travel journeys and public transport links.
- The boundary for the Crystal Peaks District Centre has not been correctly drawn.
- The Neepsend General Employment Zone should be replaced with a Central Area Flexible Use Zone.
- Greater flexibility should be included, and the policy should not expressly prohibit residential development.
- This draft policy is broadly acceptable.

**Representations From:**

*Meadowhall South Ltd (Submitted by Jigsaw Planning and Development Ltd), Albany Courtyard Investments (Submitted by Tetra Tech), Mr A Spurr (Submitted by Spring Planning), Bolsterstone Group (Submitted by Asteer Planning), Laver Regeneration (Submitted by Asteer Planning), University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

- Meadowhall has not been identified as a shopping area in the Plan or recommended as one in the Retail and Leisure Study. However, Hotels are acceptable uses in General Employment Zones and trade retail where classed as sui generis uses or retail would be considered on their individual merits.

- The policy for the General Employment Zones is not relevant to the Crystal Peaks District Centre boundary, but the boundary has been soundly determined as set out in the Retail and Leisure Study.
- The policy promotes employment uses that are incompatible with residential uses.

#### **Policy EC4: Development in Industrial Zones**

1 representation received, 1 objection.

##### ***Main Issues Raised:***

- Hotels (class C1) should not be an ‘acceptable’ use. Existing industrial businesses would be limited in their operations if new hotel developments were to be built next door.

##### ***Representations From:***

*University of Sheffield (Submitted by DLP Planning Limited)*

##### ***Council Response:***

- Hotels can be a complementary use to support businesses and Policy EC6 can be applied to ensure that the development of sensitive uses does not restrict existing businesses.

#### **Assessment of Commercial Proposals Outside Centres**

##### **Policy EC5: Assessment of Proposals for Commercial, Business and Service Uses, Retail Warehouse Clubs and Leisure Development outside Centres**

3 representations received, all were objections.

##### ***Main Issues Raised:***

- Policy is not consistent with the National Planning Policy Framework. Specifically, the distances and floorspace thresholds identified at criteria e and h are unjustified, not effective and not consistent with national policy.
- Criteria c) and f) should be deleted and criteria h) should be amended, to require impact assessments as specified in the National Planning Policy Framework.
- The identified thresholds for a retail impact assessment seem to be very low. There is no evidence to justify these and it is inconsistent with national policy.

##### ***Representations From:***

*Derwent Development Management Ltd (DDML) (Submitted by Aylward Town Planning Ltd), Lidl GB (Submitted by ID Planning), University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

- The Retail and Leisure Study provides clear evidence for these thresholds for impact assessments and the sequential approach, which area in line with the National Planning Policy Framework, that encourages local thresholds to be set.

**Economic Development and Sensitive Uses**

**Policy EC6: Economic Development and Sensitive Uses**

1 representation received, 1 objection.

**Main Issues Raised:**

- The policy does not clarify what is meant when it refers to the potential impact of growth aspirations of businesses within Industrial Zones and General Employment Zones on new housing developments nearby. It is also unclear if the policy applies Industrial Zones and General Employment Zones or both?

**Representations From:**

*University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

- The Definitions section within the policy states this applies to both Industrial and General Employment Policy Zones. The policy is clear that new housing developments should mitigate impacts of nuisance from existing nearby uses for its occupants, so that those nearby businesses in other Policy Zones are not unduly restricted in their operational activities.

**Promoting Local Employment Opportunities**

**Policy EC7: Promoting Local Employment in Development**

2 representation received, both were objections.

**Main Issues Raised:**

- It would be easy and cheap to skill-up local small builders on sustainability issues.
- It is unclear how the policy will be managed, monitored and applied.

**Representations From:**

*University of Sheffield (Submitted by DLP Planning Limited) and 1 individual*

***Council Response:***

- The importance of moving towards new developments incorporating sustainable design is covered elsewhere in the Plan and these requirements will provide opportunities for the building industry to develop new skills.
- The Council will be closely involved in the delivery of this policy via its Employment and Skills Teams.

**Development in University/College Zones**

**Policy EC8: Development in University/College Zones**

1 representation received, supportive in part.

***Main Issues Raised:***

Unclear how Policy EC8 will control uses that are within Class E.

***Representations From:***

*University of Sheffield (Submitted by DLP Planning Limited)*

***Council Response:***

- Uses can be controlled by the use of Conditions on planning permissions.

**Chapter 6 A Vibrant City Centre**

**The City Centre**

**Policy VC1: Commercial, Business and Service Uses and Leisure Developments in the City Centre Primary Shopping Area**

3 representations received, 1 objection, and 2 support in part.

***Main Issues Raised:***

- The policy should give preference to indoor or outdoor affordable exhibition spaces and artists' studio spaces and Art, Culture and Heritage Trails.
- The policy should not exclude certain uses on ground floor street frontages. For example, Purpose Built Student Accommodation (PBSA) should be added.
- The draft policy does not reference Map 5: Shopping, Leisure and Culture Development where the Primary Shopping Area is shown or the relevant policy map
- The City Centre Primary Shopping Area is interrupted at Charter Row by a City Centre Office Zone. For the vitality and proper functioning of the Primary Shopping Area the link between Fargate / High Street and the Moor area should be strengthened.

- Add Build to Rent, Purpose Built Student Accommodation (Sui Generis), Co Living (Sui Generis) and Learning and non-residential institutions for the provision of education and non-education (Class F1) to the list of Acceptable Uses.

**Representations From:**

*Sheffield Visual Arts Group, University of Sheffield (Submitted by DLP Planning Limited), Marks and Spencer (Submitted by JLL).*

**Council Response:**

- Agree that Learning and non-residential institutions would be appropriate and should be added to the list of Acceptable Uses.
- Purpose Built Student Accommodation is only suitable in certain parts of the Primary Shopping Area, therefore it is most appropriate not to list it and consider it on its merits.
- There is no need to cross reference Map 5 that appears after the policy, nor the Policy Zones to which many of the policies in Part 2 apply.
- The comment on the Office Zone relates to the Policies Map rather than the policy wording itself, but the Office Zone does not break up the Primary Shopping Area and the uses promoted are complementary to the PSA.
- Build to Rent schemes would be generally fall within the C3 use class and therefore are already covered by the policy. Co-living is a newly developing market and doesn't have a proper definition so it would not be appropriate to list it in the policy. F1 uses are generally more appropriate elsewhere so should be judged on their merits.

**Policy VC2: Development in the Cultural Zones**

1 representation received, 1 objection.

**Main Issues Raised:**

Policy VC2 does not consider use-classes C3 and C4 unacceptable, which is not clear or justified. There is no clarity provided on how policy will be monitored. The policy does not justify the requirement for dominance of preferred uses being at least 70% of the ground floor area. There is no reference to what this proportion currently is or why residential accommodation above ground floor level could not be appropriate.

**Representations From:**

*University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

No changes are proposed to the policy in relation to this comment. The Cultural Zone reflects the location of existing key City Centre institutions and the policy is designed to support their continued vitality.

### **Policy VC3: Development in the Central Area Flexible Use Zones**

5 representations received, 2 objections, 2 support in part and 1 neutral.

#### ***Main Issues Raised:***

Policy VC3 does not include Purpose Built Student Accommodation as an acceptable use within the Central Area Flexible Zone. It is not clear why residential institutions (C2) is included as an acceptable use within Policy NC16 but not Policy VC3. There is a lack of promotion for the development of exhibition spaces among preferred developments, as well as cultural and heritage sites. Policy does not consider what happens to sites with existing permitted uses and any future proposal for that same permitted use that would be incompatible with the requirements of Policy VC3.

#### ***Representations From:***

*HD Sports (Submitted by Avison Young), Lidl GB (Submitted by ID Planning), Sheffield Visual Arts Group, Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited)*

#### ***Council Response:***

- The policy approach is consistent with the requirements of Paragraph 119 of the National Planning Policy Framework in regards to making effective use of land. The Central Sub Area is key to delivering future housing and retail growth as well as commercial activity to ensure long-term viability to the city centre. Flexible Use Zones allow for a wide variety of uses and are not considered restrictive to future development. They do not prevent current operational uses; any future proposals will be dealt with at application stage.
- Purpose Built Student Accommodation is only suitable in certain parts of the Primary Shopping Area and therefore it is most appropriate not to list it and consider it on its merits.
- Policies DE8 and DE9 adopt a positive approach towards the showcasing of cultural and heritage sites and provides more information on the requirements set out by the Local Plan.

## **Chapter 7 A Connected City**

### **Transport**

#### **Policy CO1: Development and Trip Generation**

9 representations received, 5 were objections, 3 support in part and 1 neutral.

#### ***Main Issues Raised:***

- Strengthen the policy wording to require improvements and add reference to electric bikes.



- It should be confirmed that where a development proposal represents a change of use the thresholds in Table 3 are still relevant.
- The policy does not include protection for existing active travel infrastructure, and for new infrastructure to be designed to the latest standards.

**Representations From:**

*Canal & River Trust, National Highways, Sheffield CTC and Cycle Sheffield, South Yorkshire Climate Alliance, Sport England, University of Sheffield (Submitted by DLP Planning Limited) and 2 individuals*

**Council Response:**

- The wording of policy CO1 has been amended to strengthen the principle of provision, and our ability to secure cycling and walking improvements and infrastructure. It is not proposed to change the wording of the guidance in Annex B as this sets out how this should be provided appropriately to the development. The cycle parking standards are minimums, there is an omission in the table heading which will be amended to clarify this. A reference to electric bikes has also been added for clarity.
- A footnote has been added to Policy CO1, Table 3 heading to clarify that where a development proposal represents a change of use the thresholds in Table 3 are still relevant.
- Provision to support the re-allocation of existing road space to more sustainable modes to reduce private car use and to safeguard land to enable the delivery of the city's transport programme, including active travel schemes is included in Policy T1

**Policy CO2: Parking Provision in New Development**

8 representations received, 4 were objections, 3 support in full/part and 1 neutral.

**Main Issues Raised:**

- The Policy currently does not extend the use of innovative alternatives for cycle parking referred to in the guidelines to Purpose Built Student Accommodation, only dwellings.
- The Policy does not require the provision of charging points for E-bikes.
- Parking standards for retail class E(a) in the Central Area only include operational parking.
- The car free requirements present an issue for category 3 wheelchair adaptable/accessible properties which are likely to have different parking requirements. The policy must include provision for accessibility specific active travel mobility devices.

**Representations From:**

*Access Liaison Group, Lidl GB (Submitted by ID Planning), National Highways, Sheffield CTC and Cycle Sheffield, Sport England, Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited) and 1 individual*

**Council Response:**

- The wording relating to innovative solutions for cycle storage will be amended to clarify that this relates to all residential development, including Purpose Built Student Accommodation, to allow developers to propose alternative solutions to meet the requirements
- A reference to e-bikes has been added for clarity to support the uptake of zero emission vehicles. Charging for electric bikes is already referenced in Annex B Parking Guidelines.
- It is not agreed that additional parking (except for operational and disabled parking provision) is appropriate for food retail developments in the city centre. The Plan provides policies which support a car free, sustainable approach for city centre living, whereby everyday needs can be met locally, by active modes or public transport.
- Annex B Parking Guidelines has been amended to clarify the requirement for disabled accessible parking in car free housing developments. An amendment is also proposed to ensure all category 3 dwellings include a car parking space, and in addition accessible spaces are provided for 5% of the total dwellings. The Plan makes provision for consideration of non-standard cycle parking spaces through its policies (CO2 and Annex B: Parking Guidelines).

**Telecommunication Masts and Digital Connectivity**

**Policy CO3: Broadband and Telecommunications**

4 representations received, 3 were objections and 1 support in part.

***Main Issues Raised:***

- The policy should refer to the need to ensure that heritage assets are not adversely affected by telecommunication apparatus and alternative locations are considered.
- Traditional landline infrastructure equipment should be included in developments and telecoms equipment on footways must contrast with paving surfaces and should be orientated to not cause an obstruction.
- The policy is not clear on how it will ensure that development involving the construction of new buildings or other structures will not cause interference to broadcast or telecommunication services.

***Representations From:***

*Access Liaison Group, Joined Up Heritage Sheffield, University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

- With regard to heritage assets, it is agreed that reference should be made in the policy (in part b) to heritage assets.
- With regard to traditional landline infrastructure equipment being included in developments, traditional copper-based landlines are in the process of being phased out and replaced with IP based services which is part of the Public Telephone Switch Network (PSTN) switch off which will be completed by 2025. Telecare providers are aware of this and working towards replacing the equipment. There is therefore no change needed to the Plan.
- Reference to ensuring that development involving the construction of new buildings or other structures will not cause interference to broadcast or telecommunication services is not required as this is a repetition of national guidance in the National Planning Policy Framework.

**Chapter 8 A Green City – Responding to the Biodiversity Emergency**

**Development in Urban Green Space Zones**

**Policy GS1: Development in Urban Green Space Zones**

22 representations received, 14 were objections, 7 support in full/part and 1 neutral.

***Main Issues Raised:***

The policy needs to guard against the loss of open spaces for sporting activities when alternative replacement facilities are only to be found across the city.

All items are negatively linked by “or” except (c) and (f) which are positive, which is open to an interpretation different to the one intended.

Support the identification of Urban Greenspace Zones in the plan and the recognition that greenspace often contributes to the significance of designated heritage assets and to the character and enjoyment of the historic environment more generally.

Some emphasis on the value of allotments and the need to maintain or increase their coverage in the city would be welcome.

The South Yorkshire ‘Access to Nature – capacity and demand maps and the Natural England Green Infrastructure (GI) Framework should be used to identify GI gaps and opportunities as a GI layer on the interactive spatial maps.

The Sheffield Open Space Assessment 2022 has identified that Sheffield does not meet the Natural England Accessible Natural Greenspace Standards (ANGSt) but a lower standard of 15-minute walk time to an accessible natural greenspace has been

suggested in the Assessment. There is no explanation of this and no strategic policies to address the gaps identified by both Natural England Accessible Natural Greenspace Standards (ANGSt) and this locally suggested lower standard.

Suggest rewording of policy GS1 part b to refer also to “fail to reduce a break in” the city’s blue and green infrastructure. There is no clear blue and green infrastructure network in either map or strategy form. Table 4 which supports policy GS1 refers to ‘Access Standards’ but it is unclear where this list has come from.

Playing fields and sports pitches should be provided in accordance with the needs and demands set out in the Sheffield Playing Pitch Strategy and not by a standards-based approach.

The supporting text only refers to ‘recreation’ but the policy refers to sports and recreational provision; the eight different criteria make this policy very restrictive.

Reference to Natural England Accessible Natural Greenspace Standards (ANGSt) is supported and a minimum size requirement for the provision of green infrastructure in new development. Policy and supporting text should set minimum accessibility, quantitative and quality requirements for new green infrastructure. The Plan should also reference a number of green infrastructure policy standards such as the Green Flag award-

Policies in the Plan should seek to recognise and allocate land for burial provision to meet the needs of Muslim communities.

Need to ensure that proposals for housing developments are reviewed early to make sure that plots bordering green spaces/playing field sites aren’t potentially at risk from sporting activity.

Land at Crimicar Road Sports Ground and at Hollin Busk and Wood Royd Lane, Stocksbridge should be designated as Local Green Space.

**Representations From:**

*CPRE Peak District and South Yorkshire, Dore Village Society, Hallam Cricket Club, Historic England, Joined Up Heritage Sheffield, Natural England, Regather, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Green & Open Spaces Forum, South Yorkshire Climate Alliance, Sport England, University of Sheffield (Submitted by DLP Planning Limited) and 4 individuals*

**Council Response:**

Policy GS1 (ii) is consistent with national planning policy in the NPPF which states that open space may be lost if it is replaced by equivalent or better provision in terms of quantity and quality "in a suitable location". It is agreed that the policy should be amended to resolve the issue of negative linking, as suggested. Reference is also proposed to be added to supporting local food production within the Part 1 policy on Blue and Green Infrastructure, BG1.

It is agreed that reference should be included to the Sheffield Open Space Assessment 2022 in a footnote to Table 4. The Sheffield Open Space Assessment states that accessibility to natural green space will be assessed through a combination of Natural England Accessible Natural Greenspace Standards (ANGSt) and 15 minutes' walk time, including consideration of access to smaller greenspaces below 2 hectares in size. Aim to incorporate Natural England's 'Green Infrastructure Framework' to help strengthen policy.

No change is needed to respond to the suggestion regarding development that fails to reduce a break in and Urban Greenspace Zone. The wording "fail to reduce" a break would introduce a double negative into part b) of the policy; also, given that the policy applies to *Urban Greenspace Zones*, the land is already likely to be predominantly green in character so development could cause or increase a break but it is hard to see how it would fail to reduce a break if the site is already green. In relation to Blue and Green Infrastructure work on the Local Nature Recovery Strategy has not yet been completed to incorporate in the draft Plan. Aim to include it when complete in an SPD and/or in the Plan at next review stage.

Agree to add the following wording in "Further Information" to the policy: "The Council's Playing Pitch Strategy, approved in September 2022, should be referred to for evidence relating to recommendations for playing pitch requirements and their provision".

The policy relates to sport and recreation provision. The criteria in the policy are intended to protect open space and recreation sites whilst allowing some flexibility in certain circumstances. The Sheffield Open Spaces Assessment 2022, published as part of the Draft Plan public consultation, provides an evidence base.

The identified need for additional space for Muslim burials highlighted by the community is recognised. No change is needed as the Sheffield Plan does not allocate land for new cemeteries; however, planning applications brought forward to meet this need will be considered under existing national planning policy. This need is also highlighted in the Infrastructure Delivery Plan.

It is agreed that additional wording be added to the supporting text of the policy NC15 (Creating Open Space In Residential Developments) to highlight the need to ensure that there is no conflict between sporting activities and adjacent uses. In addition, when any planning applications are received the application/Pre-App process will ensure that these issues are fully taken into account.

Support for the proposed Local Green Space designation at Owlthorpe is noted. However, in relation to the request for land at Crimicar Lane Sports Ground and at Wood Road and Hollin Busk in Stocksbridge to be similarly designated, this land is proposed to be protected from development by Urban Greenspace Zone at Stocksbridge and the land at Crimicar Lane is designated as Green Belt.

## **Policy GS2: Development in the Green Belt**

9 representations received, 3 were objections, 5 support in full/part and 1 neutral.

### ***Main Issues Raised:***

Green Belt protection should be strengthened to make it the same as in the UDP. There is an inconsistent approach to the relationship between the sub-area policies and Policy GS2. Norton Aerodrome is not referenced as a Green Belt development in the policy. The repetition of national policy should be removed from the supporting text. It is not clear whether Criteria d) will exclude infilling in other locations not listed.

### ***Representations From:***

*Dore Village Society, Friends of the Loxley Valley, Historic England, Mr Charles Rhodes and Star Pubs (Submitted by JLL), Rivelin Valley Conservation Group, South Yorkshire Climate Alliance, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual*

### ***Council Response:***

The policy approach builds on the NPPF and takes forward those elements of the suite of UDP Green Belt policies that remain appropriate. A minor change is proposed to part d) for clarification around infilling. No further changes are proposed to the policy. Sites put forward for removal from the Green Belt are not proposed to be taken forward as they would conflict with the spatial strategy.

