



Sheffield Local Plan

Overview and JUHS response

Several of these slides are provided courtesy of Sheffield City Council. Suggestions for improvements to the draft plan are the opinion of JUHS.

Sheffield Plan:
Our City, Our Future
Publication (Pre-Submission) Draft
PART 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations
December 2022
Planning Service
City Futures
Sheffield City Council

our city, our future

Sheffield
City Council

Background

- Sheffield Plan will become the city's **statutory development plan**
- Covers **whole city** except for areas in the Peak District National Park
- Will **replace** the Sheffield **Core Strategy** (2009) and 'saved' policies in the **Unitary Development Plan** (UDP) (1998)
- **Waste management** policies in Core Strategy retained pending new SY Joint Waste Management Plan
- Consultation on '**Issues and Options**' took place in 2020
- Member briefings on overall **spatial options** took place in autumn 2021/early 2022
- **Cooperative Executive** agreed overall **spatial approach** in February 2022
- The '**Publication Draft Sheffield Plan**' represents the Council's formal proposals on how the city should grow and develop in the period to 2039
- Endorsed by the **Transport, Regeneration & Climate Policy Committee** on 3rd November 2022
- Approved for consultation by full **Council** on 14th December

Aims and Objectives

Aims:

- 1: A fair, inclusive and healthy city
- 2: An environmentally sustainable city
- 3: Thriving neighbourhoods and communities
- 4: A strong economy
- 5: A vibrant City Centre
- 6: A connected city
- 7: A green city
- 8: **A well-designed city** - with a strong local identity and a reputation for quality buildings and for valuing its heritage assets

Objectives:

25 objectives - grouped under each of the aims

Agreed Spatial Strategy

Cooperative Exec agreed on 16th Feb 2022 that:

- Growth should be largely restricted to the existing urban areas
- Most of the land to be allocated should be previously developed (brownfield) land
- Some development on previously undeveloped (greenfield) land in the urban areas will be acceptable in principle
- Green Belt release will be limited to a small number of sustainably located previously developed (brownfield) sites
- There should be no release of greenfield sites in the Green Belt

