



Author/Lead Officer of Report: Simon Vincent,
Local Plan Service Manager

Tel: 0114 273 5259

Report of: Executive Director of Place
Report to: Cabinet Member for Transport and Development
Date of Decision: 29 July 2020
Subject: Draft Sheffield Plan Issues and Options Document

Is this a Key Decision? If Yes, reason Key Decision:-	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- Expenditure and/or savings over £500,000	<input type="checkbox"/>	
- Affects 2 or more Wards	<input type="checkbox"/>	
Which Cabinet Member Portfolio does this relate to? Transport and Development		
Which Scrutiny and Policy Development Committee does this relate to? Economic and Environmental Wellbeing		
Has an Equality Impact Assessment (EIA) been undertaken?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If YES, what EIA reference number has it been given?		
Does the report contain confidential or exempt information?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-		
<p><i>"The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended)."</i></p>		

Purpose of Report:

To ask the Cabinet Member for Transport and Development to approve the Sheffield Plan Issues and Options document as a basis for seeking public views on what matters should be addressed in Sheffield's new local plan (scheduled to be adopted by September 2023). The Issues and Options document has been produced to comply with Regulation 18 of the Town and Country Planning (Local Plans) (England) Regulations 2012 and is a key stage in working towards the adoption of a new local plan for the city. The document highlights some of the main challenges and opportunities relating to future development and planning of the city, proposes an overall vision and aims, and sets out the broad spatial options for meeting Sheffield's future development needs. It also outlines the main issues associated with implementing the Plan. The Cabinet Member is also asked to approve the associated public consultation arrangements and give delegated power to the Interim Head of

Planning, in consultation with the Cabinet Member, to approve the publication of a number of other documents that provide evidence or additional information to support the content of the Issues and Options document.

Recommendations:

That the Cabinet Member for Transport and Development:

- (a) approves the Sheffield Plan Issues and Options document for the purposes of public consultation;
- (b) approves the arrangements for undertaking public consultation;
- (c) gives delegated power to the Head of Planning, in consultation with the Cabinet Member for Transport and Development, to approve all necessary background papers and technical notes associated with the Issues and Options document (all of which are to be published at the start of the public consultation period)

Background Papers:

(Insert details of any background papers used in the compilation of the report.)

The document which is the subject of this report:

Sheffield Plan Issues and Options document (2020)

Other Background Papers and Reports

Sheffield Plan Citywide Options for Growth to 2034 (November 2015)

Sheffield Plan Citywide Options for Growth to 2034 (2015) – Consultation Report (December 2017)

National Planning Policy Framework (February 2019)

Sheffield Local Development Scheme (November 2019)

Sheffield Statement of Community Involvement (July 2020)

Lead Officer to complete:-

1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: Sarah Uttley
		Legal: Portia Watkins
		Equalities: Annemarie Johnston
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	EMT member who approved submission:	Laraine Manley
3	Cabinet Member consulted:	Cllr Bob Johnson
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any	

	additional forms have been completed and signed off as required at 1.
	Lead Officer Name: Simon Vincent Job Title: Local Plan Service Manager
	Date: 29 July 2020

	PROPOSAL
1.1	The Cabinet Member for Transport and Development is asked to approve the Sheffield Plan Issues and Options document for public consultation and to approve the arrangements for that consultation. A number of background or supporting documents will need to be published by the start of the consultation and the Cabinet Member is therefore also asked to give delegated power to the Head of Planning to approve those documents in consultation with the Cabinet Member..
1.2	The main purpose of the Issues and Options document is to seek views on what matters should be addressed in Sheffield's new local plan (what we are calling 'The Sheffield Plan'). The Issues and Option document is not a draft local plan but is an early step towards producing a plan. The document highlights some of the main challenges and opportunities relating to future development and planning of the city, proposes an overall vision and aims, and sets out the broad spatial options for meeting Sheffield's future development needs. It also outlines the main issues associated with implementing the Plan.
1.3	In November 2019, we published a revised timetable (the 'Local Development Scheme' ¹) for producing Sheffield's new local plan. This shows publication of the Issues and Options document in July 2020, with public consultation running until September (10 weeks). A Publication Draft Local Plan will then be published in summer 2021 before the Plan is submitted to the Government in January 2022 for public examination by an independent planning inspector. Public hearings are expected to be held in spring/summer 2022. The Plan is not expected to be adopted until September 2023.
1.4	The Issues and Options document updates the issues and options that were previously set out in the document 'Citywide Options for Growth to 2034' (published in 2015). Both documents have been produced under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A consultation report on the 2015 document is available on the Council's website. The new Issues and Option document highlights the main issues that were raised during the previous consultation.
1.5	The Council has a statutory responsibility to identify the strategic priorities for the development and use of land in its area and set out policies to address those priorities in development plan documents ² . The Government has set a deadline for all local planning authorities to have an up-to-date adopted local plan in place by 2023. The current Sheffield Local Plan comprises the Sheffield Development Framework Core Strategy (2009) and a number of 'saved' policies from the Sheffield Unitary Development Plan (1998). Significant parts of these documents now need to be updated in order to conform with national