## **Policy GS3: Landscape Character**

Most of the comments received on this policy were neutral in subject, some objections and one response in support were also made.

### ***Main Issues Raised:***

Policy GS3 does not define the landscape character areas referred to. The approach to extensions is not explicit in the policy. The policy does not reference National Landscape Character Areas. The policy does not account for or include heritage significance of blue/green infrastructure. The policy does not include the requirement for proposals that affect the setting of the National Park to require a Landscape and Visual Impact Assessment. There is no reference to the Peak District National Park Management Plan in the policy. The policy does not refer to major development exceptional circumstances text within National Parks. The policy does not include the requirement to consult the Peak District National Park Authority on relevant applications.

### ***Representations From:***

*Dore Village Society, Historic England, Joined Up Heritage Sheffield, Natural England, Rivelin Valley Conservation Group, Sheaf and Porter Rivers Trust, University of Sheffield (Submitted by DLP Planning Limited) and 2 individuals*

**Council Response:**

A small number of minor amendments are proposed to ensure soundness. To enable the policy to be unambiguous about implementation additional text is proposed in the definitions that refers to the sub-areas in the Landscape Character Assessment which will be made available. No change is proposed in relation to the requirements for LVIA or to consult the Peak District National Park on applications as it would not be appropriate to make a blanket requirement. This is required on a site-by-site basis dependent on the circumstances of a planning application. No change is proposed to exclude the policy being applied to extensions.

**Policy GS4: Safeguarding the Best and Most Versatile Agricultural Land**

7 representations received, 2 were objections, 4 support in full/part and 1 neutral.

**Main Issues Raised:**

Policy GS4 does not contain adequate reference to sustainable development of local food infrastructure. The policy is not clear on how it will resolve any tension arising between agriculture and the potential for Biodiversity Net Gain investments.

**Representations From:**

*Natural England, Regather, South Yorkshire Climate Alliance, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual*

**Council Response:**

No changes are proposed to the policy to reference sustainable food infrastructure, although additional references are proposed in Policy BG1. National guidance around implementation of BNG regulations will steer appropriate locations for investment; this policy should not specifically limit locations for BNG provision.

**Policy GS5: Development and Biodiversity**

27 representations received, 12 were objections, 12 support in full/part and 3 neutral.

**Main Issues Raised:**

- Lack of clarity on the extent to which biodiversity design features are required.
- Increase list of biodiversity design features.
- Lack of information on the Local Nature Recovery Strategy/Nature Recovery Network.
- Historic waterway infrastructure needs greater protection from potential biodiversity measures.
- Policy needs to recognise importance of biodiversity value of buildings.

- No explanation provided as to which local and national vulnerable species policy applies to.
- Need to include minimum habitat buffer distances, along with suggested buffer distances for main rivers.
- Need to include Ramsar sites in policy.
- Policy should include the mitigation hierarchy.
- Policy needs to provide further clarification when harm to a local site is acceptable and irreplaceable habitat exclusions.
- In discussions held with Natural England under the 'duty to cooperate, they raised concerns that the cumulative impacts of visitor pressure on the designated European wildlife sites in the Peak Park had not been adequately assessed in the Habitat Regulations Assessment Appropriate Assessment (HRAAA).

**Representations From:**

*Environment Agency, Friends of the Loxley Valley, Joined Up Heritage Sheffield, Natural England, Owlthorpe Fields Action Group, S11Swifts, Sheffield and Rotherham Wildlife Trust, Sheffield Green & Open Spaces Forum, Sheffield Street Tree Partnership (SSTP), Sheffield Swift Network, South Yorkshire Bat Group, South Yorkshire Climate Alliance, Swifts Local Network, University of Sheffield (Submitted by DLP Planning Limited) and 9 individuals*

**Council Response:**

- An amendment has been proposed to provide clarity on requirement for swift bricks and bat boxes.
- The biodiversity design features list is not comprehensive and provides some examples, while acknowledging there are more.
- For Local Nature Recovery Strategy/Nature Recovery Network see BG1 response.
- Policy BG1 amended regarding conservation of heritage assets.
- Biodiversity value of buildings is already covered in policy.
- Further detail on local and national vulnerable species will be provided in a future Supplementary Planning Document.
- Buffer distances will be covered in more detail in a future SPD.
- Policy amended to include Ramsar sites.
- Mitigation hierarchy covered in policy GS6.
- Policy amended to cover when harm to a local site is acceptable and irreplaceable habitat exclusions.
- An addendum to the Habitat Regulations Assessment Appropriate Assessment has now been completed; this makes recommendations on further steps that should be taken by developments within 7km of the European designated sites. Additional minor changes to the supporting text of policies NC15 and GS5 are proposed in response to the HRAAA addendum.



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### **Policy GS6: Biodiversity Net Gain**

23 representations received, 17 were objections, 5 support in full/part and 1 neutral.

#### ***Main Issues Raised:***

- Minimum 10% Biodiversity Net Gain (BNG) not ambitious enough.
- Exceeding minimum 10% BNG in certain situations is unrealistic.
- Policy needs to clarify it's a minimum 10% BNG for all types of biodiversity unit on a site.
- Little reference to riverine habitats/and riparian zone.
- Policy doesn't refer to habitats of strategic importance, where a higher biodiversity unit score is applied.
- Policy doesn't set out approach to achieving BNG on sites of low/nil biodiversity value.
- Policy doesn't specify that sites should not be cleared before a baseline BNG assessment is carried out.
- Not clear whether policy applies to householder applications.
- An SPD should be provided to support the policy with more detail.
- Policy doesn't clarify how offsite delivery will be achieved.
- Historic waterway infrastructure needs greater protection from potential biodiversity measures.
- BNG calculation can be problematic on certain habitats e.g. Open Mosaic Habitat.
- BNG conflicts with redevelopment of brownfield sites and their viability.

#### ***Representations From:***

*AAA Property Group (Submitted by Spawforths), Camstead Ltd (Submitted by Astrum Planning), CPRE Peak District and South Yorkshire, Environment Agency, Home Builders Federation, Hunter Archaeological Society, Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), McCarthy Stone (Submitted by The Planning Bureau), Natural England, Rula Developments (Submitted by Spawforths), S11Swifts, Sheffield and Rotherham Wildlife Trust, Sheffield Swift Network, South Yorkshire Bat Group, South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited) and 4 individuals*

#### ***Council Response:***

- Policy amended to cover 10% BNG for all types of biodiversity unit on site.
- Riparian habitats will be covered in more detail in a future SPD.
- Policy amended to cover habitats of strategic importance.

- Policy D1 amended to refer to adoption of Natural England’s Green Infrastructure Framework, which includes Urban Greening Factor standard, which will help to deliver biodiversity net gains on sites of low/nil biodiversity value.
- Degradation/clearance will be covered in more detail in a future SPD.
- Definitions set out criteria for what qualifies for the Small Sites Metric. Further information on exemptions will be provided in a Supplementary Planning Document.
- Further information on BNG, including offsite delivery will be provided in a Supplementary Planning Document.
- Policy BG1 amended regarding conservation of heritage assets.
- Open Mosaic Habitat included in latest Biodiversity Metric, where applicable this will calculate Biodiversity Net Gain units to be delivered by development onsite and/or offsite if required.

A minimum 10% requirement for BNG, and higher percentage under certain circumstances, was assessed as policy option in the Whole Plan Viability Assessment (WPVA). The Policies within the Draft Plan strike a balance between its various aims whilst maintaining overall plan viability.

**Policy GS7: Trees, Woodland and Hedgerows**

22 representations received, 8 were objections, 13 support in full/part and 1 neutral.

***Main Issues Raised:***

- Tree planting requirements will have an impact on density and viability.
- The wording 'where new streets provided' regarding new street tree planting requirements is not clear and does not specify if this relates to low density or high-density housing.
- Policy GS7 does not make any reference to tree planting strategies.
- Alternative suggestions for 'Definition' of 'Good Quality Trees'.
- Policy GS7 does not specify that it relates to 'street trees' either.
- Policy does not refer to planning applications conforming with Natural England & Forestry Commission’s guidance on protecting ATWVT (Ancient Trees and Woodland and Veteran Trees) from development.
- Recommend a target of 20% tree canopy cover rather than specified tree planting requirements in policy.
- Policy does not incorporate the Woodland Trust's 'Woodland Access Standard', which is 2ha of woodland within 500m & 20ha within 4km.
- Criteria a) should not allow trees/vegetation to be damaged/felled before BNG baseline assessment.
- There is a concern that the requirements of Criteria a) for the replacement of trees on ratio greater than 1 for 1 and minimum size to be extra heavy standard may not be appropriate on every site.
- Any felled trees should be replaced like for like or with native trees good for wildlife.

- Recommend incorporating into policy use of Capital Asset Value for Amenity Trees (CAVAT) valuation tool to ascertain number of replacement trees.
- Criteria b) does not include 'Ancient Trees' or 'Street Trees'.
- Policy needs amending to cover tree species selection, including in accordance with Sheffield Street Tree Partnership guidance.
- Policy needs to cover trees to be considered from outset of design process.
- Policy needs to refer to 'Right tree, right place' approach.
- Criteria (b) - Could clarification be provided on what 'exceptional circumstances' are?
- Policy needs amending on tree management/maintenance and responsibility for failures.

**Representations From:**

*AAA Property Group (Submitted by Spawforths), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Home Builders Federation, Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), Natural England, Owlthorpe Fields Action Group, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, Sheffield Street Tree Partnership (SSTP), Sheffield Tree Action Group (STAG), Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning) and 6 individuals*

**Council Response:**

- Policy GS7 (d & e) allows flexibility, where tree planting would not be feasible e.g., city centre locations, where the whole development plot is often maximised by the building footprint. Street trees are only required on major residential applications where new streets are provided, leaving minor residential applications exempt as plots can often be infill sites using existing highway making the inclusion of street trees difficult to accommodate.
- Policy amended to refer to strategies.
- Definition amended to cover 'Good Quality Trees'.
- 'Street trees' covered under term 'Trees' in policy title.
- Policy amended to cover guidance on protecting ancient trees, woodland and veteran trees.
- Policy introduction amended to include city target of 20% tree canopy cover, however tree planting requirements unchanged.
- Woodland Access Standard not compatible with city's growth strategy, due to a large proportion of sites located in city centre, outside of distance to woodland standard.
- Felling/damage to trees on site before a biodiversity baseline assessment can be carried out is covered under amended Policy GS6.
- Policy amended to cover tree replacement reflecting best practice methodologies.
- Policy criteria (b) amended to include 'ancient trees'. 'Street trees' already covered under criteria (h).

- Policy amended to cover tree species selection.
- Policy amended to cover trees considered from outset of design process.
- Policy amended to cover 'right tree, right place' approach.
- 'Exceptional circumstances' are covered under paragraph 180(c) and footnote 63 of the National Planning Policy Framework.
- Management, maintenance and replacements covered by policy. No change.

### **Policy GS8: Safeguarding Geodiversity**

6 representations received, 3 were objections, 2 support in part, and 1 neutral.

#### ***Main Issues Raised:***

- Criteria a)-d) does not include 'historical significance' after 'geological' reference.
- Supporting text does not include material on metal trades.
- Paragraph 3.21 also does not allow for geological examination of recently exposed surface material at new development sites.
- Policy GS8 criteria and supporting text does not address potential harm to Local Geological Sites (LGS) from stone extraction and need for a prior assessment to identify suitable areas, if any.

#### ***Representations From:***

*Historic England, Joined Up Heritage Sheffield, Sheffield Area Geology Trust, University of Sheffield (Submitted by DLP Planning Limited)*

#### ***Council Response:***

- Reference to heritage already covered in criteria GS8(a).
- Text on metal trades is too detailed for policy.
- Text on geological examination is too detailed for policy.
- Balance between geology and heritage will be considered at planning application stage.

### **Policy GS9: Managing Flood Risk**

17 representations received, 13 were objections, 3 support in part and 1 neutral.

#### ***Main issues raised:***

- The policy is not clear enough when it refers to different flood zones.
- The policy does not explain what is meant by 'high probability of flooding'.
- The policy repeats the NPPF in some places which is not needed.
- Culverting criteria is weaker than what was written in the Core Strategy 2009 Policy CS67.
- Not enough consideration on how windfall sites will be assessed.
- The buffers proposed in the policy do not consider impact on Local Wildlife Sites.

#### ***Representations From:***

Environment Agency, Historic England, Joined Up Heritage Sheffield, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, University of Sheffield (Submitted by DLP Planning Limited) and 5 individuals

***Council Response:***

- Rewording of introductory paragraphs and the policy has been undertaken. This addresses issues raised on definitions, different flood zones and probabilities. It also adds additional information on windfall sites and strengthens wording around deculverting watercourses.
- Any impacts on designations such as Local Wildlife Sites would be assessed under proposed policy GS5 (Development and biodiversity), plus NPPF requirements. This assessment could lead to the establishment of a wider buffer on specific sites.

**Policy GS10: Protection and Enhancement of Water Resources**

9 representations received, 7 were objections and 2 support in part.

***Main issues raised:***

- Policy prioritises the conservation of watercourses and the return to a 'natural state' at the expense of industrial heritage.
- Water Framework Directive commitments should continue if the Water Framework Directive is repealed from UK law following Brexit.
- 'GS10 (c)' does not include reference to water quality.
- Policy does not encourage new development to support the objectives of the Don and Rother Catchment Management Plan and the Sheffield Waterways Strategy.
- The requirement to 'enhance' the quality of water bodies is not justified under the Water Framework Directive.
- Policy is unclear on how development proposals can achieve the goal of not negatively impacting water bodies or increasing risk of groundwater pollution.
- Recommend inclusion of policy addressing risks of drought and water resources to help prepare for water shortages and weather extremes.
- Recommend a policy is included to protect groundwater from oil/gas/mineral extraction and development of Petrol Filling Stations.
- Highlighted Cross Connection Drainages issues, as causes pollution problems to watercourses.
- Recommend amendments to the Plan in relation to Regulated Sites and mitigation requirements for developers, including a check of site allocations against regulated sites to identify any mitigation measures needed in site conditions.

***Representations From:***

Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, University of Sheffield (Submitted by DLP Planning Limited), Environment Agency and 3 individuals

***Council Response:***

- Policy D1 in Part 1 of the Plan already refers to Sheffield's distinctive heritage associated with water-powered industries, and Policy DE9 states that regard will be paid to these assets. An amendment has also been made to Policy BG1 to reference conservation of heritage assets.
- The Water Framework Directive has been retained in UK law following Brexit.
- 'Water Quality' is covered under Policy GS10(a)(ii).
- The council disagrees that the word 'enhance' is not justified. As well as avoiding deterioration of water bodies, the Water Framework Directive requires water bodies to reach good status by 2027, which emphasizes the need for improvements.
- Text supporting the Environment Agency approach to groundwater protection will be added. This will provide sufficient guidance regarding what measures can be taken not to increase groundwater pollution.
- Policy ES4 covers measures to address risks caused by drought/dry weather.
- Preventing risk of contamination to groundwater is already covered in the policy by criteria (e)
- Cross connection drainage issues are considered to be outside of remit of Local Plan.
- Regulated sites have been considered as part of the site allocation process and a site condition attached where applicable for assessment to be considered as part of any planning application.

**Policy GS11: Sustainable Drainage Systems**

6 representations received, 5 were objections and 1 support in part.

***Main issues raised:***

- Policy does not expect development to conserve heritage assets including historic waterpower infrastructure.
- Policy does not consider the risk of pollution to controlled waters by Sustainable Urban Drainage (SuDs) infiltration devices.
- The plan does not include a groundwater policy which is compliant with the Environment Agency's groundwater protection position statements.
- The policy does not include elements of detail such as incorporating edge detection along foot and roadways.
- There is no inclusion of a long-term strategy for the maintenance, monitoring and funding of existing SuDS schemes.

***Representations From:***

Access Liaison Group, Environment Agency, Joined Up Heritage Sheffield, Natural England, University of Sheffield (Submitted by DLP Planning Limited)

***Council Response:***

- Policy D1 in Part 1 of the Plan already refers to Sheffield's distinctive heritage associated with water-powered industries, and Policy DE9 states that particular regard will be paid to these assets.
- A reference has been added in relation to the Environment Agencies approach to groundwater protection in Policies GS11 and GS10. However, no specific groundwater policy is warranted.
- A supplementary planning document will be produced which will provide more specific information about SuDS policy.

## **Chapter 9 A Well-Designed City**

### **Requirements for Good Design**

#### **Policy DE1: Local Context and Development Character**

7 representations received, 2 were objections and 5 support in part.

##### ***Main Issues Raised:***

- Refer to Urban Design Compendium in policy as useful design guidance document.
- Concerns with the approach to potential quality of new character in areas currently lacking distinctiveness.
- Final paragraph raises concerns that the policy may give the wrong impression to developers in that the highest standards of design are to only be expected in specific areas rather than throughout the city.
- Policies don't contain adequate provision to cover sustainable local food growing infrastructure.
- Refer to South Yorkshire Historic Environment Characterisation (SYHEC) in Policy DE1.
- The policy would benefit from inclusion of the Government definition of 'beautiful' development.
- Suggest generic criteria are replaced by a place-based design guide or code.

##### ***Representations From:***

*Historic England, Hunter Archaeological Society, Joined Up Heritage Sheffield, Regather, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual*

##### ***Council Response:***

- 'Further Information' section amended to include reference to City Centre Design Guide, which will update the Sheffield Urban Design Compendium in the future.
- Policy amended to cover concerns of potential quality in areas lacking distinctiveness.
- Policy amended removing reference to specific areas so high design standards required across all areas of the city.
- See response to Policy BG1 for sustainable development of local food infrastructure.
- 'Further Information' amended to include reference to SYHEC (South Yorkshire Historic Environment Characterisation).
- Definition of 'Beautiful' development added to Policy D1.
- It has been necessary to include the relevant criteria due to the continued poor quality of some site appraisals submitted as part of planning applications, which have resulted in a weak response to the local context and character.

#### **Policy DE2: Design and Alteration of Buildings**

8 representations received, 1 objection and 7 support in full/part.



***Main Issues Raised:***

- Concerns over quality of extensions, including upward extensions and permitted development rights.
- Concern that the quality of schemes will be watered down through planning conditions, non-material amendments or new planning applications resulting in a negative potential impact on heritage assets.
- Concerns over practicality, buildability and deliverability, need to ensure enough detail provided to demonstrate proposals achievable.
- Suggest the list as set out in the policy could be made more concise as question practicality of achieving all criteria.
- Policy needs cross referencing with Policy DE1 for buildings to reflect character of locality
- Need to ensure utility and amenity areas are accessible.

***Representations From:***

*Access Liaison Group, Historic England, Hunter Archaeological Society, Joined Up Heritage Sheffield, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual*

***Council Response:***

- Upward extensions are subject to a separate prior approval or planning approval process.
- Quality of schemes being watered down is discouraged via paragraph 135 of the NPPF.
- The premise for a planning application is that a proposal is buildable. This is covered by Building Regulations.
- The criteria covered in the policy have been included to address recurring issues and ensure buildings provide a positive intervention within their context, are functional, safe and legible while sensitively responding to their surroundings.
- Ensuring buildings are accessible is covered in Policy D1.

