

The Draft Sheffield Plan

Southwest Local
Area Committee
10 January 2023

Sheffield Plan:
Our City, Our Future
Publication (Pre-Submission) Draft

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

October 2022

Planning Service
City Futures
Sheffield City Council

our city, our future

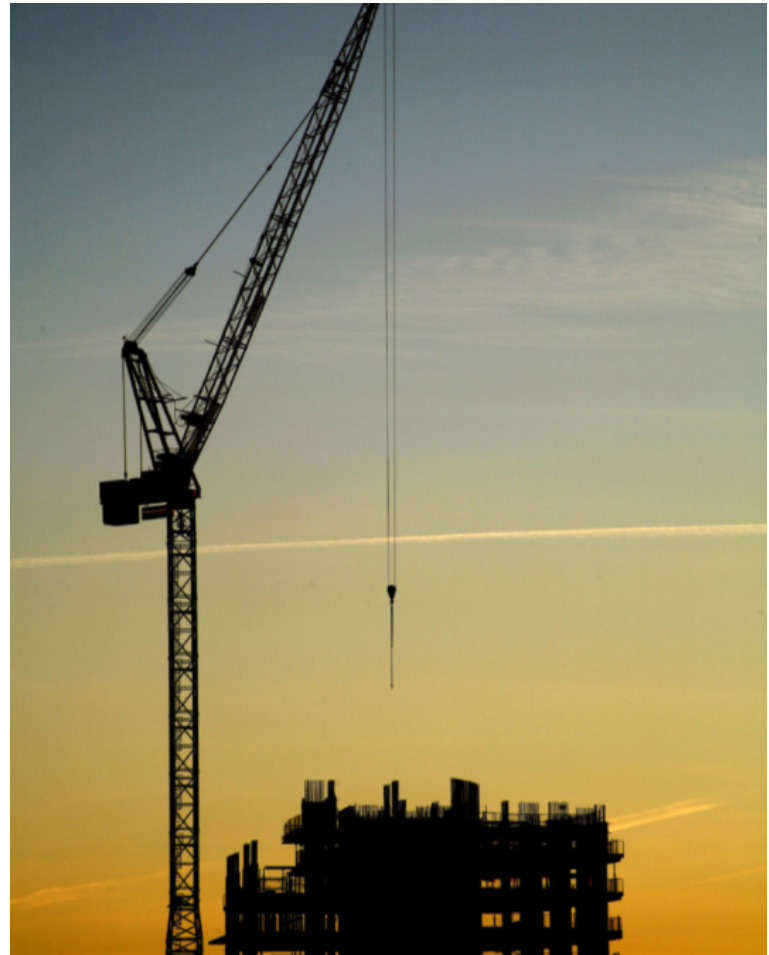


Agenda Item 8

Introduction

1. What is the Draft Sheffield Plan?
2. How does it affect SW Sheffield?
3. How can you comment and what happens to your comments?
4. When will the Plan be finalised (adopted)?