¹ [Sheffield Local Development Scheme, 20 November 2019](#).

² Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004.

	policy in the National Planning Policy Framework (NPPF). Further changes are also needed to reflect changed economic, social and environmental circumstances.
1.6	We are calling Sheffield's new local plan 'The Sheffield Plan'. Once adopted, it will guide the future of the city by setting out the vision and policies for how and where development will take place up until 2038. It will become the city's primary land-use and place-shaping strategy. It will cover the whole city except for the areas in the Peak District National Park (where the Peak Park Authority is responsible for planning).
1.7	Cabinet took the decision to produce a new plan in December 2013 because it became apparent that some elements of the housing policies in the adopted Core Strategy did not fully comply with the requirements of the NPPF. More specifically, changes in economic conditions since the Core Strategy was adopted meant that the five-year supply of <i>deliverable</i> housing sites was, at that time, less than half that required under the NPPF. The housing building target was also out-of-date, given more recent estimates of housing need across the Sheffield/Rotherham strategic housing market area. This meant that the housing land allocations that the Council was proposing to bring forward in the emerging City Policies and Sites document (published for consultation in June 2013) were insufficient. Consequently, the City Policies and Sites document was not submitted to the Government for public examination.
1.8	The Citywide Options for Growth to 2034' document (November 2015) was the start of the process of producing the new local plan. It highlighted one of the biggest challenges our city faces which is how to accommodate the large number of new homes that are needed in the city over the next 15 to 20 years. Although we suggested that most of the new homes could be provided on brownfield sites, there was understandable concern about the suggestion that some would need to be built on Green Belt land.
1.9	The responses to the previous consultation, combined with the changes to national planning policy and increased concerns about climate change have led us to rethink how we could provide sustainable locations for new homes in the city. We have taken time to do further work to assess whether more homes could be provided on brownfield land in the City Centre. The additional work includes a study to look at the housing market in the City Centre which will inform a much bigger piece of work called the Central Area Strategy. The Central Area Strategy will form part of the Sheffield Plan and will be ready in time for when the full Publication Draft Sheffield Plan is published for consultation in summer 2021.
1.10	Government advice is that local planning authorities should continue to progress their local plans, wherever possible, despite the Covid-19 pandemic. This new consultation provides an opportunity for the public to say how the Sheffield Plan should help the city recover after the pandemic. It is likely that development will need to be undertaken differently in the future, so that we are better able to cope, should a