**Policy DE3: Public Realm and Landscape Design**

7 representations received, 2 were objections and 5 support in full/part.

***Main Issues Raised:***

- Suggest list of criteria could be made more concise as question practicality of achieving all criteria.
- Policies don't contain adequate provision to cover sustainable local food growing infrastructure.

- Criteria d) should be cross-referenced with Policy GS7 Criteria a) to ensure that public realm schemes achieve an equivalent amenity value from trees at the time of development & includes tree planting.
- Criteria d) should also reference incorporating heritage features that contribute to character, and expanding the features listed to include 'historic street pattern'.
- Criteria h) should include planting of native species for wildlife.
- Criteria n) should include text to include safety of women.

**Representations From:**

*Historic England, Hunter Archaeological Society, Regather, Sheffield Tree Action Group (STAG), Sport England, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual*

**Council Response:**

- The criteria covered in the policy have been included to address recurring issues and ensure public realm design provides a positive intervention within its context, is functional, safe and legible while sensitively responding to its surroundings.
- See response to Policy BG1 for sustainable development of local food infrastructure.
- Tree planting requirements are covered in Policy GS7.
- Policy amended to include historic street patterns.
- Policy amended with cross-reference to Policies GS5-7 to cover biodiversity and plant species selection.
- Policy amended to cover safety 'for all' to ensure inclusivity.

**Policy DE4: Design of Streets, Roads and Parking**

7 representations received, 1 objection, 5 support in part, and 1 neutral.

**Main Issues Raised:**

- Policy does not include reference to the provision of safe, accessible connections to public transport infrastructure for all.
- The policy should encourage greater enforcement of road traffic laws to make highways safer for pedestrians, cyclists and vehicles and help reduce pollution.
- The policy does not identify roads and footpaths for maintenance.
- The policy does not adhere to the latest national guidelines on walking and cycling infrastructure.
- Criteria c) encourages shared surfaces which cause conflict between pedestrians and cyclists and many disabled people. The policy wording should discourage the use of them.
- Criteria m) does not promote the preservation of historic street patterns.

**Representations From:**

*Access Liaison Group, Sheffield CTC and Cycle Sheffield, Sheffield Street Tree Partnership (SSTP), South Yorkshire Mayoral Combined Authority, University of Sheffield (Submitted by DLP Planning Limited) and 2 individuals*

**Council Response:**

- 'Safe, accessible connections to public transport for all' is already covered by Policy T1.
- Enforcement of road traffic laws are outside remit of Local Plan.
- Maintenance of roads and footpaths in new development is secured by planning condition as appropriate and is also governed by Highways legislation/agreements.
- The maintenance of existing roads/footpaths is outside the remit of the Local Plan.
- Policy amended to cover adherence to latest national guidelines on walking and cycling infrastructure.
- Policy amended to remove reference to 'shared surfaces'.
- Policy amended to include reference to 'historic street patterns'.

**Policy DE5: Design of Shop Fronts**

4 representations received, 1 objection, and 3 support in full/part.

**Main Issues Raised:**

**Policy DE5** does not include a requirement for level access entry as part of shop fronts (wherever practicable). The policy does not consider the protection and enhancement of new and replacement shop fronts.

**Representations From:**

*Access Liaison Group, Historic England, Hunter Archaeological Society, University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

- The policy is townscape led and seeks to achieve shopfronts that are specific to their context.
- A modification is proposed to secure level access when achievable.

**Policy DE6: Design of Tall Buildings and Protection of Views in the City Centre**

9 representations received, 5 were objections, 3 neutral, and 1 support in part.

**Main Issues Raised:**

- The policy does not consider in enough detail where tall buildings are appropriate, in order to avoid negatively impacting on distinctive character of existing lower storey buildings/areas.

- Concerns that buildings with only a single lift access to enable level access to/from accommodation can trap people who rely on it when it fails. Suggest policy reworded to require minimum 2 lifts in buildings.
- Tall Building Areas and Landmark Buildings are referred to in the policy, however, are not shown on the Policies Map.
- Criteria d) refers to the need for 'exceptional design quality' of tall buildings within 'Tall Building Areas' however it does not define what is meant by 'exceptional design quality.'

**Representations From:**

*Access Liaison Group, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Historic England, Joined Up Heritage Sheffield, Rotherham Metropolitan Borough Council, University of Sheffield (Submitted by DLP Planning Limited)*

**Council Response:**

- A Tall Building Area review/assessment will form part of the new City Centre Design Guide, which is currently work in progress. This will update the Tall Building Zone study in the Urban Design Compendium and identify appropriate locations for tall buildings, taking into consideration the surrounding context.
- The number of lifts required in buildings will be covered by Building Regulations.
- Tall buildings can bring positive benefits, perform as landmark structures in areas of strategic importance and contribute positively to the skyline. However, by reason of their height, scale and design, they have the capacity to result in broader city-wide visual impacts as well more localised negative effects in respect of scale, presence, microclimate etc. Their potential to result in significant negative impacts demands exceptional design quality is achieved to ensure they make a positive contribution to the skyline and image of the city, as well as respond with care to their immediate environs.

**Policy DE7: Advertisements**

6 representations received, 4 were objections, 1 support in full, and 1 neutral.

**Main Issues Raised:**

The criteria in Policy DE7 do not meet the requirements of the NPPF as it has been written from a design perspective whereas national policy makes it clear that advertisements should be subject to control only in the interests of amenity and public safety. Policy Criteria j) is too restrictive and is not consistent with the NPPF. Criteria c) d) e) and i) do not mention that heritage assets need protection from excessive signage. The policy is not sufficiently effective in highlighting the hazard of excessive glare from illuminated and digital advertising displays.

**Representations From:**

Access Liaison Group, Joined Up Heritage Sheffield, Marks and Spencer (Submitted by JLL), University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

**Council Response:**

- The policy is townscape led and seeks to achieve shopfronts that are specific to their context. Assessments will be on case-by-case basis.
- It is considered that Strategic Policy D1 addresses the protection of heritage assets under all circumstances.

**Policy DE8: Public Art**

9 representations received, all supportive in full/part.

***Main Issues Raised:***

Policy DE8 does not consider or ensure the retention or sensitive relocation of existing artwork nor the reinstatement of previously removed artworks. The policy also does not reflect national policy on statues and commemorative objects. The policy does not mention support for collaborative and transparent working (with interested parties). It also does not cover support of the labelling of existing public art. Policy criteria does not promote new development to include locally distinctive artwork which reflects the character and culture of existing communities. The policy does not cover an approach towards street art and requirements regarding it. The policy does not include art, culture and heritage trails nor does it plan for the provision of them.

***Representations From:***

*Hunter Archaeological Society, Joined Up Heritage Sheffield, Sheffield Visual Arts Group, University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning) and 2 individuals*

**Council Response:**

- Several of the comments made would require a level of detail to be included that is too granular for Local Plan policy. It is considered that the principles in the emerging Sheffield Design Guide and or a Public Art Strategy will address many of the points raised. The Council also have a public art officer in post to implement the policy, who takes into account the site-specific situations while advising on proposals.
- There is no need to repeat national policy.
- The emerging Sheffield Design Guide will provide further detail in relation to contributions towards public art. Any further details on future proposals and their contributions to public art will be dealt with at application stage.

**Development Affecting Heritage Assets**

**Policy DE9: Development and Heritage Assets**

23 representations received, 18 were objections, 4 support in full/part and 1 neutral.

**Main Issues Raised:**

- Need reinstatement of protection for 'Areas of Special Character' or to designate them as Conservation Areas e.g., Castlegate.
- Other heritage assets need greater protection including landscapes, Historic Waterway Infrastructure and Public Houses.
- The Plan does not meet the requirement for a positive strategy for the conservation and enjoyment of the historic environment.
- Policy needs to provide for creation, maintenance and expansion of Local Heritage List.
- Suggest new policy item to cover requirement for Heritage Statement.
- Suggest new policy item to cover 'harm' to Heritage Assets.

**Representations From:**

*Environment Agency, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Friends of the Loxley Valley, Hallamshire Historic Buildings, Historic England, Hunter Archaeological Society, Joined Up Heritage Sheffield, Rivelin Valley Conservation Group, Sheffield Forgemasters Engineering (Submitted by JLL), Sheffield Green Party, University of Sheffield (Submitted by DLP Planning Limited), Yellow Arch Studios and 7 individuals*

**Council Response:**

Review of Conservation Areas and the designation process is outside of scope in respect to local plans. Policy D1 covers heritage asset categories and has been amended to include an encompassing term to cover relevant other categories not previously listed. The Local Plan as drafted is considered to represent a positive strategy with respect to Sheffield's heritage. The policy supports the Local List process. Heritage Statements are required to accompany planning applications. An assessment in respect to 'harm' is covered by the policy and within national policy.

## **Chapter 10 Developer Contributions**

### **Policy DC1: The Community Infrastructure Levy (CIL) and other Developer Contributions**

11 representations received, 8 were objections, 2 support in full, and 1 neutral.

#### ***Main Issues Raised:***

- Support expressed for the Policy from NHS Property Services and Rotherham Metropolitan Borough Council.
- The cost of the policy is estimated in the Whole Plan Viability Assessment but has not been fully justified and may not be affordable.
- A proportion of CIL should be passed to parishes and Local Neighbourhood Forums.
- Infrastructure Delivery Plans should be prepared for all Strategic Sites, not just Strategic Housing Sites.
- Contributions to community food growing should be included in the policy.
- Older person's housing schemes should be excluded from the policy requirement.
- Insufficient evidence in the Whole Plan Viability Assessment as to how the assumption of £1,500 per dwelling as a developer contribution has been derived.
- The Viability Appraisal states that £30/m<sup>2</sup> has been assumed for commercial floorspace towards infrastructure. Concern that there is no supporting evidence for this assumption.

#### ***Representations From:***

*NHS Property Services, Home Builders Federation, Dore Village Society, Historic England, Regather, McCarthy Stone (Submitted by The Planning Bureau), Rotherham Metropolitan Borough Council, AAA Property Group (Submitted by Spawforths), Rula Developments (Submitted by Spawforths), Strata Homes (Submitted by Spawforths).*

#### ***Council Response:***

- The Whole Plan Viability Assessment has appraised all policies as a whole in the Plan and concluded that they will be affordable on the majority of sites.
- It is unnecessary to repeat existing CIL legislation, that requires and proportion of CIL to be passed to parishes and the local community.
- Housing sites will normally have greater infrastructure needs to support the resident population, such as healthcare, education, open space and community facilities.
- Food production is not generally considered to be an infrastructure item, but the policy does not exclude it if it is considered relevant.
- All housing schemes should make a contribution to infrastructure where appropriate and viable.

## **Chapter 11 Implementation**

4 representations received, 2 were objections, and 2 neutral.

### ***Main Issues Raised:***

The list of funding sources in Chapter 11 is out of date and needs updating. The 4th bullet point also mentions the Local Growth Fund which no longer exists. There is not much detail about the potential to protect Council-owned heritage assets and the potential cooperation with developers to facilitate the protection of heritage assets within the chapter. Network Rail has not been included in the list of delivery agencies.

### ***Representations From:***

*Joined Up Heritage Sheffield, South Yorkshire Mayoral Combined Authority*

### ***Council Response:***

Amendments have been made to the list of funding sources to remove reference to the Local Growth Fund. Updated text has also been added to reflect the need to protect heritage assets. Network Rail have been added to the list of delivery agencies.



## **Chapter 12 Monitoring**

4 representations received, all were objections.

### ***Main Issues Raised:***

- Recommend extending monitoring to include indicators demonstrating amount and type of Biodiversity Net Gain provided by development.
- Insufficient detail is given to show how the Plan will be monitored and what actions will be taken to address any issues identified.
- Proposals to monitor the change in numbers of designated heritage assets cannot be used as a measure of the success of heritage policies in the Plan, and no assessment of the impacts on non-designated heritage assets is proposed.
- There are no indicators relating to sport and leisure, pitches and sports facilities.
- No indicators relating to active travel.
- Terminology within some policies is not specific enough to be monitored effectively.

### ***Representations From:***

*Home Builders Federation, Hunter Archaeological Society, Sport England, Natural England and 1 individual*

### ***Council Response:***

- The indicators are considered to provide a proportionate and appropriate framework for monitoring implementation. Targets are implicit in a number of policies – for examples SP1 sets the annual housing requirement (target).
- Biodiversity Net Gain: amount and type has been added to monitoring indicators.

## **APPENDIX A: LIST OF SITE ALLOCATIONS**

The majority of responses received objected to Appendix A.

The representations received on each site allocation and the council response are found in separate schedules (appendices 2a to 2g of the Full Council Report on 6<sup>th</sup> September 2023).

## **APPENDIX B: PARKING GUIDELINES**

16 representations received, 7 were objections and 9 support in full/part.

### ***Main Issues Raised***

A wide range of comments were received, including:

- Appendix B does not require developers to provide infrastructure and facilities to encourage the use of E-bikes.
- Wording to require cycle parking improvements is not strong. Cycle parking standards are not sufficient and need to be strengthened further.
- In the Appendix, parking allowance for residential dwellings in the Central Area are not consistent with the parking guidelines.
- The minimum disabled parking provision requirements should be increased from 5% of spaces to 10-25% of spaces.
- There is an objection to a minimum parking standard as there should not be any additional off-street vehicle parking in order to reduce impacts of vehicles on pollution and affordability.
- There is no requirement for inclusion of 100% EV charging ports to ensure future needs are met.
- The maximum car parking standards are not high enough and will impact on the highways network negatively.
- Car free requirements present an issue for category 3 wheelchair adaptable/accessible properties which are likely to have different parking requirements.
- No provision for accessibility specific active travel mobility devices.
- The requirements for unallocated spaces does not have a robust clarification, it also does not require surplus available accessible spaces to meet need and demand.
- Appendix B does not require cycle parking beyond requirements for new development, specifically in shopping areas, and a cycle hub at the main hospitals.
- Appendix B does not cover City Centre Parking in relation to general retailer/visitor parking
- The current standards in Appendix B may result in the over provision of cycle parking for Purpose Built Student Accommodation.
- There is a lack of clarity in regard to terminology used in the parking guidelines which could be interpreted as optional. .
- Appendix B wording is not strong enough to reduce car parking provision required on sites well served by public transport, it also does not make enough provision for continued vehicle use as this will not significantly reduce (there will be more EV's).

### **Representations From:**

*Access Liaison Group, Cycle Sheffield (Submitted by Sheffield CTC ), Gladman Retirement Living Ltd, National Highways, Sheffield CTC and Cycle Sheffield, South Yorkshire Mayoral Combined Authority, Unite Group Plc (Submitted by ROK Planning) and 8 individuals*

### **Council Response:**

- The wording of policy CO1 has been amended to strengthen the principle of provision and the ability to secure cycling and walking improvements and infrastructure. It is not proposed to change the wording of the guidance in Annex B as this sets out how this should be provided appropriately to the development, within the principle that has now been strengthened in the policy. The cycle parking standards are minimums, there is an omission in the table heading which will be amended to clarify this. The Parking Guidelines already make provision for consideration of non-standard cycle parking and the introductory text to policy T1 has been expanded to explain the importance of provision for non-standard bikes, including cargo bikes, and electric bikes.
- The policy wording of CO2 has been amended to mirror the Parking Guidelines which say 1 space per 10 dwellings for the Central Sub Area.
- The Accessible car parking standards are in accordance with BS8300 and are minimums.
- The parking guidelines respond to the need to increase sustainable trips, and support a car free or low car city centre as well as responding to the Council's declaration of a Climate Emergency. Car parking guidelines are maximums for all Use Classes, the only exception is residential development outside the Central Sub Area where an Expected standard is included to reduce the impact of overspill parking. Policy CO2 provides criteria to allow provision below the expected level where appropriate.
- It is not realistic to require 100% provision of EV charge points, which is far above the Building Regulation requirements.
- An amendment is proposed to ensure all category 3 dwellings include a car parking space, and in addition accessible spaces are provided for 5% of the total dwellings.
- The purpose of the Parking Guidelines is to set out requirements in relation to new development.
- An ambitious approach to cycle parking is required to ensure sufficient provision is made to support future modal shift. However, the wording relating to provision of alternative innovative solutions to meet cycle parking requirements has been

amended to include all residential development such as Purpose-Built Student Accommodation.

- The Parking Guidelines and Policy CO2 include provisions to reduce car parking in highly accessible areas with good public transport accessibility.

## **EVIDENCE BASE**

The majority of responses received in regard to the Evidence Base were objections, with some neutral comments received.

### ***Main Issues Raised***

#### **Green Belt Review**

Two objectors commented that promoted sites should be considered for removal from the Green Belt, and disagreed with the Green Belt purpose scores given for those areas of land in the Green Belt Review.

#### **Habitat Regulation Assessment (HRA)**

An individual consultee commented that land at the former Norton Aerodrome is protected and should be remediated for use as a green space. Natural England commented on aspects of the Plan, in relation to aspects of the HRA that needed additional work. Work is ongoing to address this, including dialogue with Natural England.

#### **IDP Part 1: Infrastructure Needs Assessment**

National Highways confirmed that it is yet to be ascertained whether the traffic impact of the site allocations will be in line with the scale presented within Part 1 of the Infrastructure Delivery Plan (IDP) and also whether the impact will be limited to the Strategic Road Network (SRN) junctions listed or whether other individual junctions will be impacted upon. They confirmed that they will continue to work collaboratively with the Council.

#### **Integrated Impact Assessment (IIA)**

The IIA does not assess smaller Green Belt sites with capacity of less than 1,000 homes. The comments suggest that the IIA assessment of smaller Green Belt sites should be carried out and the Plan's spatial strategy reconsidered.

#### **Strategic Flood Risk Assessment**

The Environment Agency note that the Plan is currently unsound due to the Level 2 Strategic Flood Risk Assessment not yet being complete. They note that the Council is actively engaging with the Environment Agency on this.

#### **Sport and Leisure Strategy**

There is no reference to the Sport and Leisure Strategy (currently not formally published).

#### **Other Comments**

It would be helpful to include the Sheffield Midland and Sheaf Valley Development Framework, and emerging Interim Planning Guidance as part of the Evidence Base.

**Representations From:**

*Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), National Highways, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Environment Agency, South Yorkshire Mayoral Combined Authority, 1 individual*

**Council Response:**

- No changes are felt to be needed to the Green Belt Review. The proposed changes would not be consistent with the spatial strategy.
- It is the intention that a large proportion of the former Norton Aerodrome site will be kept open/improved as open space, taking into account ecological interests on the site. A masterplan will be drafted in accordance with the site's status as a strategic housing and open space site.
- An addendum to the Habitat Regulation Appropriate Assessment is being prepared to address a representation received from Natural England. The comments from Highways England are noted in regard to the IDP and we welcome the ongoing collaborative working.
- No changes are needed in respect to the IIA as this work confirms the impacts of developing smaller urban extensions in the Green Belt was considered in the 2015 Citywide Options for Growth (introduced as option E in 5.3.5). It also reiterates the findings of the Interim IIA Report 2020 that sat alongside the 2020 Issues and Options Consultation and included both spatial options B and C that could have resulted in smaller Green Belt sites being released. Paragraph 7.1.9 of the IIA explains the rationale for the alternative strategic growth approach considered in relation to potential larger Green Belt releases, as opposed to smaller sites.
- Comments made in relation to the Heritage Impact Assessment (HIA) with reference to specific sites, by Historic England, have been picked up within proposed amendments to relevant sites. A Statement of Common Ground is being prepared in partnership with Historic England that documents how the Council has responded to their comments.
- The lack of a Level 2 SFRA is acknowledged and is a result of updated guidance being introduced at national level in advance of the Regulation 19 public consultation. The Council is proactively working with the Environment Agency on producing a Level 2 SFRA.
- The Sport and Leisure Strategy is a work in progress and is unpublished; when published it can be taken into account as a document that helps inform decisions on planning applications and the broader need for sport and leisure.