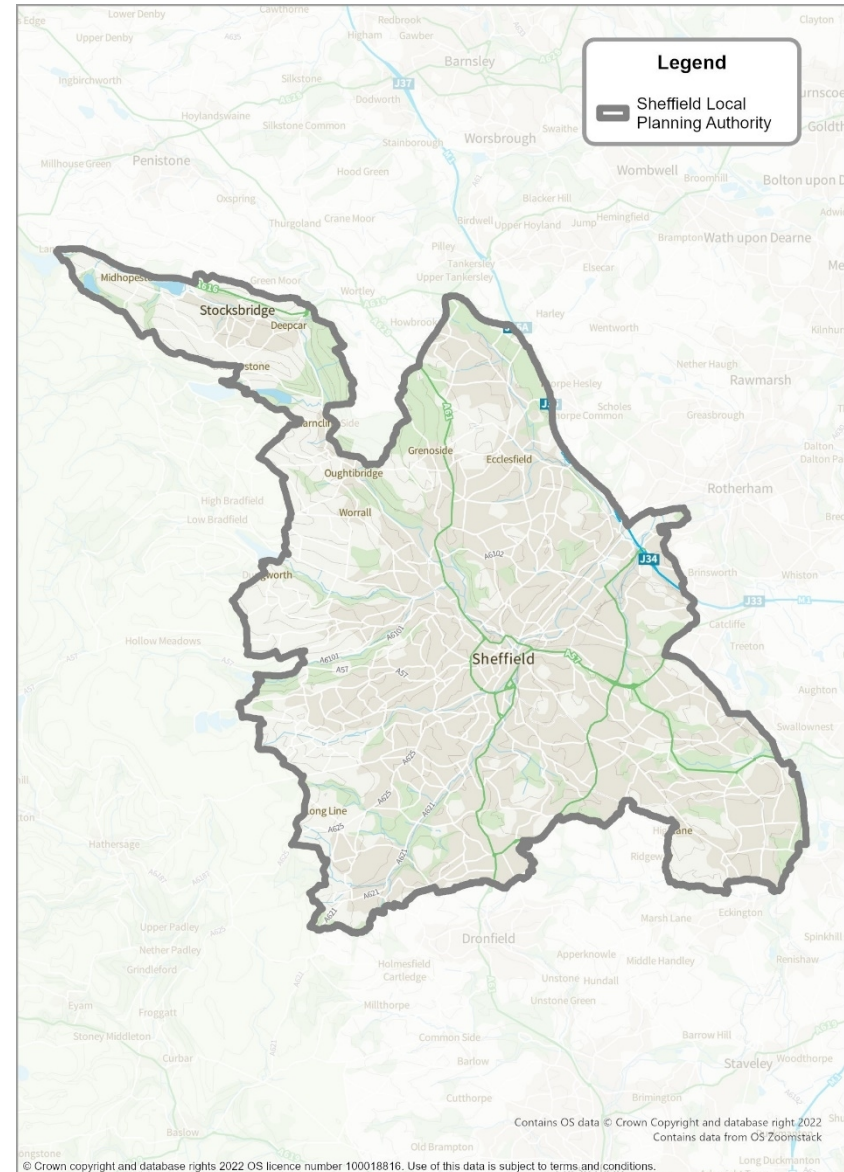
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What is the Draft Sheffield Plan?

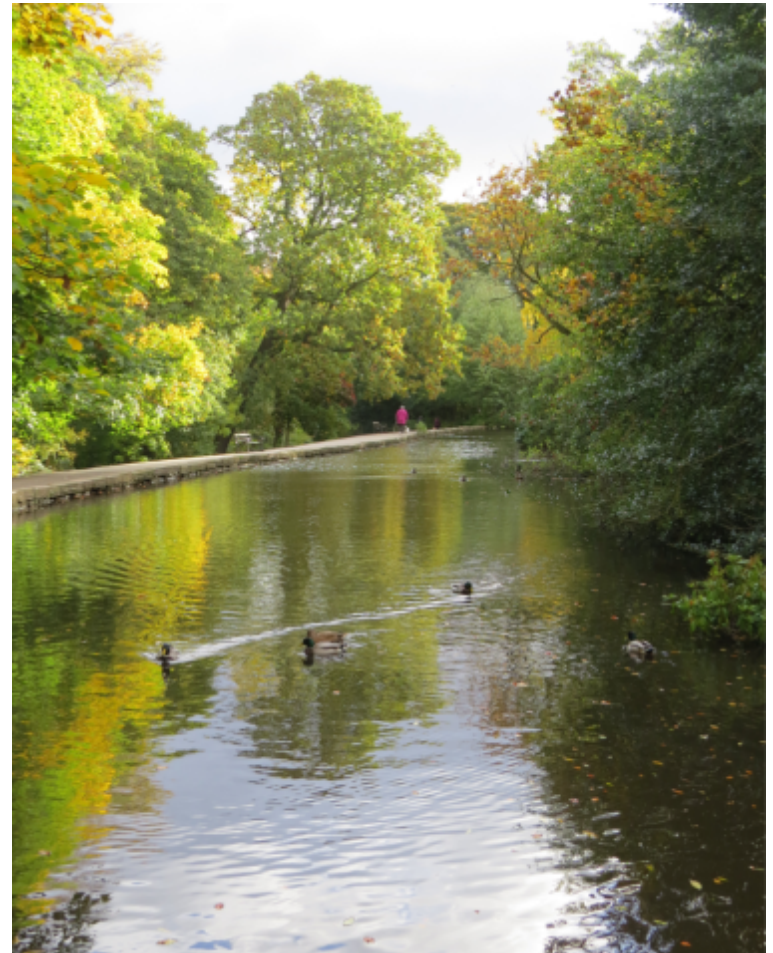
- The statutory **Local Plan** for the City – all local authorities are required to produce one
- Sets out a vision and framework for the future development of the city
- Guides decisions on planning applications
- Once adopted (finalized), planning decisions are expected to be taken in accordance with the plan
- Covers the whole city except the part of the city in the Peak District National Park
- Covers the period up to 2039 but has to be reviewed at least every 5 years
- Will replace the Sheffield Core Strategy (2009) and the Unitary Development Plan (1998)