	<p>similar crisis arise again in the future. We believe the Sheffield Plan will form an important part of the medium-longer term recovery plan by, for example:</p> <ul style="list-style-type: none"> - providing certainty for businesses and developers as they make investment/borrowing decisions; - allocating land for development to facilitate future economic growth; - introducing better design standards (e.g. housing space standards; provision of open space); - enabling the planned provision of infrastructure, including health facilities, and for walking and cycling
1.11	The Issues and Options document does not identify any specific site allocation options. However, it sets out the criteria that will be used to decide which sites to allocate. We intend to publish a Housing and Economic Land Availability Assessment (HELAA) alongside the Issues and Options document. The HELAA will identify all the land that is potentially <i>available</i> for development, as well other land that we have identified through the Green Belt Review as potentially being suitable for development (if required).
1.12	The term ‘available’ is used to describe land where the landowner has said they are willing to make the land available for development. Not all the sites that have been suggested by landowners will be needed and some will be unsuitable for development. For example, development of some sites would have unacceptable environmental impacts, whilst others would require unaffordable levels of investment in new infrastructure to make them sustainable. Therefore, inclusion of a site in the HELAA does not necessarily mean that it will ever be developed; it is simply a ‘pool’ of available land from which <i>suitable</i> sites will be selected.
1.13	We intend to publish the Green Belt Review alongside the Issues and Options document. The Review identifies how land in the Green Belt performs against the 5 purposes of Green Belt set out in national planning policy. But it does not indicate whether land is <i>suitable</i> for development or whether it should be allocated for development in the local plan.
1.14	National planning policy requires us to take account of <i>economic viability</i> when deciding which sites to allocate. In particular, housing sites must be shown to be economically viable for them to be included in the 5-year supply of <i>deliverable</i> sites for the first 5 years of the period covered by the Sheffield Plan (2023-2028).
1.15	Ensuring that the Sheffield Plan is deliverable is one of the most important parts of the plan development process. The plan needs to ensure development is financially viable; we want to promote and foster sustainable development, not hamper it. Delivery of infrastructure needs to be coordinated so that the right things are delivered at the right time, and in the most efficient way. A separate Infrastructure Delivery Plan (IDP) is therefore being developed in parallel with the Sheffield Plan to help achieve this. This will be

	completed by the time the Publication Draft Sheffield Plan is published (in summer 2021).
	Spatial Options
1.16	We have used information from the emerging HELAA and Central Area Strategy to help us calculate how much development could be accommodated in the existing urban areas and, therefore, how much might need to be provided through urban extensions on land that is currently in the Green Belt. The eventual preferred spatial approach will, however, also depend on what would provide the right mix of housing types to meeting housing needs, as well as the impact on the environment. One of the main roles of the Issues and Options document is to therefore ask how these different issues should be balanced in the Sheffield Plan. It should also be noted that national planning policy makes clear that Green Belt boundaries should only be altered in exceptional circumstances and when all other reasonable alternatives have been ruled out.
1.17	We have set out three broad spatial options in the Issues and Options document. The first, Option A, would concentrate more growth in higher density development in the central areas of Sheffield and would involve no changes to the Green Belt boundary (other than to correct anomalies in the boundary). Option B would involve less development in the central area of Sheffield but would mean around 5,000 homes (12.5% of new homes) being built on Green Belt land. Option C would involve even less development in the central area, with around 10,000 homes (25%) built on Green Belt land.
1.18	In all three options the amount of development that takes place in the urban areas outside the central area remains the same (around 20,000 homes). This takes account of the different densities that would be appropriate in different locations; so relatively higher densities close to District Centres or near high frequency public transport routes.
	Draft Policies
1.19	The Issues and Options document does not contain draft planning policies. However, we intend to publish a provisional list of policy themes and issues that we propose to cover in the Publication Draft Sheffield Plan (see Appendix 1 of this report). The list will be published alongside the Issues and Options document; consultees will be asked to comment on whether the scope is appropriate.
	Other Supporting Documents
1.20	We propose to publish 5 technical notes alongside the Issues and Options document to help with understanding of some of the more complex issues outlined in the document. These will: (a) clarify how the overall housing need has been calculated using the Government's standard methodology and explain how this will eventually be reflected in the Sheffield Plan;