- The Sheffield Midland and Sheaf Valley Development Framework, and emerging Draft Supplementary Planning Guidance have not been published yet.

## **GLOSSARY**

13 representations received, 6 were objections and 7 neutral.

### ***Main Issues Raised***

- Add definitions for Priority Locations and Catalyst Sites.
- Definition of "20-minute neighbourhoods" and "Category 'C' charging Clean Air Zones" should be added to the Glossary.
- The 800m catchment should also include rail stations.
- Archaeological sites should be included under the definition of "Heritage Asset".
- There would be difficulty in understanding the precise definitions of each of the types of "urban green space" and "open space" and secondly applying them to specific planning applications.
- It would be more appropriate to refer to the 'former Sheffield City Region' area if referring to this former geography.
- The Strategic Road Network is generally defined as the network managed by National Highways i.e. the M1 and A616 in Sheffield. The description currently set out, more closely matches the 'Major Road Network.'
- Scooters and mobility scooters should be added to the list of sustainable transport modes.
- No definition of mass transit corridors is included in the glossary

### ***Representations From:***

*Joined Up Heritage Sheffield, Owlthorpe Fields Action Group, Rivelin Valley Conservation Group, South Yorkshire Mayoral Combined Authority and 2 individuals*

### ***Council Response:***

- Glossary amended to include definitions for 'Priority Location', 'Catalyst Site', rail stations, local green space and Mass Transit Corridors
- 20-minute neighbourhoods are defined within Policy NC11.
- Categories of Clean Air Zones are defined under national legislation.
- The definition of 'Sheffield City Region' has been updated to make clear the relationship to the South Yorkshire Mayoral Combined Authority.
- The definitions have been amended to distinguish local strategic roads from the 'Strategic Road Network' which is managed by National Highways.

- The Glossary uses the definition for Sustainable transport modes as set out in the NPPF, which covers any means of transport which has an overall low impact on the environment.
- It is accepted that the term 'Trunk Road' is no longer used, so it will be replaced with 'Strategic Road Network' In the Glossary the entry for 'Trunk Roads' will be deleted.

## **GENERAL COMMENTS**

8 representations received, 2 were objections, and 6 neutral.

### ***Main Issues Raised***

General comment concerning the public consultation included: poor quality presentation, uncoordinated collection of feedback forms, consultation was not as inclusive as it could have been and not enough time given.

One representation suggests a new strategic policy addressing culture within the Local Plan. Another suggested that there are not enough attractions/retail/leisure facilities in the city centre to want people to commute there. Comments also suggest that they do not like the scale of new buildings being built.

### ***Representations From:***

*Jamia Masjid Anwar-E-Mustapha, Joined Up Heritage Sheffield, Meadowhall South Ltd (Submitted by Jigsaw Planning and Development Ltd) and 4 individuals*

### ***Council Response:***

- Comments and observations noted. The Consultation Statement shows that all Local Plan consultations have been undertaken in accordance with the requirements of the Local Planning regulations and the Council's Statement of Community Involvement.



## **POLICIES MAP**

60 representations received, 38 were objections, 13 support in full/part and 9 neutral. The representations received on the policies map and the council response are found in separate schedules (appendices 2a to 2g of the Full Council Report on 6<sup>th</sup> September 2023).

Table 1: New Sites Suggested as part of the Regulation 19 Consultation

<b>PDSP Reference</b>	<b>Description/Address</b>	<b>HELAA site reference</b>
PDSP.016.006 to PDSP.016.011	Starbuck Farm, Beighton	S03049
PDSP.018.001	Aldene Road	S03260
PDSP.019.009	Springwood Lane, High Green	S03040
PDSP.020.001	High Riggs Farm, Stannington	S04128
PDSP.026.001	Land at Langsett Road North, Oughtibridge	S01187
PDSP.027.003	Land to the south of Hathersage Road, S17 3ET	S01883
PDSP.034.012, PDSP.034.013, PDSP.034.014, PDSP.034.005, PDSP.034.001	Land bordered by M1, Thorncliffe Road, Warren Lane and White Lane, S35 2YA	S03112, S03113, S03312
PDSP.041.001	Broomfield Lane, Stocksbridge and Oakes Park, Norton	S04144, S01220
PDSP.043.001	Adj. Moor Valley	S02904, S04030
PDSP.044.001	Land E of Long Lane, Worrall.	S03482
PDSP.046.010	The Elms, Old Hay Lane, Dore	S03069
PDSP.048.001	Dore Moor Nursery	S04637
PDSP.049.002	Old Hay Lane	S03069
PDSP.050.001	Land at Little London Road	S02429
PDSP.052.001	Land at Chapeltown Road, Land at Wheel Lane and Middleton Lane, S35 8PU	S03038, S03039, S03035
PDSP.054.004	Land between Whitley Lane and Cinder Hill Lane, S35 8NH	S03096
PDSP.059.001	Loicher Lane	S02833
PDSP.061.001	Between 68 – 86 Loxley New Road	S00136
PDSP.062.001 and PDSP.062.002	Hillfoot Road and Penny Lane, Totley	S03070
PDSP.063.002	Land at Neepsend Lane and Parkwood Road, S3 8AS	S01222 S00833
PDSP.064.001	Adjacent 457 Loxley Road	S03098

<b>PDSP Reference</b>	<b>Description/Address</b>	<b>HELAA site reference</b>
PDSP.065.004	Spa Lane	S02468
PDSP.066.018	Moorview Golf Driving Range	S02437
PDSP.067.001	Holme Lane Farm, Grenoside and Land off Midhurst Road, Fox Hill	S03100, S03028, S03143
PDSP.068.003	Orgreave Park, east of Handsworth	S03061
PDSP.069.001	Myers Grove Lane	S03625
PDSP.071.001, PDSP.071.007	Hesley Wood logistics site/'Sheffield Gateway'	S04639
PDSP.072.002	Lavender Way, Wincobank, S5 6DD	n/a
PDSP.072.003	Shiregreen Arms and adjoining land, Mason Lathe Road, S5 0TL	n/a
PDSP.072.004	Land to the Rear of 439 Sicey Avenue, S35 1QP	S03086
PDSP.072.012	Green Lane, Ecclesfield	S04108
PDSP.074.002	Totley Hall Road	S01586
PDSP.078.001	Smithywood	S03195
PDSP.078.005	Land to the south of the M1 Motorway Junction 35, S35 1QP	S04101
PDSP.079.007 and PDSP.079.009	Townend Lane, Stocksbridge and Whitley Lane, Ecclesfield	S03031, S03050
PDSP.080.001	Land at Top Warren/Warren	S03312
PDSP.089.001	Former Clifton Steelworks, Club Mill Road/ Hoyland Road	S03443

## **Conclusion**

Section 3 and Appendix 1 (including Schedule 1) explain which bodies and persons the local planning authority invited to make representations under Regulation 18 and how they were invited to make representations, having regard to the plan-making Regulations and the Council's SCI 2020. Summaries and full reports of the main issues raised by the representations made pursuant to Regulation 18 are provided and include an explanation of how these were taken into account in the preparation of the Sheffield Plan, with a summary provided in Appendix 1 Schedule 2. The Council has therefore met the requirements of Regulation 22(1)(c) (i) to (iv).

Section 3 and Appendix 2 (including Schedules 1 to 5) explain which bodies and persons were invited to make representations under Regulation 19 and how, in accordance with the plan-making Regulations and the Council's SCI 2020. Schedules 2 to 5 set out the number of representations made pursuant to regulation 20 and a summary of the main issues raised in those representations. The Council has therefore met the requirements of Regulation 22(1)(c) (v).

## Appendix 1 (Regulation 18)

This appendix addresses the requirements of Regulation 22(1)(c) (i) to (iv) and sets out:

- (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
- (ii) how those bodies and persons were invited to make representations under regulation 18,
- (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
- (iv) how any representations made pursuant to regulation 18 have been taken into account; ...

### 1) Introduction

The Council published the Local Plan Issues and Options document for consultation on 1<sup>st</sup> September 2020, under Regulation 18 of the of the Town and Country Planning (Local Planning) (England). The Plan was subject to 6 weeks of consultation until 13<sup>th</sup> October 2020 and comments were accepted up to 29<sup>th</sup> October 2020. Section 2 of this Appendix clarifies which bodies and persons were invited to make representations consulted and how that was undertaken.

A total of 575 individuals or organisations responded to the consultation. A precis of the main issues raised in Plan order is contained in Section 3 below. This includes the response of the Council indicating how such comments were taken into account in the next stage of Plan preparation.

Section 4 sets out a conclusion on the efficacy of the Regulation 18 consultation process.

### 2) Who was consulted under Regulation 18 and how that was undertaken?

Upon publication, a formal notification letter or email was sent to around 1,598 persons or organisations to invite them to make representations on the consultation document. A full list of organisations notified is available in [Schedule 1](#).

The Council also issued a press release and contacted individuals and organisations that had signed up to receive Council news alerts.

The Council followed the principles for consultation as set out in the Council's Statement of Community Involvement (revised July 2020). The consultation took place during the Covid-19 pandemic and meant that the usual public meetings, drop-in sessions and briefings were wholly replaced by an online consultation.

The Issues and Options document was available to download and make comments on it at Citizen Space: <https://www.sheffield.gov.uk/home/planning-development/emerging-sheffield-plan-draft.html>

Consultees were strongly encouraged to comment online using Citizen Space. This would allow their comments to be accurately linked to the document and also allowed us to more easily assess their comments.

The Council also held briefings with the following organisations via online Zoom sessions:

- Broomhill, Broomhall, Endcliffe, Summerfield, Tapton (BBEST) Neighbourhood Forum
- Dore Neighbourhood Forum
- Kelham and Neepsend Neighbourhood Forum
- Access Liaison Group Sheffield Green City Partnership
- Sheffield Property Association
- Sheffield Age Friendly Forum
- Sheffield Equalities Partnership: LGBT and Partner's
- Bradfield Parish Council Ecclesfield Parish Council
- Stocksbridge Town Council

The Council also held 3 public Zoom sessions (on 3rd, 16th and 23rd September 2021) that were advertised on the Council's website and in the emails and letters sent to consultees on the Local Plan database. 34 members of the public attended the public sessions. Notes from the 3 [online question and answer sessions](#) are available on the Council website.

A further session was run specifically for planning agents and developers.

Further information and event details were provided on the Citizen Space landing page.

The full Issues and Options document and supporting documents are available on [The Sheffield Plan](#) dedicated webpage.

3) *Main Issues raised in Plan order including the Council response/action*

Section 2 to 27 of the Sheffield Plan Issues and Options [Interim Consultation Report](#) (March 2021) provides a detailed summary of the comments that were made in response to the 29 main questions (and sub-questions) in the Issues and Options document, along with who made the comments.

Section 2 to 5 of the Sheffield Plan Issues and Options [Consultation Report](#) (published as 'supporting documents' for the Regulation 19 consultation in January 2023) set out the main issues that were raised in response to the Issues and Options document. The responses to the Issues and Options document have informed the content of Publication (Pre-Submission) Draft Sheffield Plan (published under Regulation 19). This document therefore explains in broad terms how the issues have been addressed in the Publication Draft Plan.

4) *Conclusion*

The summary above explains which bodies and persons the local planning authority invited to make representations under Regulation 18 and how they were invited to make representations, having regard to the plan-making Regulations and the approach set out in the Council's Statement of Community Involvement 2020. Links have also been provided to previously published summaries and full reports of the main issues raised by the representations made pursuant to Regulation 18, which includes an explanation of how these were taken into account in the preparation of the Draft Sheffield Local Plan. Further detail is provided in [Schedule 1](#) of this Appendix. The Council has therefore met the requirements of Regulation 22(1)(c) (i) to (iv).

## Appendix 1: Schedule 1 – List of Organisations and Bodies Contacted Directly as part of the Regulation 18 Issues and Options Consultation

Abbey Developments Ltd	Burnell Briercliffe Architects
Abbeyland Properties Ltd	Burnett Planning & Developments Ltd
Ackroyd and Abbott	Bussey and Armstrong Homes
Airport Planning & Development (APD) LTD	CALA Homes
Andrews Estate Agents	Caldecotte Group
Antony Hill	Campbell Homes
ARBA Group	Capita Symonds
Architectural Services	Caricks Commercial Property Consultants
Arcus Consultancy Services Ltd	Carter Jonas
ARUP	Catcliffe Parish Council
ARUP	CBRE Limited
Astill Planning Consultants Ltd	CgMs Consulting
Aston cum Aughton Parish Council	Champion Hire Ltd
Atkins	Chase and Partners
Avison Young	Chatsworth Estate
Axis Architecture	Chesterfield Borough Council
Aylward Town Planning Ltd	Chris Gothard Associates Ltd
Banister Bros & Co Ltd	Civil Aviation Authority
Banks Group	CL:AIRE
Barnsley Metropolitan Borough Council	Clarke and Simpson
Barratt Homes	Cliff Walsingham and Company
Barton Kendal	Cluttons
Barton Willmore	Coal Authority
Bassetlaw District Council	Coda Planning
BBEST Neighbourhood Forum	Coda Studios Ltd
Beechcroft Homes	Commercial Estates Group
Bloor Holdings Limited	Conneely Tribe
Bloor Homes	Cordonier Escafeld Architects
Blue Deer Ltd	Core Commercial
BNP Paribas	Country Land & Business Association
BNP Paribas Real Estate UK	Countryside Properties (Northern) Ltd
BOC	Crowley Associates
Bolsover District Council	Cushman & Wakefield
Bond Bryan	Dacres Commercial
Bradfield Parish Council	Dalton Warner Davis
Brinsworth Parish Council	David Lock Associates
British Land	
Brownill Vickers & Platts	



Deeley Homes Ltd
Deloitte
Deloitte LLP
Deloitte Real Estate
Derbyshire County Council
Derbyshire Dales District Council
Deriaz Slater Commercial
Derwent Group
Derwent Living
Devonshire Group
Devonshire Property Group
DevPlan
Directions Planning Consultancy
DLA Piper
DLP Planning Ltd
Doncaster Metropolitan Borough Council
Dore Village Society
Dovey Estates Ltd
DPP
Dronfield Town Council
DTZ
Ecclesall Design
Ecclesfield Parish Council
Eckington Parish Council
EE
Elden Minns & Co Ltd
Emerson Group
Emery Planning Partnership Ltd
Entec UK
Environment Agency
Equity Housing Group
Esh Construction
Fairhurst
Fernie Greaves
Field & Sons
Fisher German
Five Rivers Cohousing
Framptons
Framptons
Fusion
George Moss & Sons Ltd
George Wimpey Strategic Land
Gerald Duniec Chartered Surveyors
GL Hearn
Gleeson Homes

Gleeson Homes
Gower Homes
Green Estate Ltd
Green Estate Ltd
Greene King Pub Partners
Grosvenor Securities Ltd
Guy Rusling Commercial Surveyors
GVA Grimley Ltd
H J Banks & Co Ltd
H L M Architects
Habinteg Housing Association Ltd
Hadfield Cawkwell Davidson Ltd
Hallam Historic Buildings
Hallam Land Management Ltd
Hammerson UK Properties PLC
Hanover Housing Association
Hartnell Taylor Cook
Harworth Estates Ltd
HBD
Highways England
Historic England
Hollins Strategic Land
Holmesfield Parish Council
Home Builders Federation
Home Group
Homes England
Housing 21
HOW Planning LLP
Hunshelf Parish Council
Hunter Page Planning
Hurst Warne Ltd
Husband and Brown Limited
Ian Baseley Associates
ID Planning
Indigo Planning Limited
J A B Short Ltd
J F Finnegan Ltd
J K M Building Design Limited
Jacobs UK Limited
James A Baker Chartered Surveyors
JMP Consultants
JMW Planning Ltd
John Box Associates
Johnson Mowat Planning Ltd
Jones Day

Joseph Adamson (Hyde) Ltd
JRP Associates
JS Bloor (Services) Ltd
JTS Partnership
JVH Town Planning Consultants Limited
JWPC Limited
Kavanaghs
Kebbell Development Ltd
Kelham and Neepsend Neighbourhood Forum
Keyland Developments Limited
Killamarsh Parish Council
Kirkwells
Koopmans
Langsett Parish Council
Leith Planning Ltd
Lion Design
Longhurst Housing Association
LSO Ltd
Maddox Associates
Marsh Family Trust
Melling Ridgeway And Partners
MHA Archtiects
Midsummer Estates Ltd
Miller Homes Yorkshire
Millwood Designer Homes
MIS Group
Mono Consultants Ltd
Moody Homes
Mott MacDonald
N J L Consulting LLP
Nathaniel Lichfield & Partners Limited
National Grid Property Holdings
Natural England
Network Rail
NHS England North Regional Team - South Yorkshire and Bassetlaw
NJL Consulting
North East Derbyshire District Council
Northern Powergrid
Norton Newman Investments Ltd
Office of Rail Regulation
Orgreave Parish Council

Orion Homes
Ove Arup & Partners
Panther Securities plc
Paul Daniel Chartered Surveyors
Peacock and Smith
Peak District National Park Authority
Pegasus Group
Persimmon Homes
Persimmon Homes (West Yorkshire)
Persimmon Homes North East
Persimmon Homes South Yorkshire
Peter Brett Associates LLP
Places for People
Plainview Planning
Planning and Design Consultants
Planning Inspectorate
Planning Potential
Planning Prospects
Planware Limited
Property Market Analysis
Pygott Crone
Quod
Quod North (Planning Consultancy)
Race Cottam Associates Ltd
Rae Watson Development Surveyors
Railway Housing Association & Benefit Fund
Rapleys LLP
rg+p Ltd
Robin Ashley Architect Ltd
Robin Ashley Architects LLP
Robinson Layer
Rotherham Metropolitan Borough Council
Salvation Army Housing Association
Sanctuary Housing
Sanderson Weatherall
Savills
Self Architects
Severn Trent Water
Sheffield and Rotherham Wildlife Trust
Sheffield City Region LEP
Sheffield Health and Social Care

Sheffield Partnership Rivers in Town Environment C.I.C
Sibbett Gregory
Sirius Planning
Smith Young Partnership Ltd
Smiths Gore
South Yorkshire Building Services
South Yorkshire Housing Association
South Yorkshire Passenger Transport Executive
South Yorkshire Police
South Yorkshire Police and Crime Commissioner
Spawforths
SSA Planning
Stocksbridge Town Council
Stonham
Swift & Co
Tangent Properties
Tankersley Parish Council
Tatlow Stancer Architects
Tetlow King Planning
The Gardens Trust
Townsend Planning Consultants
Turley
Turner & Townsend
UK Coal plc
Urbana Town Planning
Vodafone and O2
W Redmile & Sons Ltd
Wales Parish Council
Ward Hadaway Solicitors
Wardell Armstrong
Wates Homes Ltd
Waystone Limited
WCEC Architects
Wentworth Parish Council
Wilbys
Windle Cook Architects
Woods Hardwick Planning Ltd
Wortley Construction Ltd
Wortley Parish Council
Wright Investments
WYG

Yorkshire Ambulance Services NHS Trust
Yorkshire Water

## Appendix 2 (Regulation 19)

This appendix addresses the requirements of Regulation 22(1)(c)(v):

(v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations

### 1) Introduction

The Council published the Publication (Pre-Submission) Draft Sheffield Local Plan document for consultation on 9th January 2023, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England). The Plan was subject to 6 weeks of consultation from 9<sup>th</sup> January to 20<sup>th</sup> February 2023.