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What is the Sheffield Plan? (cont.)

- Identifies (allocates) land to be developed for different uses (e.g. housing, employment, shops)
- Identifies where land should be protected from development – Green Belt, open space, wildlife sites
- Sets new requirements for design – e.g. space standards in new homes; reductions in carbon dioxide emissions
- Sets out ambitions for transport and travel – better public transport and active travel connections
- Secures developer contributions towards community benefits - e.g. affordable housing, schools

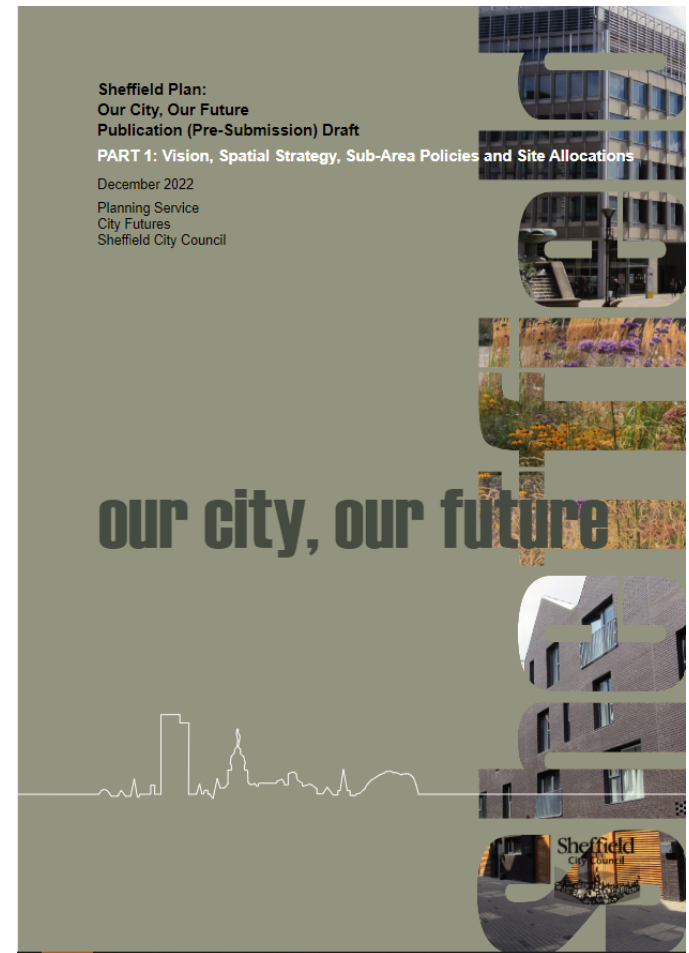


What is the Sheffield Plan? (cont.)