	<ul style="list-style-type: none"> (b) summarise the work that has been undertaken to assess future employment land requirements; (c) outline the methodology that will be used to select which sites are eventually allocated for different uses (e.g. housing, industry, offices, shopping); (d) summarise the various studies and assessment that are being undertaken to identify future transport infrastructure requirements and potential mechanisms for delivering that infrastructure; (e) outline how future needs for schools, health facilities and other social infrastructure will be assessed when deciding where to allocate land for development
1.21	<p>Other supporting documents are also required in order to comply with national planning policies and regulations:</p> <ul style="list-style-type: none"> - an Integrated Impact Assessment (covering Sustainability Appraisal, Strategic Environmental Assessment, Equalities Impact Assessment and Health Impact Assessment) – covering baseline and scoping and assessment of the 3 spatial options; - Habitat Regulations Assessment Screening Report - Duty to Cooperate Statement – summarising the steps taken so far to show that the requirements to cooperate with other local authorities and prescribed bodies has been met.
2.	HOW DOES THIS DECISION CONTRIBUTE?
2.1	<p>The Issues and Options document sets out a draft vision for future development across the city:</p> <p><i>In 2038 Sheffield will be a fair, inclusive and environmentally sustainable city. It will be playing a nationally significant economic role at the heart of its region, with thriving neighbourhoods and communities, and have a distinct urban and rural identity.</i></p>
2.2	<p>We have suggested 8 aims that flow from the Vision. These align with the Council's ambitions as set out in a range of other plans and strategies. The aims are:</p> <ul style="list-style-type: none"> a) A fair, inclusive and healthy city; b) An environmentally sustainable city; c) Thriving neighbourhoods and communities with good access to open space, local services and facilities; d) A strong economy based on lifelong learning, innovation and enterprise that delivers decent living standards for everyone e) A vibrant city centre which is a great place to live, work and visit; f) A connected city that has a sustainable transport and excellent digital connectivity; g) A green city that continues to cherish, protect and enhance its green infrastructure and heritage assets; h) A well-designed city with a reputation for quality buildings with a strong local identity.

2.3	The Sheffield Plan will address needs and opportunities for housing, jobs and important infrastructure like roads, new schools and green spaces. It will be the basis for safeguarding the environment, adapting to climate change and securing good design. Once adopted, decisions on planning applications will need to be taken in accordance with the Sheffield Plan ³ , unless material considerations indicate otherwise. Consequently, it will be one of the most important tools in guiding decisions on planning applications and investments for buildings and places across the whole city.
2.4	It is vital that the Sheffield Plan reflects the needs and aspirations of every person in the city. The Plan is not about pursuing economic growth for its own sake, with a passive acceptance that benefits will somehow trickle down to every community. Instead, the Plan will influence the way we will seek to help Sheffield become a successful, fairer city. Future growth will only be sustainable if it balances social, economic and environmental pressures.
2.5	For communities, neighbourhoods and individuals this will mean using new development, alongside other actions, to address specific issues like poverty, opportunities for good quality jobs and education. Design of the city can help crime reduction, as well as tackling health issues. Sufficient housing of the right quality in the right location helps make economic growth sustainable. The right standards will help reduce energy consumption and minimise problems like flooding, as well as helping to cater for the increasing numbers of older people.
3.	HAS THERE BEEN ANY CONSULTATION?
3.1	Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that we notify various consultation bodies and such residents or other persons carrying on business in Sheffield (from whom we consider it appropriate to invite representations) about the local plan that we propose to prepare. Further requirements for consultation on the Sheffield Plan (and on planning applications) are set out in the Statement of Community Involvement (SCI) (approved in July 2020). Section 19 of the Planning and Compulsory Purchase Act 2004 requires us to carry out consultation in accordance with the Statement of Community Involvement.
3.2	The SCI sets out the Council's approach and standards to be achieved when consulting with the public on planning matters. It sets out a series of actions the Council will undertake when consulting on the Local Plan at different stages in the process but also identifies a number of other options that may be used to encourage the public to comment. The SCI has recently been updated as it was due for review in accordance with legislation.
3.3	As already noted in paragraph 1.8 above, consultation on the

³ See section 70(2) of the Town and Country Planning Act 1990, section 38 of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the NPPF 2018.