Section 2 of this Appendix, along with Schedules 1 to 3, sets out who was consulted and how that was undertaken.

**413 separate responses** were received (including some responses received after the deadline for responding). The respondents made **1,985 comments** on different aspects of the Plan.

An overview of the consultation results is contained in Section 3 of this Appendix.

A summary of the main issues raised in Plan order are contained in Section 3.2 of the Consultation Statement. Schedules setting out the recommended responses to each individual comment raised in relation to all the Sheffield Plan documents are in appendices 2a to 2g of the Full Council Report on 6<sup>th</sup> September 2023.

### 2) Who was consulted under Regulation 19 and how that was undertaken?

Upon publication on the Council's consultation webpage, a formal notification letter or email was sent to around 1,300 persons, organisations, businesses and individuals who are registered on the Sheffield Plan database, alerting them to the start of the consultation. The full list is in **Appendix 2, Schedule 1**. Copies of all the representations will be available separately for the submission to the Secretary of State in September 2023.

The notification email included a link to the statement of representations procedure and to the Regulation 19 representation form (using the format recommended in the Planning Inspectorate's guidance on local plan examinations); as well as to the web-page that included the proposed submission documents and associated supporting documents (Integrated Impact Assessment, Habitat Regulations Assessment, evidence base, reports on the

consultation undertaken under Regulation 18, and Duty to Cooperate Position Statement). All copies of notification materials are in **Appendix 2, [Schedule 2](#)**.

Stakeholders were advised they could submit representations using the on-line consultation portal, or by post or email using the word version of the form provided.

Hard copies of the Publication Draft Sheffield Plan and Policies Map, statement of representations procedure and representations form were made available in all libraries and at the Council's First Points, along with an explanation of how to access the other supporting documents by using a computer within a library.

The consultation was also publicised through social media and through Local Area Committee (LAC) mailings. A range of meetings and drop-in sessions were held during the consultation period, including presentations and/or staffed exhibitions with all 7 LACs; a full list of the events is set out at **Appendix 2, [Schedule 3](#)**.

### 3) Overview of Results

**413 separate responses** were received (including some responses received after the deadline for responding). The respondents made **1,985 comments** on different aspects of the Plan. There were:

- 249 responses from individual members of the public
- 77 responses from landowners/developers
- 8 responses from statutory consultees (e.g. Environment Agency; Historic England; Natural England)
- 7 responses from other Local Authorities (incl. South Yorkshire Mayoral Combined Authority)
- 59 responses from community groups or representative bodies
- 9 responses from political parties/MPs/councillors

**4 petitions** (270, 654, 2,823 and 635 signatures) were received relating to the proposed Gypsy & Traveller/industrial site at Eckington Way (Site SES03). A further petition, relating to a greenfield housing site on land to the East of Moor Valley Way (Site SES10), has not been formally submitted to the Council but remains live on the Change.Org website. This has 902 signatures to date.

[Schedule 4](#) of this appendix lists all respondents who made a representation on the Sheffield Plan.

4) Main Issues raised in Plan order including the Council response/action

A summary of the main issues raised in Plan order are contained in Section 3.2 of the Consultation Statement. Schedule setting out the recommended responses to each individual comment raised in relation to all the Sheffield Plan documents are in appendices 2a to 2g of the Full Council Report on 6th September 2023.

Exceptionally the Council has considered the need for further proposed amendments for soundness to the proposed submission plan and where justified this is explained within the table (a separate schedule of proposed amendments for soundness is available with the [Strategy & Resources Report \(2<sup>nd</sup> August\)](#))

Full copies of all the representations received pursuant to Regulation 19/20 will be available separately for the submission to the Secretary of State in September 2023.

5) Conclusion

The summary above, in combination with [Schedule 1](#) of this Appendix, explains which bodies and persons were invited to make representations under Regulation 19 and how in accordance with the plan-making Regulations and the approach set out in the Council's Statement of Community Involvement 2020. Section 3 and 4 above and Schedules 1 to 5 of this Appendix set out the number of representations made pursuant to regulation 20 and a summary of the main issues raised in those representations. The Council has therefore met the requirements of Regulation 22(1)(c) (v).

## Appendix 2: Schedule 1 –List of Organisations and Bodies Contacted Directly as part of the Pre-Submission (Regulation 19) Consultation

In addition, 584 individuals/members of the public were contacted.

Name	Type
Aston cum Aughton Parish Council	Statutory Consultee
Barnsley Metropolitan Borough Council	Statutory Consultee
Bassetlaw District Council	Statutory Consultee
BBEST Neighbourhood Forum	Statutory Consultee
BOC	Statutory Consultee
Bolsover District Council	Statutory Consultee
Bradfield Parish Council	Statutory Consultee
Brinsworth Parish Council	Statutory Consultee
Catcliffe Parish Council	Statutory Consultee
Chesterfield Borough Council	Statutory Consultee
Civil Aviation Authority	Statutory Consultee
Coal Authority	Statutory Consultee
Derbyshire County Council	Statutory Consultee
Derbyshire Dales District Council	Statutory Consultee
Doncaster Metropolitan Borough Council	Statutory Consultee
Dore Village Society	Statutory Consultee
Dronfield Town Council	Statutory Consultee
Ecclesfield Parish Council	Statutory Consultee
Eckington Parish Council	Statutory Consultee
EE	Statutory Consultee
Environment Agency	Statutory Consultee
Highways England	Statutory Consultee
Historic England	Statutory Consultee
Holmesfield Parish Council	Statutory Consultee
Homes England	Statutory Consultee
Hunshelf Parish Council	Statutory Consultee
Kelham and Neepsend Neighbourhood Forum	Statutory Consultee
Killamarsh Parish Council	Statutory Consultee
Langsett Parish Council	Statutory Consultee
National Grid	Statutory Consultee
Natural England	Statutory Consultee
Network Rail	Statutory Consultee
NHS England North Regional Team - South Yorkshire and Bassetlaw	Statutory Consultee
North East Derbyshire District Council	Statutory Consultee
Northern Powergrid	Statutory Consultee

Name	Type
Office of Rail Regulation	Statutory Consultee
Orgreave Parish Council	Statutory Consultee
Peak District National Park Authority	Statutory Consultee
Planning Inspectorate	Statutory Consultee
Rotherham Metropolitan Borough Council	Statutory Consultee
Severn Trent Water	Statutory Consultee
Sheffield and Rotherham Wildlife Trust	Statutory Consultee
Sheffield City Region LEP	Statutory Consultee
Sheffield Health and Social Care	Statutory Consultee
South Yorkshire Mayoral Combined Authority (SYMCA)	Statutory Consultee
South Yorkshire Passenger Transport Executive	Statutory Consultee
South Yorkshire Police	Statutory Consultee
South Yorkshire Police and Crime Commissioner	Statutory Consultee
Stocksbridge Town Council	Statutory Consultee
Tankersley Parish Council	Statutory Consultee
The Gardens Trust	Statutory Consultee
Virgin Media	Statutory Consultee
Vodafone and O2	Statutory Consultee
Wales Parish Council	Statutory Consultee
Wentworth Parish Council	Statutory Consultee
Wortley Parish Council	Statutory Consultee
Yorkshire Water	Statutory Consultee
Cllr Abdul Khayum	City Councillors and MPs
Cllr Abtisam Mohamed	City Councillors and MPs
Cllr Alan Hooper	City Councillors and MPs
Cllr Alan Woodcock	City Councillors and MPs
Cllr Alexi Dimond	City Councillors and MPs
Cllr Andrew Sangar	City Councillors and MPs
Cllr Angela Argenzio	City Councillors and MPs
Cllr Ann Whitaker	City Councillors and MPs
Cllr Ann Woolhouse	City Councillors and MPs
Cllr Barbara Masters	City Councillors and MPs
Cllr Ben Curran	City Councillors and MPs
Cllr Ben Miskell	City Councillors and MPs
Cllr Bernard Little	City Councillors and MPs
Cllr Bob McCann	City Councillors and MPs
Cllr Brian Holmshaw	City Councillors and MPs
Cllr Bryan Lodge	City Councillors and MPs
Cllr Christine Gilligan Kubo	City Councillors and MPs
Cllr Cliff Woodcraft	City Councillors and MPs
Cllr Colin Ross	City Councillors and MPs
Cllr Craig Gamble Pugh	City Councillors and MPs
Cllr David Barker	City Councillors and MPs



Name	Type
Cllr Dawn Dale	City Councillors and MPs
Cllr Denise Fox	City Councillors and MPs
Cllr Dianne Hurst	City Councillors and MPs
Cllr Douglas Johnson	City Councillors and MPs
Cllr Fran Belbin	City Councillors and MPs
Cllr Gail Smith	City Councillors and MPs
Cllr Garry Weatherall	City Councillors and MPs
Cllr George Lindars-Hammond	City Councillors and MPs
Cllr Henry Nottage	City Councillors and MPs
Cllr Ian Auckland	City Councillors and MPs
Cllr Jackie Drayton	City Councillors and MPs
Cllr Jackie Satur	City Councillors and MPs
Cllr Janet Ridler	City Councillors and MPs
Cllr Jayne Dunn	City Councillors and MPs
Cllr Joe Otten	City Councillors and MPs
Cllr Julie Grocutt	City Councillors and MPs
Cllr Karen McGowan	City Councillors and MPs
Cllr Kevin Oxley	City Councillors and MPs
Cllr Kurtis Crossland	City Councillors and MPs
Cllr Lewis Chinchin	City Councillors and MPs
Cllr Maleiki Haybe	City Councillors and MPs
Cllr Marieanne Elliot	City Councillors and MPs
Cllr Mark Jones	City Councillors and MPs
Cllr Maroof Raouf	City Councillors and MPs
Cllr Martin Phipps	City Councillors and MPs
Cllr Martin Smith	City Councillors and MPs
Cllr Mary Lea	City Councillors and MPs
Cllr Mazher Iqbal	City Councillors and MPs
Cllr Mick Rooney	City Councillors and MPs
Cllr Mike Chaplin	City Councillors and MPs
Cllr Mike Drabble	City Councillors and MPs
Cllr Mike Levery	City Councillors and MPs
Cllr Minesh Parekh	City Councillors and MPs
Cllr Mohammed Mahroof	City Councillors and MPs
Cllr Nabeela Mowlana	City Councillors and MPs
Cllr Nighat Basharat	City Councillors and MPs
Cllr Paul Turpin	City Councillors and MPs
Cllr Paul Wood	City Councillors and MPs
Cllr Penny Baker	City Councillors and MPs
Cllr Peter Garbutt	City Councillors and MPs
Cllr Peter Price	City Councillors and MPs
Cllr Richard Shaw	City Councillors and MPs
Cllr Richard Williams	City Councillors and MPs

Name	Type
Cllr Roger Davison	City Councillors and MPs
Cllr Ruth Mersereau	City Councillors and MPs
Cllr Ruth Milsom	City Councillors and MPs
Cllr Safiya Saeed	City Councillors and MPs
Cllr Shaffaq Mohammed	City Councillors and MPs
Cllr Simon Clement-Jones	City Councillors and MPs
Cllr Sioned Richards	City Councillors and MPs
Cllr Sophie Thornton	City Councillors and MPs
Cllr Sophie Wilson	City Councillors and MPs
Cllr Steve Ayris	City Councillors and MPs
Cllr Sue Alston	City Councillors and MPs
Cllr Sue Auckland	City Councillors and MPs
Cllr Talib Hussain	City Councillors and MPs
Cllr Terry Fox	City Councillors and MPs
Cllr Tim Huggan	City Councillors and MPs
Cllr Tom Hunt	City Councillors and MPs
Cllr Tony Damms	City Councillors and MPs
Cllr Tony Downing	City Councillors and MPs
Cllr Vickie Priestley	City Councillors and MPs
Cllr Victoria Bowden	City Councillors and MPs
Cllr Zahira Naz	City Councillors and MPs
Clive Betts MP	City Councillors and MPs
Gill Furniss MP	City Councillors and MPs
Louise Haigh MP	City Councillors and MPs
Miriam Cates MP	City Councillors and MPs
Olivia Blake MP	City Councillors and MPs
Paul Blomfield MP	City Councillors and MPs
A & E Transport Limited	Organisation
Abbey Developments Ltd	Organisation
Abbeylee Gospel Hall Trust	Organisation
Abbeyfield Park	Organisation
Abbeyland Properties Ltd	Organisation
AC Liani Limited	Organisation
Ackroyd and Abbott	Organisation
ADAS	Organisation
Age UK	Organisation
Airport Planning & Development (APD) LTD	Organisation
AJ Marsh Building Surveyors	Organisation
Allahi Mosque and Cultural Centre	Organisation
Alpha Plus Ltd	Organisation
Andrews Estate Agents	Organisation
Antony Hill	Organisation
ARBA Group	Organisation

Name	Type
Arbourthorne Home for Learning Disabilities	Organisation
Arbourthorne Tenants And Residents Association	Organisation
ArcHeritage	Organisation
Architectural Innovation Ltd	Organisation
Architectural Services	Organisation
Arcus Consultancy Services Ltd	Organisation
Arqiva	Organisation
Artserve	Organisation
ARUP	Organisation
Astill Planning Consultants Ltd	Organisation
Atkins	Organisation
Avison Young	Organisation
Axis Architecture	Organisation
Aylward Planning	Organisation
Bangladesh Allaya Mosque	Organisation
Bangladesh Welfare Association	Organisation
Bangladeshi Community Development Group	Organisation
Bangladeshi Mohila Lunch Club & Cultural Organisation	Organisation
Bangladeshi Women Association/Training Group	Organisation
Bangladeshi Womens Youth Club	Organisation
Banister Bros & Co Ltd	Organisation
Banks Group	Organisation
Banner Cross Neighbourhood Group	Organisation
Barnsley Canal Group	Organisation
Barratt Homes	Organisation
Barton Kendal	Organisation
Barton Willmore	Organisation
Batemoor & Jordanthrope Community Forum	Organisation
Batemoor New Tenants & Residents Association	Organisation
BBEST	Organisation
Beauchief Environment Group	Organisation
Beechcroft Homes	Organisation
Beighton Community Centre	Organisation
Beighton Villages Development Trust	Organisation
Benfield ATT Ltd	Organisation
Berwin Leighton Paysner	Organisation
Bloor Homes	Organisation
Blue Deer Ltd	Organisation
BMW	Organisation
BNP Paribas	Organisation
Bolsterstone Community Group	Organisation
Bond Bryan Architects	Organisation
Botanical Area Community Association	Organisation

Name	Type
Botanical Gate Community Association	Organisation
Bradway Action Group	Organisation
Bradway Neighbourhood Watch	Organisation
Brindley Tenants And Residents Association	Organisation
British American Tobacco	Organisation
British Deer Society	Organisation
British Land	Organisation
British Pipeline Agency	Organisation
Broomhill Action Neighbourhood Group	Organisation
Broomhill Forum	Organisation
Brownill Vickers & Platts	Organisation
Burnell Briercliffe Architects	Organisation
Burnett Planning & Developments Ltd	Organisation
Bussey and Armstrong Homes	Organisation
Cadbury Trebor Bassett Ltd	Organisation
CALA Homes	Organisation
Caldecotte Group	Organisation
Campaign for Real Ale	Organisation
Campbell Homes	Organisation
Canal Users Group	Organisation
Caricks Commercial Property Consultants	Organisation
Carlm Design Ltd	Organisation
Carter Jonas	Organisation
Carter Knowle and Millhouses Community Group	Organisation
Carterknowle & Dore Medical Practice	Organisation
Cartwright Pickard	Organisation
CBRE Limited	Organisation
Cenex	Organisation
CgMs Consulting	Organisation
Champion Hire Ltd	Organisation
Chase and Partners	Organisation
Chatsworth Estate	Organisation
Chatsworth Settlement Trustees	Organisation
Chilypep	Organisation
Choices Not Barriers Group	Organisation
Chris Gothard Associates Ltd	Organisation
Christian Peoples Alliance Party	Organisation
CL:AIRE	Organisation
Clarke and Simpson	Organisation
ClientEarth	Organisation
Cliff Walsingham and Company	Organisation
Club Soyo	Organisation
Cluttons	Organisation

Name	Type
Cockshutts Lane (Oughtibridge) Residents	Organisation
Coda Planning	Organisation
Colliers International	Organisation
Commercial Estates Group	Organisation
Confederation of British Industry	Organisation
Conneely Tribe	Organisation
Conservative Disability Group	Organisation
Cordonier Escafeld Architects	Organisation
Core Commercial	Organisation
Country Fresh Foods	Organisation
Country Land & Business Association	Organisation
Countryside Properties (Northern) Ltd	Organisation
CPRE South Yorkshire	Organisation
Crookes/Walkley Tenants And Residents Association	Organisation
Crookesmoor Community Forum	Organisation
Crosspool & District Youth Sports Trust	Organisation
Crosspool Forum	Organisation
Crowley Associates	Organisation
Crown Estate	Organisation
Cultural Industries Quarter Agency	Organisation
Cushman & Wakefield	Organisation
Dacres Commercial	Organisation
Dalton Warner Davis	Organisation
Darnall & Attercliffe Asian Mens Luncheon Club	Organisation
Darnall Forum	Organisation
David Cormack Architecture	Organisation
David Lock Associates	Organisation
DBA Management	Organisation
DBS Managed Offices	Organisation
Deerlands and Chaucer Tenants And Residents Association	Organisation
Deloitte	Organisation
Department for Business, Innovation and Skills	Organisation
Department for Communities and Local Government	Organisation
Deriaz Slater Commercial	Organisation
Derwent Group	Organisation
Derwent Living	Organisation
Development Education Centre (South Yorkshire)	Organisation
Development Forum	Organisation
Devonshire Property Group	Organisation
Devonshire Quarter Traders Association	Organisation
DevPlan	Organisation
Dimensions (UK) Ltd	Organisation
Diocese of Hallam Pastoral Centre	Organisation