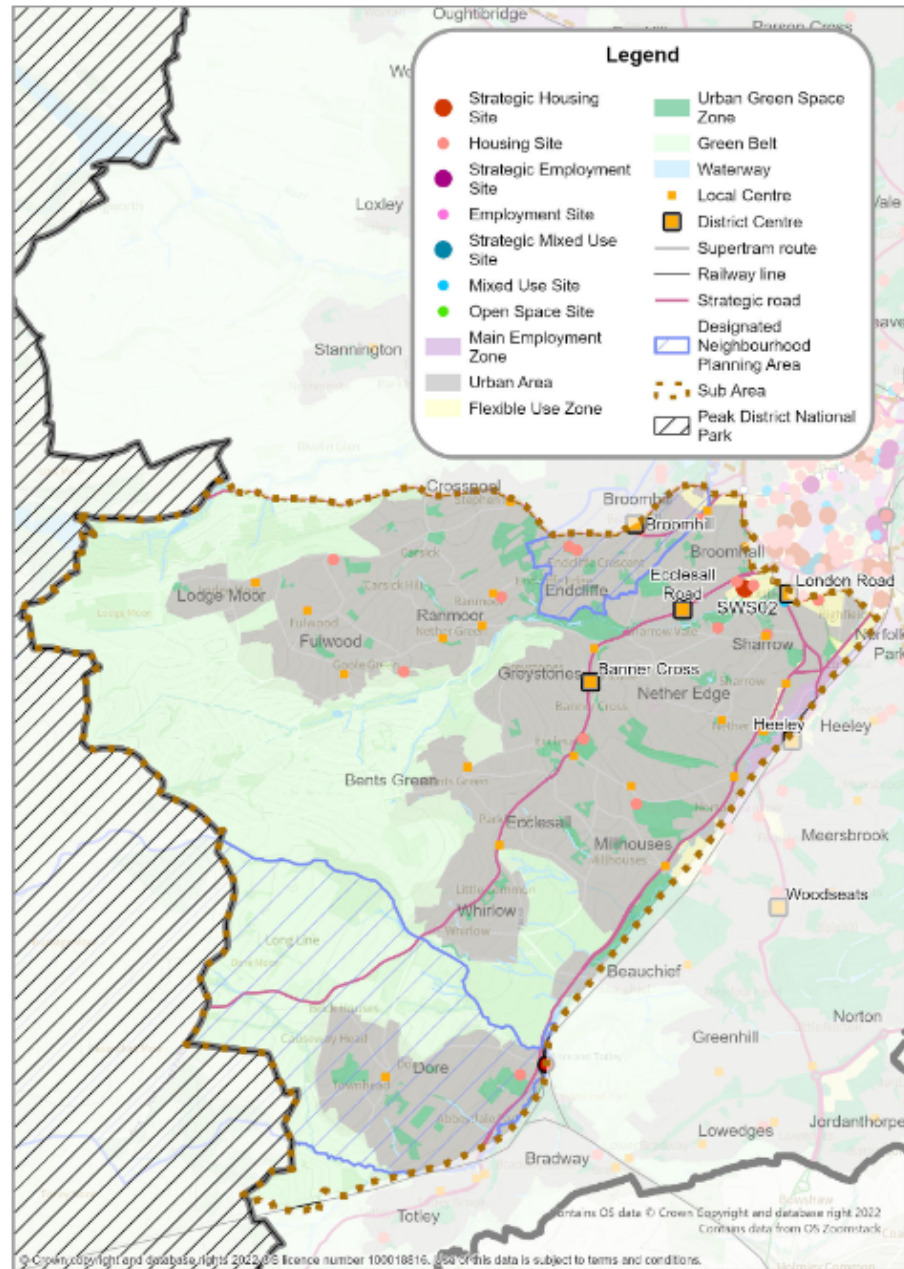
The Draft Plan consists of:

- Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations ¶¶
 - Part 2: Development Management Policies and Implementation
- Annex A: Site Allocations Schedule
- Annex B: Parking Guidelines
- Key Diagram
 - Policies Map (digital map, online)
 - Glossary¶¶