Spatial Strategy – Growth Plan

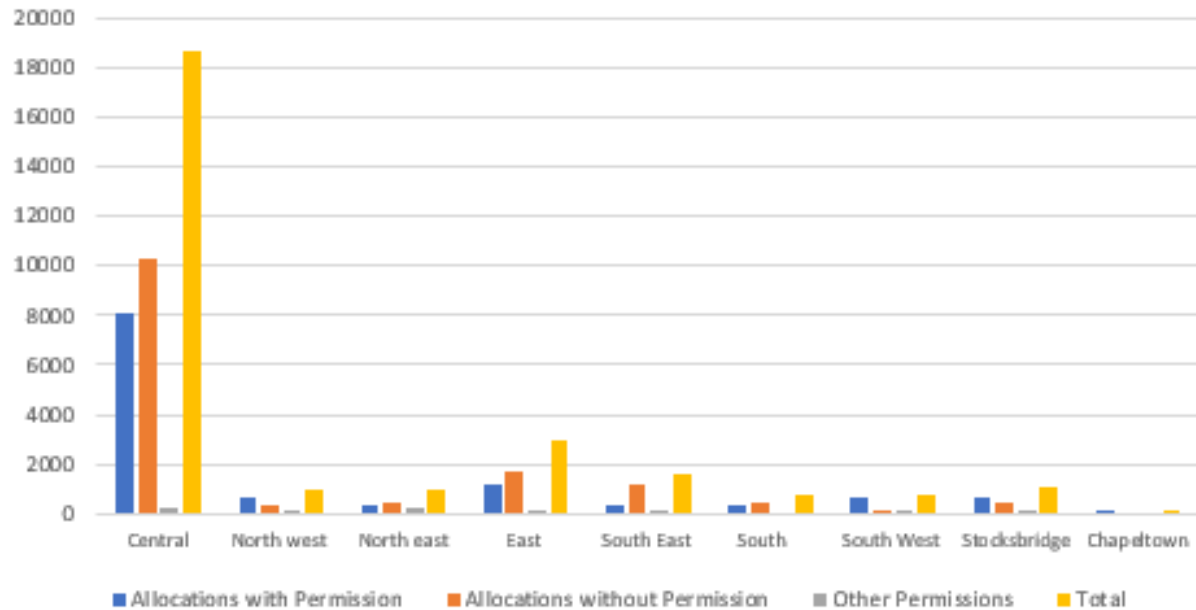
Employment Land

- **12.8 hectares of employment land /year** (aligns with level of jobs growth proposed in the SCR Strategic Economic Plan – 2,550 additional jobs/year) plus 1.3ha/yr for logistics
- Assumes 4.23 hectares per year is needed to replace **employment land lost to other uses**

Housing

- Draft Plan proposes setting a total **housing requirement of 2,090 homes/year** (including 50/yr replacement allowance)
- **Total requirement (2022-2039) = 35,530 homes**

Local Plan Housing Numbers by Sub-Area



	Allocations with Permission	Allocations without Permission	Other Permissions	Total
Central	7,865	10,320	280	18,465
Northwest	670	325	20	1,015
Northeast	300	485	180	965
East	1,175	1,720	45	2,940
Southeast	380	1,225	35	1,640
South	330	420	0	750
Southwest	620	80	55	755
Stocksbridge	640	415	15	1,070
Chapeltown	25	0	0	25
Total	12,005	14,990	630	27,625

Site Selection Process – consideration of Heritage Assets

Informed by:

- **Heritage Impact Assessment**
- **Priority Area Frameworks** (for Central Area) – analysis by Deloitte/Planit-ie
- **Integrated Impact Assessment**
 - considered impact on Conservation Areas and listed buildings
 - moderate positive impacts predicted

Historic Environment – key policies

Important policies:

- **Policy D1: Design Principles** - sets out design standards for development, identifying some important features and characteristics within Sheffield.
- **Policy DE9: Development and Heritage Assets** - is the key development management heritage policy. Seeks to protect and enhance the City's heritage, including non-designated and locally important landscapes that contribute to the character of the City.

There is a clear focus on securing sustainable futures for heritage assets, whilst only allowing development that causes harm in exceptional circumstances.

Other policies:

- **Policy SP1 Overall Growth Plan** - includes reference to the need to protect heritage assets.
- **Policy DE1: Local Context and Development Character** - requires all types of development to respect and enhance heritage assets, local building styles and character. It also requires the highest standards of design in Conservation Areas.

Historic Environment — key policies (cont.)

- **Policy ES2: Renewable Energy Generation** requires renewable energy schemes to take account of visual amenity, including consideration of townscape and heritage assets.
- **Policy NC9: Housing Density** supports the use of appropriate densities in development if it reflects the character of a Conservation Area or protects a heritage asset.
- **Policy GS8: Safeguarding Geodiversity** protects geological features that contribute towards the City's industrial heritage or character
- **Policy DE6: Design of Tall Buildings and the Protection of Views in the City Centre** sets design requirements for tall buildings and views into the City Centre, seeking to conserve heritage assets and their settings, and to retain views of local landmarks.

Public Consultation on the Publication Draft Sheffield Plan

- Standards for how we will consult on the Sheffield Plan are set out in the **Statement of Community Involvement** (July 2020)
- **6 week consultation** on the Publication Draft Plan - 9th Jan - 20th Feb
- Comment via the **Council's Consultation Portal**:
<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>
- Consultation is on whether the plan is '**sound**'
- **Tests of soundness** are set out in national planning policy. Plan has to be:
 - positively prepared
 - justified
 - effective
 - consistent with national policy
- **Any amendments** the Council may wish to make in response to representations have to be **submitted to the Government** with the Draft Plan. If these are substantive in terms of changing content we may have to reconsult
- Planning inspector publishes a list of recommended '**Main Modifications**'
- **Further public consultation** on the 'Main Modifications' before the plan can be adopted
- Draft Plan is a **material consideration** in planning decisions but carries very limited weight at this stage - gains more **weight** as it progresses towards adoption

JUHS view

What's good in the plan

- Aim 8 “reputation for valuing heritage assets” added
- Policy D1 puts heritage and Sheffield’s distinctiveness at the head of design policy
- Policy ES1 encourages building re-use
- Policy DE9 aims to protect designated and non-designated assets on the same basis
- Heritage Impact Assessments by site (but only those with Listed Buildings, Conservation Areas etc.)