Name	Type
Directions Planning Consultancy	Organisation
DLA Piper	Organisation
Dore and Totley Golf Club	Organisation
Dore and Totley Labour Party	Organisation
Dore Village Centre Residents' Association	Organisation
DPP	Organisation
DTZ	Organisation
E.ON Climate and Renewables UK Developments Ltd	Organisation
East End Quality of Life Initiative	Organisation
Ecclesall Design	Organisation
Edenthorpe Tenants Group	Organisation
Edward Street Flats Tenants And Residents Association	Organisation
Elden Minns & Co Ltd	Organisation
Emerson Group	Organisation
Emery Planning Partnership Ltd	Organisation
Endcliffe Corner Community Organisation	Organisation
English Heritage	Organisation
Enritch Design Ltd	Organisation
Entec UK	Organisation
Equinox Co-operative	Organisation
Equity Housing Group	Organisation
Esh Construction	Organisation
Fairhurst	Organisation
Fernie Greaves	Organisation
Field & Sons	Organisation
Fisher German	Organisation
Five Rivers Cohousing	Organisation
Flower Estate Tenants And Residents Association	Organisation
FMCG Retail and Sales Consultancy Limited	Organisation
Footprint Tools	Organisation
Forestry Commission	Organisation
Foxhill Tenants And Residents Association	Organisation
Framptons	Organisation
Freeths	Organisation
Freight Transport Association	Organisation
Friends of Blake Street Nature Park	Organisation
Friends of Graves Park	Organisation
Friends of Grenoside Woodlands	Organisation
Friends of Hackenthorpe Park	Organisation
Friends of Heeley & Meersbrook Allotments	Organisation
Friends of High Hazels Park	Organisation
Friends of Millhouses Park	Organisation
Friends of Norfolk Heritage Park	Organisation

Name	Type
Friends of Parkwood Springs	Organisation
Friends of Porter Valley	Organisation
Friends of Richmond Park	Organisation
Fusion	Organisation
G9 Design	Organisation
George Moss & Sons Ltd	Organisation
George Wimpey Strategic Land	Organisation
Gerald Duniec Chartered Surveyors	Organisation
Girls Day School Trust	Organisation
GL Hearn	Organisation
Gleadless Valley Community Action Group	Organisation
Gleadless Valley Wildlife Group	Organisation
Gleeson Homes	Organisation
Global Justice Sheffield	Organisation
GO Sheffield	Organisation
Gower Homes	Organisation
Granny's Gang	Organisation
Graysons Solicitors	Organisation
Green Estate Ltd	Organisation
Green Party Sheffield	Organisation
Greene King Pub Partners	Organisation
Greenhill Bradway Tenants Association	Organisation
Grenoside Conservation Society	Organisation
Grosvenor Securities Ltd	Organisation
Guy Rusling Commercial Surveyors	Organisation
GVA Grimley Ltd	Organisation
H J Banks & Co Ltd	Organisation
Habinteg Housing Association Ltd	Organisation
Hadfield Cawkwell Davidson Ltd	Organisation
Hall Lane Farmland Trust	Organisation
Hallam Historic Buildings	Organisation
Hallam Land Management Ltd	Organisation
Hallam Primary School	Organisation
Hammerson UK Properties PLC	Organisation
Hanover Housing Association	Organisation
Hanover Tenants Association	Organisation
Hartnell Taylor Cook	Organisation
Harworth Estates Ltd	Organisation
HBD	Organisation
Heeley City Farm	Organisation
Heeley Development Trust	Organisation
Heeley Green Party	Organisation
High Green Development Trust Ltd	Organisation

Name	Type
Highfield Tenants & Residents Association	Organisation
Highland Solicitors Property Centre Ltd	Organisation
Hillsborough Golf Club	Organisation
Hillsborough Residents Association	Organisation
HLL Humberts Leisure	Organisation
HLM Architects	Organisation
Hollins Strategic Land	Organisation
Home Builders Federation	Organisation
Home Group	Organisation
Housing 21	Organisation
HOW Planning LLP	Organisation
Hulbert Group International Power Presses	Organisation
Hunter Page Planning	Organisation
Hurst Warne Ltd	Organisation
Husband and Brown Ltd	Organisation
Hydra Clarkson	Organisation
Ian Baseley Associates	Organisation
ID Planning	Organisation
Ideal Developments Ltd	Organisation
Indigo Planning Limited	Organisation
Industry Road Mosque	Organisation
Inland Waterways Association	Organisation
Institute of Directors	Organisation
J A B Short Ltd	Organisation
J F Finnegan Ltd	Organisation
J K M Building Design Limited	Organisation
Jacobs UK Limited	Organisation
Jaguar Estates	Organisation
James A Baker Chartered Surveyors	Organisation
JLL UK	Organisation
JMP Consultants	Organisation
JMW Planning Ltd	Organisation
John Box Associates	Organisation
John Bramall Associates - IMCORE	Organisation
John Eaton Almhouse	Organisation
John G Dean	Organisation
Johnson Mowat Planning Ltd	Organisation
Joined Up Heritage Sheffield	Organisation
Jones Brothers Weston Rhyn Ltd	Organisation
Jones Day	Organisation
Jordanthorpe Tenants And Residents Association	Organisation
Joseph Adamson (Hyde) Ltd	Organisation
JRP Associates	Organisation



Name	Type
JS Bloor (Services) Ltd	Organisation
JTS Partnership	Organisation
JVH Town Planning	Organisation
JVN Architecture Ltd	Organisation
JWPC Limited	Organisation
Kavanaghs	Organisation
Kebbell Development Ltd	Organisation
Kelham Island & Neepsend Community Alliance	Organisation
Kevin Oliver	Organisation
Keyland Developments Limited	Organisation
Kirkwells	Organisation
Koopmans	Organisation
Land Connection	Organisation
Landscape Contract Designs Ltd. (LCD)	Organisation
Langsett & Walkley Community Association	Organisation
Lawn Tennis Association	Organisation
Leppings Lane Area Residents Group	Organisation
Lexus Sheffield	Organisation
Lichfield & Tamworth Chamber of Commerce	Organisation
Lidl UK	Organisation
Lion Design	Organisation
Living Streets	Organisation
Logistics UK	Organisation
Longhurst Housing Association	Organisation
Low Edges Community and Safety Forum	Organisation
Loxley Valley Protection Society	Organisation
LSO Ltd	Organisation
Lynne Barker Ltd	Organisation
Maddox Associates	Organisation
Magnus Ltd	Organisation
Makki Mosque Organisation	Organisation
Manor & Castle Development Trust	Organisation
Manor Park Tenants And Residents Association	Organisation
Marsh Family Trust	Organisation
Martin H Seddon Ltd	Organisation
Meersbrook Park Users Trust	Organisation
Melling Ridgeway And Partners	Organisation
MHA Archtiects	Organisation
Michael Rogers	Organisation
Middlewood Rovers JFC	Organisation
Midsummer Estates Ltd	Organisation
Miller Homes Yorkshire	Organisation
Millhouse Animal Sanctuary	Organisation

Name	Type
Millhouses Freehold Allotment Society	Organisation
Millwood Designer Homes	Organisation
MIS Group	Organisation
Mono Consultants Ltd	Organisation
Moody Homes	Organisation
Mookau	Organisation
Moor Traders Association	Organisation
Mosborough Village Action Group	Organisation
Moss Valley Wildlife Group	Organisation
Mott MacDonald	Organisation
Mott MacDonald Ltd	Organisation
Multilingual City Forum	Organisation
Museum & Gallery Trust	Organisation
Museums Sheffield	Organisation
N J L Consulting LLP	Organisation
Nathaniel Lichfield and Partners	Organisation
National Farmers Union NE Region	Organisation
National Federation of Gypsy Liaison Groups	Organisation
National Grid Property Holdings	Organisation
National Gypsy Traveller Federation	Organisation
National Trust	Organisation
Neighbourhood Watch	Organisation
Nether Edge Neighbourhood Group	Organisation
NFU Mutual Sheffield	Organisation
NHS	Organisation
NHS - NICE	Organisation
NHS Property Services	Organisation
NJL Consulting	Organisation
North East Sheffield Conservation Group	Organisation
Northern Trust	Organisation
Norton Newman Investments Ltd	Organisation
Nottinghamshire County Council	Organisation
Notun Bangla United Group	Organisation
Oakleaf Architecture Ltd	Organisation
One Nation Community Centre	Organisation
Openreach	Organisation
Orbit Enterprises London Ltd	Organisation
Orion Homes	Organisation
Otto's Restaurant	Organisation
Oughtibridge Village Community Association	Organisation
OVCA	Organisation
Ove Arup & Partners	Organisation
Owlthorpe Community Forum	Organisation

Name	Type
Owlthorpe Local & Natural History Group	Organisation
Owlthorpe Medical Centre	Organisation
Pakistan Advice Centre	Organisation
Pakistan Muslim Advice Centre	Organisation
Panther Securities plc	Organisation
PAR Architectural Ltd	Organisation
Paul Daniel Chartered Surveyors	Organisation
Peacock and Smith	Organisation
Peak and Northern Footpaths Society	Organisation
Pedal Ready - Sheffield Cycle Training Co-operativ	Organisation
Pegasus Group	Organisation
Persimmon Homes	Organisation
Peter Ashley Ltd	Organisation
Peter Brett Associates LLP	Organisation
Places for People	Organisation
Plainview Planning	Organisation
PlanInfo Research Team	Organisation
Planning Aid	Organisation
Planning and Design Consultants	Organisation
Planning Potential	Organisation
Planning Prospects	Organisation
Plans For Extensions	Organisation
Planware Limited	Organisation
Planware Ltd	Organisation
Polish Catholic Centre	Organisation
Property Market Analysis	Organisation
Property Search Group	Organisation
Pygott Crone	Organisation
Quarry Motors	Organisation
Quod	Organisation
Quod North (Planning Consultancy)	Organisation
Race Cottam Associates Ltd	Organisation
Rae Watson Development Surveyors	Organisation
Railway Housing Association & Benefit Fund	Organisation
Ranmoor Preservation Society	Organisation
Rapleys LLP	Organisation
rehoboth group	Organisation
Religious Society of Friends	Organisation
Resident of Wadsley Park Village	Organisation
Residents Association	Organisation
Residents of Underwood Rd, Scarsdale Road	Organisation
RFCA for Yorkshire and the Humber	Organisation
rg+p Ltd	Organisation

Name	Type
Richard Wood Associates	Organisation
Rivelin Valley Conservation Group	Organisation
Robin Ashley Architect Ltd	Organisation
Robinson Layer	Organisation
ROK Planning	Organisation
Rural Action Yorkshire	Organisation
Rural Solutions	Organisation
Salmon & Trout Association	Organisation
Salvation Army Housing Association	Organisation
Sanctuary Housing	Organisation
Sanderson Weatherall	Organisation
Savills	Organisation
Schools & Homes Energy Education	Organisation
Self Architects	Organisation
SEMEA	Organisation
Sharrow Community Forum	Organisation
Sharrow Stakeholders	Organisation
Sharrow Vale Community Association	Organisation
Sharrow Vale Market	Organisation
Sheffield & Rotherham Wildlife Trust	Organisation
Sheffield 50+	Organisation
Sheffield Agencies for the Vulnerable and Excluded	Organisation
Sheffield Allotment and Leisure Gardeners Federation	Organisation
Sheffield and Peak Against Urban Encroachment	Organisation
Sheffield Antiques Quarter	Organisation
Sheffield Area Geology Trust	Organisation
Sheffield Bird Study Group	Organisation
Sheffield Business Park	Organisation
Sheffield Campaign for Climate Change	Organisation
Sheffield Care Trust	Organisation
Sheffield Cathedral	Organisation
Sheffield Chamber of Commerce and Industry	Organisation
Sheffield Chinese Christian Church	Organisation
Sheffield Chinese Community Centre	Organisation
Sheffield City Region	Organisation
Sheffield City Walking Tours	Organisation
Sheffield Climate Alliance	Organisation
Sheffield Community Renewables	Organisation
Sheffield Environment Week	Organisation
Sheffield Flood Trail Group	Organisation
Sheffield Futures	Organisation
Sheffield General Cemetery Trust	Organisation
Sheffield Green Party	Organisation

Name	Type
Sheffield Hallam University	Organisation
Sheffield Health & Social Care NHS Foundation Trust	Organisation
Sheffield Housing Company	Organisation
Sheffield International Venues	Organisation
Sheffield Islamic Centre	Organisation
Sheffield Israac Somali Community	Organisation
Sheffield Organic Food Initiative	Organisation
Sheffield Partnership: Rivers in the Town Environment	Organisation
Sheffield Theatres Trust	Organisation
Sheffield Town Trustees	Organisation
Sheffield United Football Club	Organisation
Sheffield University Conservation Volunteers	Organisation
Sheffield Visual Arts Group	Organisation
Sheffield Wednesday Football Club	Organisation
Shirebrook Conservation Group	Organisation
Shiregreen Tenants & Residents Association	Organisation
Showroom Media & Exhibition Centre Ltd	Organisation
Sibbett Gregory	Organisation
Sirius Planning	Organisation
Sivil Group Ltd	Organisation
Smith Young Partnership Ltd	Organisation
Smiths Gore	Organisation
Somali Community Cultural School	Organisation
Sorby Geology Group	Organisation
Sorby Natural History Society	Organisation
South Yorkshire Badger Group	Organisation
South Yorkshire Biodiversity Research Group	Organisation
South Yorkshire Building Services	Organisation
South Yorkshire Housing Association	Organisation
Southey Wolves Football Club	Organisation
Space Studios	Organisation
Spawforths	Organisation
Sport England	Organisation
Springwater Catholic Community Centre	Organisation
SSA Planning	Organisation
St Matthews Church	Organisation
St Stephens Tenants And Residents Association	Organisation
Stainton Planning	Organisation
Staniforth & Wilson	Organisation
Stannington Tenants And Residents Association	Organisation
Stocksbridge and Upper Don Tenants And Residents Association	Organisation
Stocksbridge Community Forum	Organisation
Stocksbridge Design Statement Group	Organisation

Name	Type
Stocksbridge High School	Organisation
Stokes Tiles	Organisation
Stonham	Organisation
Strategic Land Group	Organisation
Stubbin Tenants And Residents Association	Organisation
Sunrise and Hope (Sheffield)	Organisation
Support Care Ltd	Organisation
Sustainable Building Solutions Ltd	Organisation
Swift & Co	Organisation
Tangent Properties	Organisation
Tatlow Stancer Architects	Organisation
Taylor Tuxford	Organisation
Tetlow King Planning	Organisation
The Banks Group	Organisation
The Terminus Initiative	Organisation
The University of Sheffield	Organisation
Tillotson Tenants And Residents Association	Organisation
Tinsley Bridge Group	Organisation
Tinsley Forum	Organisation
Totley Residents Association	Organisation
Townsend Planning Consultants	Organisation
Transport 17 Ltd	Organisation
Transport for All	Organisation
Turley	Organisation
Turner & Townsend	Organisation
TZ	Organisation
UK Coal plc	Organisation
UK Islamic Mission	Organisation
United Living	Organisation
Uppethorpe Tenants And Residents Association	Organisation
Urbana Town Planning	Organisation
URS Infrastructure & Environment UK Limited	Organisation
Voluntary Action Sheffield Lunch Clubs Support Service	Organisation
W Redmile & Sons Ltd	Organisation
Waitrose	Organisation
Walkley Community Recreational Trust	Organisation
Ward Hadaway Solicitors	Organisation
Wardell Armstrong	Organisation
Wates Homes Ltd	Organisation
Waystone Limited	Organisation
WCEC Architects	Organisation
West View Residents Association	Organisation
Westfield Contributory Health Scheme	Organisation

Name	Type
Westways Primary School	Organisation
Whirlow Hall Farm Trust Ltd	Organisation
White Design Ltd	Organisation
Wilbys	Organisation
Wildstone Planning	Organisation
Windle Cook Architects	Organisation
Wisewood Tenants And Residents Association	Organisation
Woodland Trust	Organisation
Woods Hardwick Planning Ltd	Organisation
Workers' Educational Association	Organisation
Worrall Environment Group	Organisation
Wortley Construction Ltd	Organisation
Wright Investments	Organisation
WYG	Organisation
Yorkshire Forward	Organisation
Yorkshire Gardens Trust	Organisation
Yorkshire Naturalist Union	Organisation
Yorkshire Terrier	Organisation
Yorkshire Wildlife Trust	Organisation
Youth Association of South Yorkshire	Organisation
YWCA	Organisation

## **Appendix 2: Schedule 2 – Notification Materials as part of the Pre-Submission (Regulation 19) Consultation**

### **Publication (Pre-submission) Draft Sheffield Plan 2022**

### **Consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

We are preparing a new local plan, which, when adopted, is expected to be called “the Sheffield Plan”. Following public consultation on ‘Issues and Options’ in 2020, the Publication (Pre-submission) Draft Sheffield Plan is now ready for consultation.

The Publication Draft Plan represents the Council’s formal proposals on how the city should grow and develop over the period to 2039. It covers the whole of Sheffield except for the part of the city that is in the Peak District National Park.

We are asking for comments and feedback on whether the Plan has been prepared in accordance with legal and procedural requirements, and whether it is sound. Plans are sound if they are:

1. **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
2. **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
3. **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
4. **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework and other statements of national planning policy, where relevant.

**The statutory public consultation is available for a 6-week period from Monday 9 January to Monday 20 February 2023. A full Statement of the Representations Procedure is attached to this email/letter.**



**You can read the Publication Draft Sheffield Plan on the [Consultation Portal](#) on the Council's website.** You can also view the other supporting documents that we will be seeking comments on, together with other background documents that you may find helpful to refer to.

**To make your comments visit the Consultation Portal from 9<sup>th</sup> January. Please make your comments no later than 11.59 pm on Monday 20<sup>th</sup> February.**

Details of all the consultation events are also available on the Consultation Portal (which can also be accessed from the Council's website).

### **Why we are writing to you**

We are writing to you as you as a statutory consultee or because you have previously expressed an interest in being kept informed about the new local plan. Consequently, you are on our mailing list of contacts for this group and will have signed up to our 'terms and conditions'.

### **The data you give us**

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Sheffield City Council is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.sheffield.gov.uk/utilities/footer-links/privacy-notice>

### **How to contact us**

If you would have difficulty accessing any of the consultation documents via our website or accessing the Consultation Portal, or you need any further advice or information, please contact us at [sheffieldplan@sheffield.gov.uk](mailto:sheffieldplan@sheffield.gov.uk). You can call us on 0114 2735274.

Please also email us at the above address if you no longer want us to contact you about the Sheffield Plan.

Yours faithfully

*Simon Vincent*

Simon Vincent  
Strategic Planning Service Manager  
Planning Service  
Sheffield City Council

## **Publication (Pre-submission) Draft Sheffield Plan 2022 – Statement of Representations Procedure**

- **Title of document**

Sheffield Plan: Our City, Our Future – Publication (Pre-Submission) Draft

### **1) Subject matter**

The new Sheffield Plan is Sheffield Council's draft Local Plan which we propose to submit to the Government. The draft Plan sets out the council's strategy for future growth and change through to 2039 and will help to deliver Sheffield City Council's objectives for delivering a fairer city for everyone. The plan consists of:

1. Part 1 – Vision, Spatial Strategy, Sub-Area Policies and Site Allocations
2. Part 2 – Development Management Policies and Implementation
3. A policies Map
4. Annex A – Site Allocations Schedule
5. Annex B – Parking Guidelines
6. Glossary

The role of this consultation is to provide the opportunity for representations to be made on the 'soundness' and legal compliance of the plan before it is submitted to the Government for Examination. See Item 5) below for more information.