Documents are available in all libraries and Council First Point offices



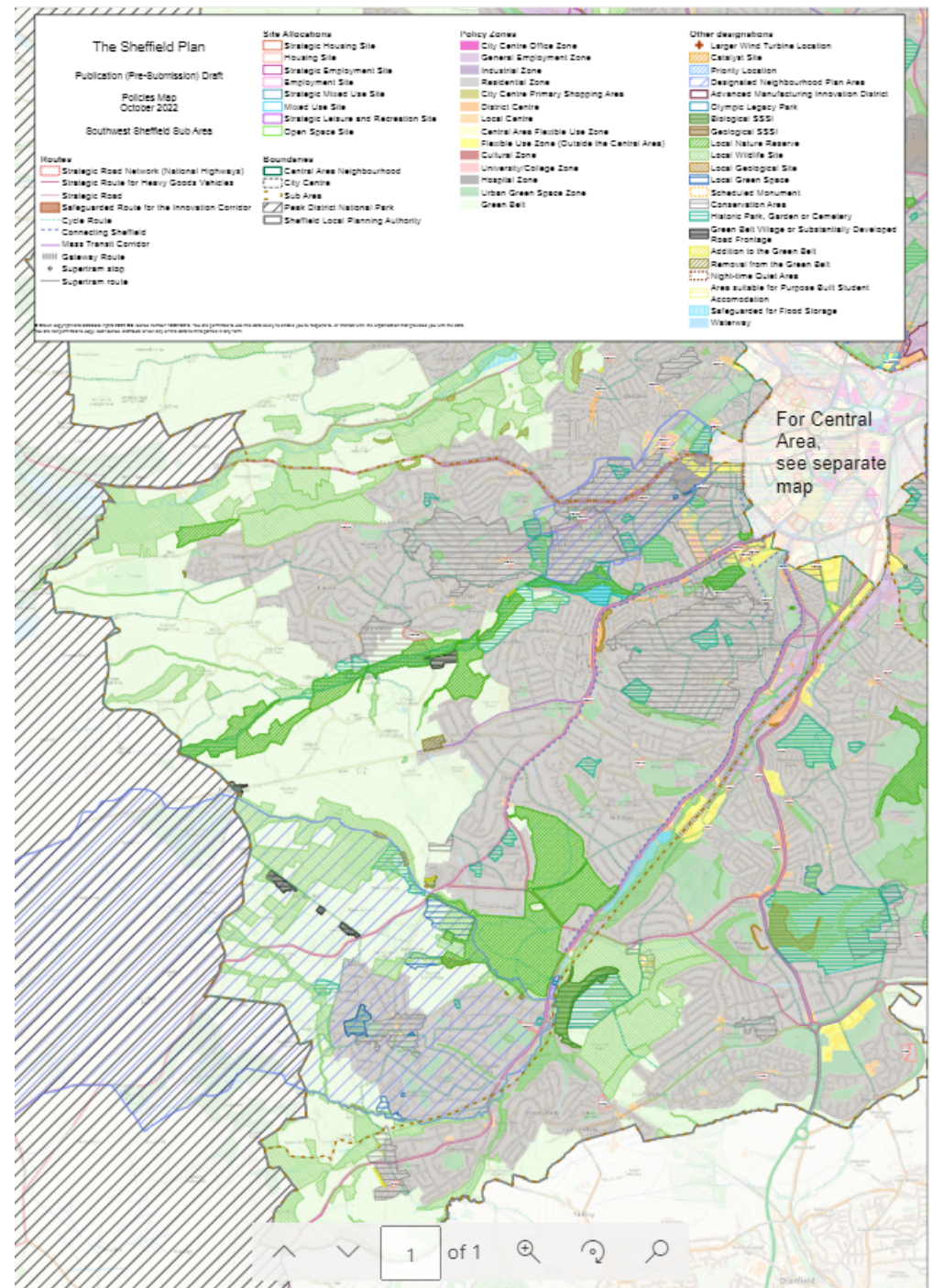
How does the Draft Plan affect Southwest Sheffield?