Policy D1 - DESIGN PRINCIPLES AND PRIORITIES

Development should be sustainable, beautiful, functional, of high-quality, and should respect, take advantage of, and enhance the characteristic features of the city, its settlements, districts, and neighbourhoods, including:

- a) Sheffield's distinctive heritage, particularly the buildings, structures and settlement forms associated with:
 - Water-powered industries
 - The metal trades and their supporting industries
 - Non-conformism
 - Sheffield Board schools
 - The Central Sub-Area, including the historic street pattern
 - Victorian, Edwardian and Garden City-style suburbs
 - The city's post-war built heritage
 - Historic village centres and farmsteads
 - The city's rural setting, topography and landscapes
 - Historic parks, gardens and cemeteries
- b) The distinctive landscape of river valleys, dramatic hillsides, extensive tree cover and views out to Sheffield's Peak District setting.

Development should also:

- b) be led by an informed understanding of the site, the wider context and the significance and character of any relevant heritage assets; and

JUHS view

What needs improvement

Policies on biodiversity etc. could threaten historic waterways/waterpower infrastructure	GS5, GS6, GS9, GS10 and GS11
Limited list of what is distinctive in Sheffield heritage needs expanding	D1
Need “re-use first” policy on buildings and materials, followed by recycling and recovery	ES1
Public art policy, especially commemorative/contested	DE8
Recognition of blue/green infrastructure as heritage	BG1 and GS3
Strengthen policy on development and heritage assets	DE9

JUHS view

What's missing

- No “positive strategy for the conservation and enjoyment of the historic environment”
- Protection removed for 40 Areas of Special Character
- No policy on Local Heritage List
- No provision for new Conservation Areas
- Cultural Zones protected, but no policy for promoting or expanding cultural activity
- No policy on diversity/requirement to assess diversity impact
- Heritage Impact Assessments for sites without Listed Buildings, Conservation Areas etc.

Public consultation

- 9th January to 20th February 2023 (hard deadline)
- More individual responses may persuade Council to submit amendments alongside the draft plan
- Inspector will read all representations, and may invite consultees to sessions
- Responses can be submitted:
 - Online: <https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>
 - By e-mail attachment: sheffieldplan@sheffield.gov.uk
 - By post: Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH
- Downloadable “Regulation 19 Consultation Form” for email/post with same questions as online



Draft Local Plan



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

[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 \(2.78 MB\) \(img\)](#)

Where to look

- All documents are at:
<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>
- Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations, especially policies BG1 (p103) and D1 (p105)
- Part 2: Development Management Policies and Implementation, especially policies in Chapter 8 (Green City, p83) and Chapter 9 (Well-Designed City, p103)
- Annex A: Site Allocations, especially the links to detailed site appraisals
- Heritage Impact Assessments
- Policies Map (interactive map)

Public events

The Council are holding these events:

- Public drop-in event: English Institute of Sport (EIS) 5pm - 6pm 25 January 2023
- Public drop-in event: Burton Street Foundation 5pm - 6pm 26 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

Events prior to 24 January not listed.

Public consultation – JUHS advice

- *Either*: comment on just one policy, geographical area or site using the online or downloadable form
 - You can submit multiple comments, one per policy/area/site
- *Or*: comment on multiple policies, areas or sites by sending an email or document with all your comments:
 - Include your name, organisation, postal address and contact
 - Identify each policy or site that you will comment on separately
- For each policy or site you comment on, say:
 - Why it is not effective in conserving the historic environment, ensuring its viability use or realising its benefits
 - How you think it should change

JUHS will send out more detailed advice soon