### **2) Period for submission of representations**

The period for representations will run for 6 weeks from 9 January until 20 February 2023.

### **4) Where to view the plan and supporting documents**

You can view and download the plan and supporting documents on the council's website -

<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>

Hard copies of the plan will also be available to view in the city's libraries and FirstPoints from 9 January 2023. Supporting documents can be viewed at our main office, Howden House.

### **5) Things to consider when making a representation**

We are asking for people to consider two specific questions when making representations on the plan:

1) Is the plan legally compliant?

Does the plan comply with the relevant legislation and regulations in the way it has been prepared, and in its content?

2) Is the plan 'sound'?

Has the plan been 'positively prepared'? Is it robustly justified and evidence-led? Will it be effective in what it sets out to achieve? And is it consistent with regional and national planning policy?

If you would like to be heard at the independent examination in public, please tell us in your representation. Please double check that the contact details you include with your representation are correct so we can contact you regarding this.

## **6) How to submit your representation:**

Online through our consultation hub webpage:

<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>

**or**

By Email at [sheffieldplan@sheffield.gov.uk](mailto:sheffieldplan@sheffield.gov.uk)

**or**

By post at

Strategic Planning Team

Planning Service

City Futures

4<sup>th</sup> Floor, Howden House

Union Street

Sheffield

S1 2SH

Please note: all comments will be made public and will be submitted to the Secretary of State. We will not consider confidential or anonymous responses. Your comments and name will be published but other personal information will remain confidential.

## **7) Notification of next stages**

The next stages of the Plan are:-

8. the submission of the local plan for independent examination under section 20 of the Act,
9. the publication of the recommendations of the person appointed to carry out an independent examination of the local plan under section 20 of the Act, and
10. the adoption of the local plan.

If you wish to be contacted about any of these stages, please tell us in your representation when and how you would like to be contacted.

**8) Contact for more information:**

Please contact the Strategic Planning team using the contact details above.

## Sheffield Plan Consultation Representation Form January – February 2023

**Please use this form** to provide representations on the Sheffield Local Plan. Sheffield City Council must receive representations by **5pm on 20th February 2023**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at:  
<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>
- an e-mail attachment using the comment form below to [sheffieldplan@sheffield.gov.uk](mailto:sheffieldplan@sheffield.gov.uk)
- post to: **Strategic Planning Team, Planning Service, 4<sup>th</sup> Floor, Howden House, Sheffield S1 2SH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.
- Please read the guidance note, attached or available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage.

### Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Sheffield City Council is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.sheffield.gov.uk/utilities/footer-links/privacy-notice>

Due to the Data Protection Act 2018, Sheffield City Council now needs your consent to hold your personal data for use as part of the Sheffield Plan

process. If you would like the Council to keep you informed about the Sheffield Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Sheffield Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing [sheffieldplan@sheffield.gov.uk](mailto:sheffieldplan@sheffield.gov.uk) or by calling 01142735897.

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

Please tick as appropriate to confirm your consent for Sheffield City Council to publish and share your name/ organisation and comments regarding the Sheffield Plan.

I confirm my consent for Sheffield City Council to share my name/ organisation and comments regarding the Sheffield Plan including with the Planning Inspectorate.

Yes

No

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Sheffield Plan.

I would like to opt in to receive information about the Sheffield Plan.

Yes

No

Printed Name:

Signature:

Date:

**This form has two parts:**

**Part A - Personal details – need only to complete once.**

**Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.**

### Part A- Personal Details

- **Personal Details**

Name:  
Organisation (if applicable):  
Address:  
Postcode:  
Tel:  
Fax:  
Email:

- **Agent Details (if applicable)**

Agent:  
Organisation (if applicable):  
Address:  
Postcode:  
Tel:  
Fax:  
Email:

### Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation:

- **To which part of the Sheffield Plan does your representation relate?**

Policy Number:  
Paragraph Number:  
Policies Map:

- **Do you consider the Sheffield Plan is:**  
Tick all that apply, please refer to the guidance note for an explanation of these terms.

**4.(1) Legally Compliant**

Yes



No

**4.(2) Sound**

Yes

No

**4.(3) Complies with the Duty to Cooperate**

Yes

No

- **Please give details of why you consider the Sheffield Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Sheffield Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

**Continue on a separate sheet if necessary**

- **Please set out the modification(s) you consider necessary to make the Sheffield Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Sheffield Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

**Continue on a separate sheet if necessary**

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.**

- **If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

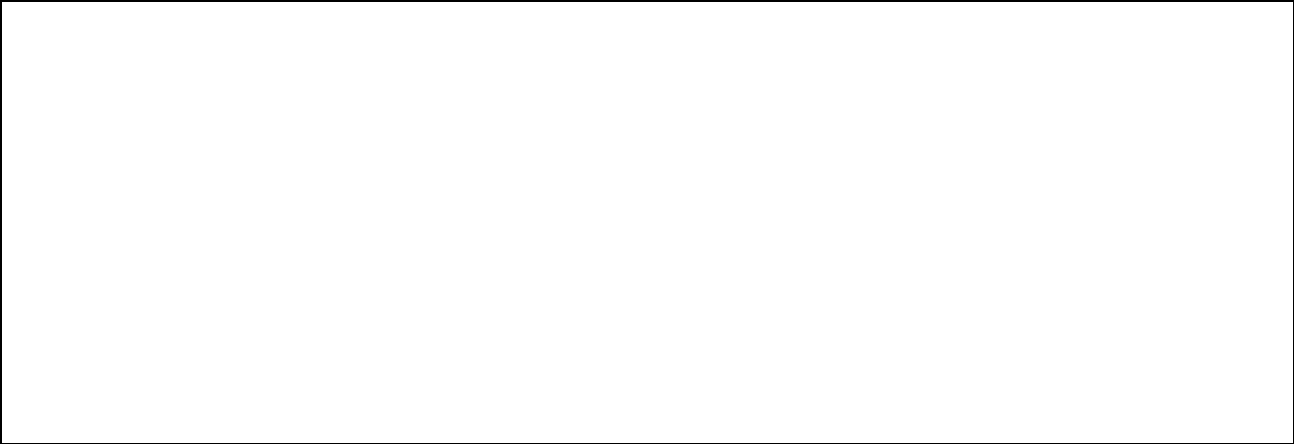
Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

- **If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**



**Please note** that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

## **The Sheffield Plan: Our City, Our Future - Regulation 19 Consultation**

### **Public Consultation Event Information**

*Sheffield City Council is carrying out the Regulation 19 stage of Public Consultation for the new Local Plan, from the 9th January until 20th February 2023. Please see details regarding face to face events below, where you can talk to officers and find out how to submit representations.*

- Monday 9th January, 10am - 4pm: Winter Gardens, S1 2LH
- Tuesday 10th January, 5:30pm - 9pm: Greystones School, S11 7GL
- Wednesday 11th January, 5:30pm - 9pm: South Yorkshire Fire & Rescue Service, S13 9QA
- Thursday 12th January, 5pm - 7:30pm: Terry Wright Community Hall, S2 2BT
- Monday 16th January, 3pm - 7pm: The Venue, Stocksbridge, S36 1DY
- Tuesday 17th January, 2:45pm - 7pm: Shiregreen Neighbourhood Centre, S5 0AA
- Wednesday 18th January, 5pm - 8pm: Forge Valley School S6 5HG
- Saturday 21st January, 10am - 4pm: Moor Market, S1 4PF
- Wednesday 25th January, 5pm - 8pm: English Institute of Sport, S9 5DA
- Thursday 26th January, 5pm - 8pm: Burton Street Foundation, S6 2HH
- Wednesday 1<sup>st</sup> February, 1:30pm – 2:30pm: Online Q&A session
- Thursday 2<sup>nd</sup> February, 10am – 4pm: Winter Gardens, S1 2LH
- Monday 6<sup>th</sup> February, 6:30pm – 7:30pm: Online Q&A session

*To register to attend the online sessions, please email [sheffieldplan@sheffield.gov.uk](mailto:sheffieldplan@sheffield.gov.uk)*

All Local Plan submission documents can be viewed on the consultation portal at <http://haveyoursaysheffield.uk.engagementhq.com/login>, as well as hard copies within libraries and First Points.



## Draft Sheffield Plan – Guidance Note

### Introduction - Guidance

The Plan has been published by Sheffield City Council (SCC) as the Local Planning Authority in order for representations to be made on it before it is submitted for examination by a Planning Inspector. The Planning and Compulsory Purchase Act 2004, as amended, states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by SCC.

To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. SCC will therefore ensure that the names of those making representations can be made available (including publication on the Council's website) and taken into account by the Inspector.

### Legal Compliance

You should consider the following before making a representation on legal compliance:

- The plan should be included in the Council's Local Development Scheme (LDS) and the key stages set out in the LDS should have been followed. The LDS sets out the key stages in the Plan and should be on the LPA's website and available at its main offices.
- The process of community involvement for the Plan should also be in general accordance with the Council's Statement of Community Involvement, (SCI), which sets out the strategy for involving the community in the preparation and revision of the Plan.
- A Sustainability Appraisal should identify the process by which the Council will help to achieve relevant environmental, economic and social objectives.
- The Plan should comply with all other relevant requirements of the Planning and Compulsory Purchase Act 2004, and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended (the Regulations).

### Soundness

The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

### **General advice**

If you wish to make a representation seeking a modification to a plan or part of a plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified. You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues they identify. Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

**To:** All libraries and First Points

**From:** Strategic Planning, City Futures, Sheffield City Council

**Re: Sheffield Plan Regulation 19 consultation**

Between Monday 9<sup>th</sup> January 2023 and Monday 20<sup>th</sup> February 2023 we are consulting on the Publication Draft Sheffield Plan, under Regulation 19 of the Town and Country Planning Act. In order to fulfil our statutory requirements the documents associated with the consultation must be made publicly available in hard copy format in locations across Sheffield, including Council and volunteer run libraries.

Please find attached the pack of consultation documentation which we would like you to retain and make available on request for any member of the public who wishes to view it during the consultation period noted above.

For further information please refer to the Local Plan pages on the Council's website: <https://www.sheffield.gov.uk/planning-development/emerging-sheffield-plan-draft>

Or contact [SheffieldPlan@sheffield.gov.uk](mailto:SheffieldPlan@sheffield.gov.uk)

Pack contains:

- Sheffield Plan part 1
- Sheffield Plan part 2
- Annex A
- Annex B
- Glossary
- 9 x folder sub-area policies maps



## Draft Local Plan



Consultation has concluded

We expect a summary report of the consultation outcomes and any proposed amendments to the Publication Draft Plan, in response to representations, to be reported the [Strategy & Resources Policy Committee](#) in July 2023. These would then be considered by full Council in September before being submitted to the Government alongside the Publication Draft Plan later that month. We would like to thank everyone for their contributions.

We are working on a new Draft Local Plan (The Sheffield Plan) which will guide the future of the city by setting out how and where development will take place up to 2039.

We previously consulted on an Issues and Options document ("Sheffield Plan: Our City, Our Future - Issues and Options 2020" in September/October 2020). We have now progressed the Sheffield Plan to the next formal stage known as Regulation 19 (Publication). The Regulation 19 Draft Sheffield Plan is the document that will be submitted to central government for examination in public. It is the version that we seek to adopt, subject to that examination, as the future framework for decision making on planning.

The Publication Draft Sheffield Plan is made up of the following documents:

- Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations
- Part 2: Development Management Policies and Implementation
- Annex A: Site Allocations
- Annex B: Parking Guidelines
- Key Diagram
- Policies Map
- Glossary

All these documents plus supporting documents are available under the "Draft Sheffield Plan and "Supporting Documents" sections on the right hand side of this page.

If you have any queries regarding this consultation, you can contact us by email at: [sheffieldplan@sheffield.gov.uk](mailto:sheffieldplan@sheffield.gov.uk)

Survey

Guidance on submitting representations

CLOSED: This survey has concluded.

### Publication Draft Sheffield Plan representation

Consultation has concluded



REGISTER to get involved!

#### Draft Sheffield Plan Documents

Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations (24.9 MB) (pdf)

Part 2: Development Management Policies and Implementation (23.5 MB) (pdf)

Annex A: Site Allocations (2.17 MB) (pdf)

Annex B: Parking Guidelines (292 KB) (pdf)

Key Diagram (2.78 MB) (jpg)

Policies Map (interactive map)

Glossary (1.25 MB) (pdf)

Integrated Impact Assessment (9.91 MB) (pdf)

Habitat Regulations Assessment (23.3 MB) (pdf)

Supporting Documents

Supporting Documents - Whole Plan Viability Assessment

Supporting Documents - Economy, Employment Land, Retail and Logistics

Supporting Documents - Housing

Supporting Documents - Transport

Supporting Documents - Central Area and City Centre

Supporting Documents - Heritage and Archaeology

Supporting Documents - Open Spaces, Playing Field Sites

Supporting Documents - Green Belt and Landscape Character

Supporting Documents - Flood risk

Supporting Documents - Infrastructure

Supporting Documents - Policies Map



#### Key Dates

 Public consultation on Draft Local Plan begins  
09 January 2023

 Public drop-in event: Winter Gardens, 10am - 4pm  
09 January 2023

 Public drop-in event: Croystones School 5.30pm - 7.00pm  
10 January 2023

 Public drop-in event: SYFR Training Centre, Beaver Hill Road 5.30pm - 7.00pm  
11 January 2023

 Public drop-in event: Terry Wright Community Centre, Geadless Road 5pm - 6pm  
12 January 2023

 Public drop-in event: The Venue, Stocksbridge 3pm - 7pm  
16 January 2023

 Public drop-in event: Shiregreen Neighbourhood Centre 2.45pm - 4.45pm  
17 January 2023

 Public drop-in event: Forge Valley School, Slanington 5pm - 6pm  
18 January 2023

 Public drop-in event: Moor Market, City Centre 10am - 4pm  
21 January 2023

 Public drop-in event: English Institute of Sport (EIS) 5pm - 6pm  
23 January 2023

 Public drop-in event: Burton Street Foundation 5pm - 6pm  
20 January 2023

 Online public question and answer meeting, 1.30pm-2.30 pm  
01 February 2023

 Public drop-in event: Winter Gardens, 10am - 4pm  
02 February 2023

 Online public question and answer meeting, 6.30pm-7.30 pm  
06 February 2023

 Public consultation on Draft Local Plan ends  
20 February 2023

# Sheffield Plan

## our city, our future



### Have your say on the new Local Plan

**Sheffield City Council is carrying out public consultation on its draft Local Plan (the 'Sheffield Plan'). The Plan will guide development in the city to 2039.**

#### What is a Local Plan?

A Local Plan sets out a vision and framework for the future development of an area. It will address the needs and opportunities relating to economic growth, housing, regeneration, infrastructure, and community facilities through the implementation of planning policies and site allocations.

In addition, the Local Plan must consider the safeguarding of the environment, adapt in line with the climate emergency, as well as secure high-quality design. The Local Plan is a key tool for guiding decision making on individual planning applications, but also sets out an overall strategy for how to meet the required number of new homes and provide land for jobs and other developments.

#### Where can I find more information?

Planning Officers will be available to answer your questions at a number of arranged events during the consultation period (9<sup>th</sup> January to 20<sup>th</sup> February).

Printed copies of the Draft Sheffield Plan are available in libraries and at FirstPoints.

<https://www.sheffield.gov.uk/planning-development/emerging-sheffield-plan-draft>

### How can I have my say?

- Through the online consultation portal via the website or QR code below:

<https://haveyoursaysheffield.uk/engagement/hq.com/draft-local-plan>

- By emailing: [sheffieldplan@sheffield.gov.uk](mailto:sheffieldplan@sheffield.gov.uk)

- By post to:  
Strategic Planning,  
Howden House,  
1 Union Street,  
S1 2SH



### Our Draft Sheffield Plan

The Sheffield Plan sets out how the Council thinks the city should grow and develop over the period to 2039. It covers the whole of Sheffield except for the part of the city that is in the Peak District National Park.

We are asking for comments and feedback on whether the Plan:

- will meet future development needs and protect the environment?
- is properly justified?
- is deliverable
- is consistent with Government planning policies?



### The Sheffield Plan: Our City, Our Future

The Sheffield Plan will encourage economic growth, create inclusive places to live and work, and attract businesses to support regeneration by:

- Allocating land for around 35,530 new homes across the city, including affordable housing, different sizes and types of homes to reflect the needs of our communities
- Encouraging development in the most sustainable locations, including in our city centre and main district centres to promote the '20-minute neighbourhood'
- Delivering employment land to support the creation of 43,000 new jobs
- Protecting the Green Belt and valuable greenspaces
- Ensuring that new buildings and public spaces are well designed
- Reducing carbon dioxide emissions and responding to climate change
- Protecting and enhancing wildlife

This leaflet is also available in other formats and languages.