	<p>'Sheffield Plan: Citywide Options for Growth to 2034' took place between November 2015 and January 2016. A summary of the responses made on the Citywide Options for Growth document are set out in a separate consultation report which is available on the Council's website:</p> <p>http://www.sheffield.gov.uk/content/sheffield/home/planning-development/emerging-sheffield-plan-draft.html.</p>
Consultation on the Issues and Options document	
3.4	We are proposing that the formal 6 week consultation period on the Issues and Options document will commence on 1 st September 2020. This avoids the main holiday period, especially following relaxation of the Covid-19 lockdown rules. But it also allows consultees 5 weeks in advance of the formal consultation to read the Issues and Options document and consider their response . Deadlines for making representations will be clearly published as part of the consultation exercise.
3.5	The Government has suggested that local planning authorities may wish to make amendments to their Statements of Community Involvement to include temporary arrangement that are necessary to allow plan-making to progress during the Covid-19 pandemic. Local planning authorities are strongly encouraged to use online engagement methods to their full potential. Our latest SCI includes provisions for carrying out consultation during national emergencies such as the current pandemic.
3.6	The consultation on the Issues and Options will be the main participation opportunity for those wanting to comment on the Sheffield Plan. But there will also be an opportunity to make representations on the soundness of the Publication Draft Plan before it is submitted to the Government for public examination (see paragraph 3.16 below). Consultation will also take place, as necessary, on any 'main modifications' the Planning Inspector proposes in order to make the Publication Draft Plan sound.
3.7	<p>The main objectives of this consultation are to seek views on the matters that the Sheffield Plan should address. Our aims are to:</p> <ul style="list-style-type: none"> • create a high level of awareness within the city about the Issues & Options consultation document, why this stage of consultation is needed, and its strategic vision, aims, and objectives; • make the consultation programme as inclusive as possible; • encourage a considered input from the range of groups and people affected by it; • use comments made during consultation, to support and enable the production of a draft local plan that reflects the priorities and ambitions of the city, its residents, and those stakeholders involved in its development; • meet statutory and Statement of Community Involvement (SCI) requirements for consultation, including meeting the Duty to

	<p>Cooperate;</p> <ul style="list-style-type: none"> • deliver a sound consultation exercise that meets legal obligations and which delivers effective community engagement within the boundaries set by the current restrictions on public movement
3.8	<p>The general approach proposed is to generate positive and inclusive engagement with all interested parties who live, work in, and visit Sheffield; including underrepresented and hard to reach groups.</p> <p>Since we are unable to deliver any face to face consultation, an online opportunity in the form of a questionnaire supported by a range of online information guides and short video presentations, will be available to enable people to learn about the content of the Issues & Options document. Officers will also be available to answer questions submitted via email and during 3 virtual 2 hour sessions held via a video conferencing platform. Consultees will be able to respond with feedback and comment via the online questionnaire. The consultation will be publicised using a variety of social and other media, using a range of techniques to capture attention. All individuals and organisations who have asked to be kept informed about progress on the Sheffield Plan will be notified that the consultation is taking place.</p>
3.9	<p>Although we wish to encourage representations to be made online, we have been particularly aware of the need to engage sections of the community that do not have internet access. The latest Government guidance, issued since the start of the Covid-19 pandemic, says that authorities will need to take reasonable steps to ensure sections of the community that don't have internet access are involved and consider alternative and creative ways to achieve this. We are intending to do this through representative groups (e.g. the Older Person's Forum) and we will also allow individuals to nominate an advocate to share views on their behalf. We will provide a downloadable version of the consultation questionnaire that can also be posted to consultees, on request.</p>
3.10	<p>An Equality Impact Assessment of the Statement of Community Involvement has been undertaken to check that the consultation proposals relating to the Sheffield Plan are fair and inclusive for all who take part. The consultation programme will also be kept under review as it evolves and is delivered. Where appropriate, revisions to it will be made to take account of the changing Covid-19 situation.</p>
3.11	<p>The Issues and Options document can be supplied in alternative formats. For non-English speakers, we can provide support from a translator via video or tele-conferencing, or provide translations of small parts of the document. Local organisations representing Black, Asian and Minority Ethnic groups known to us via our equalities network will be notified about the consultation with details about how they can get involved.</p>
3.12	<p>Specific statutory consultation bodies (e.g. Natural England, Highways England, Environment Agency) and other local authorities within Sheffield City Region will be notified of the consultation. Meetings have already been held with them where there are specific issues that</p>