Southwest Sheffield

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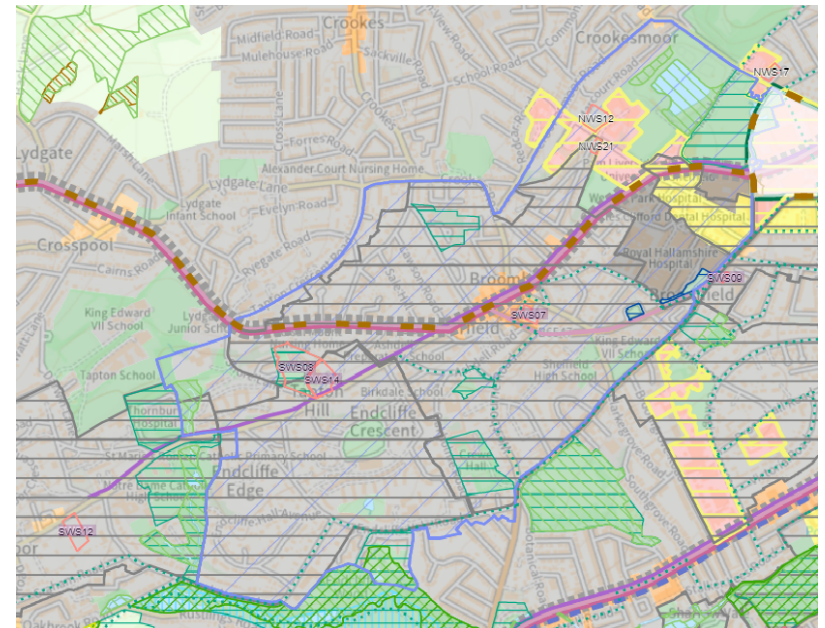
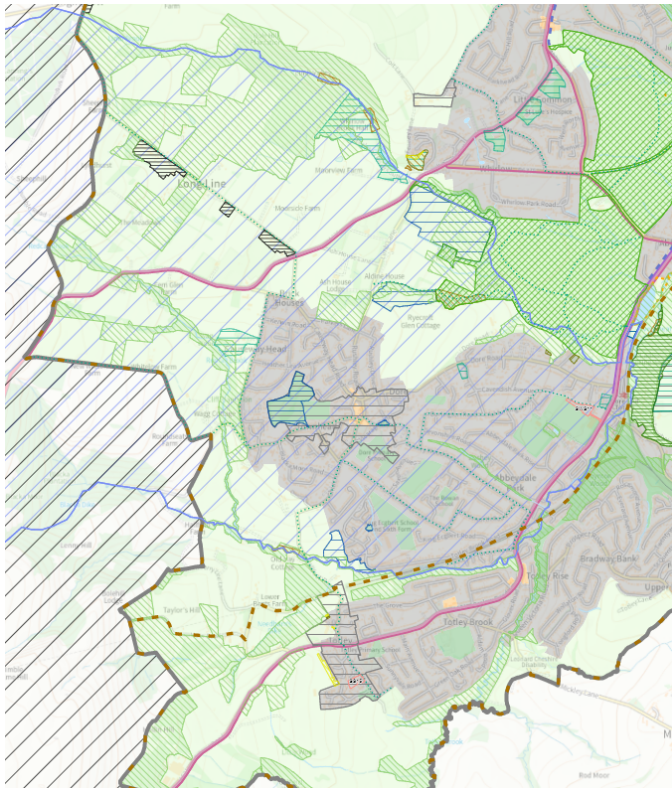
- 17 allocated sites (many already have planning permission)
- 755 new homes
- Strategic site SWS02: Land at Napier Street/Pomona Street/Summerfield St.
- 0.02 ha of employment land – Sheaf Valley
- No change to Green Belt boundary except to correct minor errors
- Support for the vitality and vibrancy of the District Centres at Banner Cross, Broomill, Ecclesall Road and London Road, and Local Centres
- Supporting linked greenspaces in the Porter Valley
- Cycle routes promoted:
 - Sheaf Valley
 - connecting City Centre to Nether Edge
- Upgrades to Hope Valley rail line
- Mass transit corridor linking SW to City Centre



Neighbourhood Planning Areas

- **Dore - at least 40 homes** (including homes which already have planning permission and windfall sites)
- Includes 14 homes on large sites and 26 homes with existing planning permission on small sites
- **Broomhill, Broomfield, Endcliffe, Summerfield and Tapton (BBEST) – at least 224 homes** (limited to conversion or redevelopment of existing buildings and sites)
- Includes 187 homes on large sites and 37 homes on small sites with existing planning permission

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Public Consultation

- Public consultation period - **9 Jan to 20 Feb 2023**
- Asking respondents to tell us whether the Plan:
 - will meet future development needs and protect the environment?
 - is properly justified?
 - is deliverable?
 - is consistent with Government planning policies?
- After public consultation, the Council may propose amendments to the Plan
- Proposed amendments are submitted to the Government and are considered by an independent planning inspector



Steps to finalising the plan

- **Public consultation** - 9th January – 20th February
- **Submission** of the Plan to Government – July 2023
- Appointment of independent Planning inspector
- **Public examination** (including public hearings) - July 2023 –
- Inspector's **preliminary report** – summer 2024
- Consult on **modifications** to the Plan proposed by the Inspector – summer/autumn 2024
- Sheffield Plan **adopted** – December 2024

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