## Appendix 2 : Schedule 3 –List of Consultation Events held as part of the Pre-Submission (Regulation 19) Consultation

Date	Venue	Time
	<b>General Public Events/Meetings</b>	
Monday 9th January 2023	Winter Garden drop-in	10am-4pm
Tuesday 10th January 2023	Greystones School (SW LAC)	5.30pm-9pm
Wednesday 11th January 2023	SYFR Training Centre, Beaver Hill Road (SE LAC)	5.30pm-9pm
Thursday 12th January 2023	Terry Wright Community Centre, Gleadless Road (S LAC)	5pm-7.30pm
Monday 16th January 2023	The Venue, Stocksbridge	3pm-7pm
Tuesday 17th January 2023	Shiregreen Neighbourhood Centre & Beck Road School (NE LAC)	2.45pm-7pm
Wednesday 18th January 2023	Forge Valley School, Stannington (N LAC)	5pm-8pm
Saturday 21st January 2023	Moor Market drop-in	10am-4pm
Wednesday 25th January 2023	English Institute of Sport (E LAC)	5pm-8pm
Thursday 26th January 2023	Burton Street Foundation (C LAC)	5pm-8pm
Wednesday 1st February 2023	Online "question and answer" session 1	1.30-2.30pm
Thursday 2nd February 2023	Winter Garden drop-in	10am-4pm
Monday 6th February 2023	Online "question and answer" session 2	6.30-7.30pm
Thursday 9th February 2023	Shortbrook Primary School (SE LAC follow-up - Site SES03)	6pm-8pm
	<b>Parish &amp; Town Councils</b>	
Wednesday 25th January 2023	Bradfield Parish Council	7pm
Thursday 2nd February 2023	Ecclesfield Parish Council	7.15pm

Thursday 9th February 2023	Stocksbridge Town Council	6.30pm
	<b>Organisations</b>	
Tuesday 17th January 2023	CPRE	3-4pm
Wednesday 18th January 2023	Access Liaison Group	10-12.30pm
Tuesday 24th January 2023	Agents' Forum	4-6pm
Monday 30th January 2023	Sheffield Property Association	4-6pm
Tuesday 31st January 2023	Environmental groups online	3-5pm
Thursday 2nd February 2023	SADACCA	2-4pm
Monday 6th February 2023	Celebrating Diversity drop-in event	10.30-2pm
Monday 6th February 2023	Women's wellbeing café Q&A	6.30-7.30pm
Monday 13th February 2023	Age UK	1-3pm
Monday 13th February 2023	Kelham Island and Neepsend Community Association (KINCA)	6-8pm

## Appendix 2 : Schedule 4 –List of Respondents by category to the Pre-Submission (Regulation 19) Consultation

### **Statutory consultee: 8 responses in total**

Name	Respondent ID
Canal & River Trust	PDSP.001
Environment Agency	PDSP.002
Historic England	PDSP.003
National Grid (Submitted by Avison Young)	PDSP.004
National Highways	PDSP.005
Natural England	PDSP.006
Sport England	PDSP.007
The Coal Authority	PDSP.008

### **Other Local Authority/Parish Council/Mayoral Combined Authority 7 responses in total**

Name	Respondent ID
Bassetlaw District Council	PDSP.009
City of Doncaster Council	PDSP.010
Derbyshire County Council	PDSP.011
Ecclesfield Parish Council	PDSP.012
North East Derbyshire District Council	PDSP.013
Rotherham Metropolitan Borough Council	PDSP.014
South Yorkshire Mayoral Combined Authority	PDSP.015

### **Landowner, Developer or Business: 77 responses in total**

Name	Respondent ID
AAA Property Group (Submitted by Spawforths)	PDSP.016
Albany Courtyard Investments (Submitted by Tetra Tech)	PDSP.017
Aldene Developments (Submitted by Urbana)	PDSP.018
Avant Homes Yorkshire (Submitted by Pegasus Group)	PDSP.019
Barratt and David Wilson Homes (Submitted by Barton Willmore)	PDSP.020
Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning)	PDSP.021
BOC Ltd (Submitted by Savills)	PDSP.022
Bolsterstone Group (Submitted by Asteer Planning)	PDSP.023
British Land (Submitted by Quod)	PDSP.024
Camstead Ltd (Submitted by Astrum Planning)	PDSP.025
CEG (Submitted by Lichfields)	PDSP.026
Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates)	PDSP.027
Churchill Retirement Living Ltd. (Submitted by Planning Issues Ltd.)	PDSP.028

Name	Respondent ID
Commercial Estates Group (CEG) (Submitted by Lichfields)	PDSP.029
Commercial Property Partners (Submitted by Urbana)	PDSP.030
Derwent Development Management Ltd (DDML) (Submitted by Aylward Town Planning Ltd)	PDSP.031
DeVeer Prescient (No1) Limited (Submitted by Quod)	PDSP.032
Ergo Real Estate	PDSP.033
Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited)	PDSP.034
Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited)	PDSP.035
Gerald Duniec	PDSP.036
Gladman Developments Ltd	PDSP.037
Gladman Retirement Living Ltd	PDSP.038
Gleeson Homes	PDSP.039
Hague Farming Ltd (Submitted by Barton Willmore)	PDSP.040
Hallam Land Management (Submitted by DLP Planning Limited)	PDSP.041
Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	PDSP.042
Hartwood Estates (Submitted by Urbana)	PDSP.043
Heritage Estates Yorkshire (Submitted by Urbana)	PDSP.044
HD Sports (Submitted by Avison Young)	PDSP.045
Hft (Submitted by ID Planning)	PDSP.046
Ideal Developments Ltd	PDSP.047
Inspired Villages (Submitted by DLP Planning Limited)	PDSP.048
Jonathan Harrison (Submitted by nineteen47)	PDSP.049
Laver Regeneration (Submitted by Asteer Planning)	PDSP.050
Lidl GB (Submitted by ID Planning)	PDSP.051
Lime Developments (Submitted by DLP Planning Limited)	PDSP.052
London and Continental Railways (LCR) (Submitted by Lichfields)	PDSP.053
Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited)	PDSP.054
Marks and Spencer (Submitted by JLL)	PDSP.055
McCarthy Stone (Submitted by The Planning Bureau)	PDSP.056
McDonald's Restaurants LTD (Submitted by Planware Ltd)	PDSP.057
Meadowhall South Ltd (Submitted by Jigsaw Planning and Development Ltd)	PDSP.058
MHH Contracting (Submitted by Urbana)	PDSP.059
Mr A Spurr (Submitted by Spring Planning)	PDSP.060
Mr and Mrs Shaw (Submitted by Spring Planning)	PDSP.061
Mr Charles Rhodes and Star Pubs (Submitted by JLL)	PDSP.062
Mr J Hartley, Arthur's Skips (Submitted by DLP Planning Limited)	PDSP.063
Mr Lalley and Miss Knight (Submitted by Townsend Planning Consultants)	PDSP.064
Mr R Cooling (Submitted by DLP Planning Limited)	PDSP.065
Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited)	PDSP.066
Norfolk Estates (Submitted by JEH Planning Limited)	PDSP.067
Norfolk Estates (Submitted by Savills)	PDSP.068
OBO Quinta Developments (Submitted by Urbana)	PDSP.069
Orchard Street Investment Management (Submitted by Savills)	PDSP.070

Name	Respondent ID
Rula Developments (Submitted by Spawforths)	PDSP.071
Sanctuary Housing Association	PDSP.072
Sheffield Forgemasters Engineering (Submitted by JLL)	PDSP.073
Sheffield Hallam University (Submitted by Urbana)	PDSP.074
Sheffield Hospital Charity (Submitted by DLP Planning Limited)	PDSP.075
Sheffield Technology Parks Ltd (Submitted by nineteen47)	PDSP.076
Speciality Steel UK (Submitted by JLL)	PDSP.077
St Pauls Developments plc and Smithywood Business Parks Development LLP (Submitted by JEH Planning Limited)	PDSP.078
Strata Homes (Submitted by Spawforths)	PDSP.079
Susan Housley (Submitted by Visionary Planning UK)	PDSP.080
Tangent Properties	PDSP.081
Tesco Stores (Submitted by Redline Planning)	PDSP.082
The House Skatepark	PDSP.083
Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited)	PDSP.084
Unite Group Plc (Submitted by ROK Planning)	PDSP.085
University of Sheffield (Submitted by DLP Planning Limited)	PDSP.086
UPS	PDSP.087
Urbo (Submitted by Asteer Planning)	PDSP.088
Various Clients (Submitted by DLP Planning Limited)	PDSP.089
Visionary Planning UK	PDSP.090
Watkin Jones Group	PDSP.091
Yellow Arch Studios	PDSP.092

### Community and interest Groups: 59 responses in total

Name	Respondent ID
Access Liaison Group	PDSP.093
Age UK Sheffield/Sheffield 50+	PDSP.094
Baitulmukarram Ja'me Masjid	PDSP.095
Bodmin Street Mosque	PDSP.096
Broomhall Park Association	PDSP.097
Cemetery Road Action Group	PDSP.098
CPRE Peak District and South Yorkshire	PDSP.099
Cycle Sheffield (Submitted by Sheffield CTC )	PDSP.100
Don Valley Railway	PDSP.101
Dore Village Society	PDSP.102
Friends of Parkwood Springs	PDSP.103
Friends of the Loxley Valley	PDSP.104
Friends of Wardsend Cemetery	PDSP.105
Groves Community Group	PDSP.106
Groves Residents Group	PDSP.107
Guzar-E-Habib Education Centre	PDSP.108
Hallam Cricket Club	PDSP.109

Name	Respondent ID
Hallamshire Historic Buildings	PDSP.110
HCYA (Hallam Community & Youth Association)	PDSP.111
Home Builders Federation	PDSP.112
Hunter Archaeological Society	PDSP.113
Jamia Masjid Anwar-E-Mustapha	PDSP.114
Jamia Masjid Ghausia	PDSP.115
Joined Up Heritage Sheffield	PDSP.116
Makki Mosque	PDSP.117
Muslim Burial Forum of Sheffield	PDSP.118
NHS Property Services	PDSP.119
Owlthorpe Fields Action Group	PDSP.120
Regather	PDSP.121
Rivelin Valley Conservation Group	PDSP.122
RSPB Sheffield local group	PDSP.123
S11Swifts	PDSP.124
Sheaf and Porter Rivers Trust	PDSP.125
Sheffield and District CAMRA Committee	PDSP.126
Sheffield and Rotherham Wildlife Trust	PDSP.127
Sheffield Area Geology Trust	PDSP.128
Sheffield Conservation Advisory Goup	PDSP.129
Sheffield CTC and Cycle Sheffield	PDSP.130
Sheffield Green & Open Spaces Forum	PDSP.131
Sheffield Islamic Centre	PDSP.132
Sheffield Islamic Centre Madina Masjid Trust	PDSP.133
Sheffield Property Association	PDSP.134
Sheffield Street Tree Partnership (SSTP)	PDSP.135
Sheffield Swift Network	PDSP.136
Sheffield Tree Action Group (STAG)	PDSP.137
Sheffield Visual Arts Group	PDSP.138
South Yorkshire Bat Group	PDSP.139
South Yorkshire Climate Alliance	PDSP.140
South Yorkshire Industrial History Society (Submitted by Sheffield Historic Buildings Trust)	PDSP.141
South Yorkshire Industrial History Society CIO	PDSP.142
South Yorkshire Muslim Community Forum	PDSP.143
Superfast South Yorkshire	PDSP.144
Swifts Local Network	PDSP.145
The British Horse Society	PDSP.146
The Victorian Society	PDSP.147
The Woodland Trust	PDSP.148
Tinsley Hanfia Mosque	PDSP.149
Trustees of Jamiat Tabligh ul Islam	PDSP.150
Upper Don Trail Trust	PDSP.151



**Political group or elected politician: 9 responses in total**

Name	Respondent ID
Clive Betts MP	PDSP.152
Councillor Douglas Johnson	PDSP.153
Councillor Joe Otten	PDSP.154
Councillor Ruth Mersereau	PDSP.155
Councillor Tom Hunt	PDSP.156
Councillors Kurtis Crossland, Ann Woolhouse, Bob McCann, Gail Smith and Kevin Oxley.	PDSP.157
Crookes & Crosspool Branch Labour Party	PDSP.158
Olivia Blake MP	PDSP.159
Sheffield Green Party	PDSP.160

**Petition: 4 responses in total**

Name	Respondent ID
Petition submitted by Ian Horner - 263 signatories	PDSP.161
Petition submitted by Libby Cookland - 654 signatories	PDSP.162
Petition submitted by Michael Chilton - 2823 signatories	PDSP.163
Petition submitted by Michael Chilton - 635 signatories	PDSP.164

**Individual: 249 responses in total**

Name	Respondent ID
Adnan Hussain	PDSP.165
Adrian Hinson	PDSP.166
Alan14	PDSP.167
Alex	PDSP.168
Alison Woodall	PDSP.169
AlisonRx	PDSP.170
aly1	PDSP.171
Alyson Fender	PDSP.172
Amanda Ball	PDSP.173
Amanda Lewin	PDSP.174
Andrew Rixham	PDSP.175
AndrewR	PDSP.176
Andy Buck	PDSP.177
AndyWragg1067	PDSP.178
Ange	PDSP.179
AngelaPamela	PDSP.180
Ann Bradbury	PDSP.181
Anne	PDSP.182
Ann-Marie	PDSP.183
Anonymous	PDSP.184
Ascreenname	PDSP.185
Bigtop	PDSP.186

Name	Respondent ID
Bonbon21	PDSP.187
Boo	PDSP.188
Bridget	PDSP.189
caro999	PDSP.190
Carol Collins	PDSP.191
Carol Moffatt	PDSP.192
Caroline Quincey	PDSP.193
Caroline88	PDSP.194
Cathy203	PDSP.195
CATHY99	PDSP.196
Charlie	PDSP.197
ChloeCheeseman	PDSP.198
Chris Jones	PDSP.199
Chris Rust	PDSP.200
Claire	PDSP.201
Claire Baker	PDSP.202
Clare 32	PDSP.203
Clare Barnes	PDSP.204
ClareW	PDSP.205
Claudine West	PDSP.206
Colin Huntington	PDSP.207
D Smith	PDSP.208
Dale85	PDSP.209
Dave Applebaum	PDSP.210
David in Dore	PDSP.211
David Watkins	PDSP.212
david34	PDSP.213
DavidRS	PDSP.214
debasana	PDSP.215
Deborah	PDSP.216
Deborah and Bob Anderson	PDSP.217
Dennis100	PDSP.218
dhtwatkins	PDSP.219
DJGShef	PDSP.220
ds_77	PDSP.221
Dystopia247	PDSP.222
emilyg	PDSP.223
Finade	PDSP.224
Fiona and Adrian Hinson	PDSP.225
Fiona White	PDSP.226
firstname99	PDSP.227
Frances Potter	PDSP.228
Gaffer	PDSP.229
gbl47	PDSP.230

Name	Respondent ID
Georgia Milliard	PDSP.231
Gill	PDSP.232
gillwhit5121	PDSP.233
Gina Berry	PDSP.234
Glastogal	PDSP.235
Glyn Hawley	PDSP.236
Glynis Chapman	PDSP.237
Gordon22	PDSP.238
Gracelily	PDSP.239
Graham	PDSP.240
Graycole	PDSP.241
Gwen 54/56	PDSP.242
Helen Griffiths	PDSP.243
Helen55	PDSP.244
Hilary	PDSP.245
Howard61	PDSP.246
Hugh Lawson	PDSP.247
IAINT1	PDSP.248
Ian13	PDSP.249
Imran Ali	PDSP.250
Irene50+	PDSP.251
J	PDSP.252
Jacqueline Lowe	PDSP.253
Jade	PDSP.254
JadeClarke11	PDSP.255
JADSHEFF	PDSP.256
James	PDSP.257
James and Jacqueline Grieve	PDSP.258
James198	PDSP.259
Jan Symington	PDSP.260
Janaspi	PDSP.261
Jane777	PDSP.262
Janet and Tobin Trevethick	PDSP.263
jayetea	PDSP.264
Jayne Clarry	PDSP.265
Jb58	PDSP.266
Jill17	PDSP.267
Jim Bamford	PDSP.268
Jim M	PDSP.269
Jim McNeil	PDSP.270
JimC	PDSP.271
JInes	PDSP.272
Joan Hollowood	PDSP.273
Joanne Rose	PDSP.274

Name	Respondent ID
John	PDSP.275
John and Sandra Carr	PDSP.276
John Ducey	PDSP.277
John Mellor	PDSP.278
John Wilkins	PDSP.279
John29	PDSP.280
John59	PDSP.281
john73	PDSP.282
JohnBarbie	PDSP.283
JoM	PDSP.284
Jonathan789	PDSP.285
Jonnygazza	PDSP.286
Julie	PDSP.287
Julie L	PDSP.288
Julie Skelton	PDSP.289
Julianne99	PDSP.290
Karl99	PDSP.291
kathleen	PDSP.292
Kathleen1992	PDSP.293
Kathryn Kelly	PDSP.294
Kazbar	PDSP.295
Kelly127	PDSP.296
Kevin Kelly	PDSP.297
Kimbo	PDSP.298
kittiwake	PDSP.299
L1969	PDSP.300
Laura	PDSP.301
Leslie Fairest	PDSP.302
Leslie99	PDSP.303
Linda Andrews	PDSP.304
Linda10	PDSP.305
LisaG	PDSP.306
Liz Kent	PDSP.307
Liz Worrall	PDSP.308
Lyn Marlow	PDSP.309
Marco Conte	PDSP.310
Margaret52	PDSP.311
Marie21	PDSP.312
Mark	PDSP.313
mark44	PDSP.314
MarkP20	PDSP.315
maspiers	PDSP.316
MattE	PDSP.317
mattfalcon	PDSP.318

Name	Respondent ID
Matthew Franklin	PDSP.319
Mich	PDSP.320
Michael and Jane Tarron	PDSP.321
Michelle Freeman	PDSP.322
Mick1956	PDSP.323
Mike Briercliffe	PDSP.324
Mohammed Fiaz Anjum	PDSP.325
MORGAN99	PDSP.326
Mr Roger Brown, Mrs Carole Brown, Mr Carl Brown	PDSP.327
Msdmc	PDSP.328
nahtalix	PDSP.329
Neil Jackson	PDSP.330
Neil99	PDSP.331
Nickyleaf	PDSP.332
NicolaDempsey99	PDSP.333
Nuthatch22	PDSP.334
Pam	PDSP.335
Patricia Dawson-Butterworth	PDSP.336
Paul and Patricia Fox	PDSP.337
Paul Eastell	PDSP.338
Paul916	PDSP.339
Pauline McGuire	PDSP.340
PaulMaddox1960	PDSP.341
Penny Dembo	PDSP.342
penny71	PDSP.343
PeteB1951	PDSP.344
Peter1?	PDSP.345
PeterB	PDSP.346
philj715	PDSP.347
Phillip1889	PDSP.348
Philm	PDSP.349
Polly Blacker	PDSP.350
Ppaul	PDSP.351
Rafiq	PDSP.352
Ragione	PDSP.353
rcb	PDSP.354
rich147	PDSP.355
Richard Attwood	PDSP.356
Richard Pearson	PDSP.357
Richard Worth	PDSP.358
RichardL	PDSP.359
RichardW	PDSP.360
Robert	PDSP.361
Robert21	PDSP.362

Name	Respondent ID
Robin	PDSP.363
Ruth and Garry Shillito	PDSP.364
Ruth Coulthard	PDSP.365
Ruth Morgan	PDSP.366
Ruth Shaw	PDSP.367
Ruth Shillito	PDSP.368
Sab	PDSP.369
Sandra	PDSP.370
Sandra140923	PDSP.371
Sarah Charlesworth	PDSP.372
SarahF24	PDSP.373
Savegreenspace!!	PDSP.374
Sean_Ashton	PDSP.375
Sharon Griffiths	PDSP.376
Sharrie	PDSP.377
Shez	PDSP.378
Simon Hurt	PDSP.379
Simon Voyse	PDSP.380
Simon_Surveys	PDSP.381
Simono	PDSP.382
Snoop103	PDSP.383
Sothall98	PDSP.384
springres	PDSP.385
Springwelldweller	PDSP.386
SpringwellNik	PDSP.387
Stephan Ball	PDSP.388
Steve Brough	PDSP.389
Steven English	PDSP.390
SteveT101	PDSP.391
Stuartx5	PDSP.392
Sue22	PDSP.393
Sue57	PDSP.394
SueT	PDSP.395
Summer99	PDSP.396
Susan Huntington	PDSP.397
Tammy Kelly	PDSP.398
TedRayner	PDSP.399
Terry	PDSP.400
thollands	PDSP.401
Tim Walker	PDSP.402
Tom Rusby	PDSP.403
Tome	PDSP.404
tony63	PDSP.405
TonyJon	PDSP.406

Name	Respondent ID
TPW1991	PDSP.407
Trantion	PDSP.408
Vincent Rigby	PDSP.409
wendy21	PDSP.410
Wendy40	PDSP.411
Chris and Alison Digman, Gavin Moore	PDSP.413
William and Susan Sutherland	PDSP.414

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