	need to be addressed as part of the ‘duty-to-cooperate’ (a requirement introduced by the Localism Act 2011). As required by the revised NPPF (2019), we are working with the other local authorities in Sheffield City Region to produce ‘statements of common ground’, documenting the cross-boundary issues being addressed and the progress in cooperating to address these.
3.13	Online briefing sessions will be held for the Parish and Town Councils and the Neighbourhood Planning Groups. We intend to hold a specific session for property agents and developers (including invitations to the Agent’s Forum and Sheffield Property and Regeneration Committee (SPARC)). Online meetings will also be held with Gypsies and Travellers, the Access Liaison Group and Older Persons Forum.
3.14	We are proposing that responsibility for approving the full consultation programme will be delegated to the Chief Planning Officer in consultation with the Cabinet Member for Transport and Development.
Next steps – further consultation	
3.15	As noted in paragraph 1.4 above, the Issues and Options document has been produced under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This means that, like the consultation in 2015, it is still concerned with the matters the Plan should contain.
3.16	The next stage is to produce the “Publication (Pre-Submission) Draft” (published under Regulation 19) and referred to in this document as the Publication Draft Plan. This will be the stage when the Council makes its firm proposals on which policies to include and which sites it proposes to allocate for development. There will be a further 6 week period of consultation on the Publication Draft starting in July 2021. However, the public consultation at that stage will not be concerned with shaping the content of the document; but allows interested parties to comment on whether they consider it to be sound (i.e. justified and legally compliant) ⁴ .
3.17	In drafting the new Plan we will try to address all the concerns that respondents to the consultation may have but there may be some issues where the Council and stakeholders will continue to disagree over what is sound. In those cases where the Council agrees that further changes should be made they would be presented in a schedule of proposed modifications. The Publication Draft Plan and the schedule are then submitted to the Government for public examination by a Planning Inspector. If asked to do so by the Council, the Inspector must recommend main modifications that are required to make the plan sound and legally compliant. Where main modifications are recommended there will be a further period of public consultation. Once the Inspector has considered the representations from the ‘main modifications’ consultation, they will issue their final report. The Council will then decide whether to proceed with the Plan (in its modified form) and adopt it, or not adopt the Plan at all. .

⁴ [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(Regulation 19 “Publication of a local plan”\)](#)

3.18	<p>The main steps, based on the key dates in the Local Development Scheme (November 2019) are as follows:</p> <ul style="list-style-type: none"> • Consultation on the Issues & options July - Oct 2020 • Consultation on the Publication (Pre-submission) Draft Plan July - Sept 2021 • Submission Jan 2022 • Public examination hearings Apr- Sept 2022 • Preliminary Inspector's report Dec 2022 • Public consultation on Main Modifications Feb - Mar 2023 • Final Inspector's Report June 2023 • Approval by Full Council and Adoption Sept 2023
3.19	<p>The precise timetable will depend on the scale and nature of the representations and how much requires examination in the public hearings.</p>
4	RISK ANALYSIS AND IMPLICATIONS OF THE DECISION
	Equality of Opportunity Implications
4.1	<p>Section 149 of the Equality Act 2010 requires public authorities, when carrying out their functions, to have due regard to the need to:</p> <ul style="list-style-type: none"> • eliminate discrimination, harassment, victimisation and other prohibited conduct; • advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; • foster good relations between persons who share a protected characteristic and persons who do not share it <p>Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.</p>
4.2	<p>The statutory provisions relating to making representations on the Issues and Option document are set out in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. As already noted in paragraph 3.5 above, the Government is encouraging local authorities to review their Statements of Community Involvement to use online public engagement methods to their full potential. Any changes to consultation arrangements should, however, continue to promote effective community engagement by means which are reasonably practicable.</p>
4.3	<p>In paragraph 3.10 above, we have noted that the implications of the consultation processes have already been audited for the adopted Statement of Community Involvement (which sets out the Council's approach and standards to be achieved when consulting with the public on planning matters). Section 3 above also outlines the specific</p>

	steps that will be taken to engage with groups representing people who might otherwise be disadvantaged by planning and development, as well as those people who do not have internet access.
4.4	An Equality Impact Assessment for this report was approved. The equality impacts of the consultation programme itself have also been assessed. The public consultation programme on the document is likely to have a low positive impact on equality of opportunity.
4.5	The PDF version of the Issues and Options document to be published on our website has been made an ‘accessible document’ ⁵ in line with <u>The Public Sector Bodies (Websites and Mobile Applications) (No.2) Accessibility Regulations 2018</u> . This requires all documents published by public sector organisations to be accessible by 23 September 2020. In accordance with the SCI, the document can be supplied in alternative formats and for non-English speakers, we can provide support from a translator, or provide translations of small parts of the document.
4.6	The spatial options in the Issues and Options document have been subject to an Equality Impact Assessment. This will be published as part of the Issues and Options document Integrated Impact Assessment. The assessment of the 3 options, highlighting both equality and environmental implications of each one, is summarised on pages 55-64 of the Issues and Option document.
4.7	The Equality Impact Assessment highlights issues which may arise as a result of aiming to achieve the housing growth and economic growth required by the city under the 3 spatial options. Achieving this in itself has massive equality benefits for a larger number of people. Potential equality issues (and the Plan’s role in minimising any adverse impacts) will be reviewed throughout the whole Sheffield Plan process, and through the decision-making process on planning applications. The consultation on the Issues and Options document will be followed by further consultation on the Publication Draft Plan (in 2021) and on the main modifications recommended by the Planning Inspector (following the public examination). This further consultation will enable continued liaison with partners and allow equality impacts to be further reviewed and refined. Decisions on planning applications will be made in the context of the adopted Sheffield Plan and equality issues are re-considered with that level of detail.
	Financial and Commercial Implications
4.8	There are no new financial implications. Publication of the Issues and Options document has been budgeted for in 2020/21. It should be noted that expenditure will increase markedly this year and the next two years as a result of the need to update the evidence base and pay the Planning Inspectorate’s charges for the public examination of the Plan. Funds have been held in reserve (from underspends in previous

⁵ An accessible document is a document created to be as easily readable by a sighted reader as a low vision or non-sighted reader. Making a document accessible is easiest when they are in the original stages of creation.

	<p>years) to cover those increased costs. Costs up to adoption of the plan in 2023/24 are being planned for but are expected to show a substantial reduction when compared to the previous three years.</p> <table border="1"> <thead> <tr> <th></th><th style="text-align: center;">20-21 £'000</th><th style="text-align: center;">21-22 £'000</th><th style="text-align: center;">22-23 £'000</th><th style="text-align: center;">23-24 £'000</th></tr> </thead> <tbody> <tr> <td>Cash limit</td><td style="text-align: center;">316</td><td style="text-align: center;">104</td><td style="text-align: center;">147</td><td style="text-align: center;">58</td></tr> <tr> <td>Local Plan reserves</td><td></td><td style="text-align: center;">95</td><td style="text-align: center;">95</td><td style="text-align: center;">95</td></tr> <tr> <td></td><td style="text-align: center;">221</td><td style="text-align: center;">9</td><td style="text-align: center;">52</td><td style="text-align: center;">-37</td></tr> <tr> <td></td><td style="text-align: center;"><hr/>316</td><td style="text-align: center;">104</td><td style="text-align: center;">147</td><td style="text-align: center;">58</td></tr> </tbody> </table>		20-21 £'000	21-22 £'000	22-23 £'000	23-24 £'000	Cash limit	316	104	147	58	Local Plan reserves		95	95	95		221	9	52	-37		<hr/> 316	104	147	58
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4.9	The allocation of Council land for new development would increase the value of that land and potentially enables the Council to secure significant capital receipts through land sales to developers. However, unlike development of privately owned land, receipts will be reinvested in public services or enhanced community benefits. In principle this could provide benefits over and above what might otherwise be negotiated on a privately-owned site through a S106 legal agreement. It could mean, for example, that money from capital receipts could be used to provide higher levels of affordable housing or community facilities (though this would, or course, be a political choice).																									
	Legal Implications																									
4.10	Under the Planning and Compulsory Purchase Act 2004 (Section 19(1B-1E)), the Council is required to identify the strategic priorities for the development and use of land in its area and set out policies to address those priorities in development plan documents. The Issues and Options document is a step towards meeting that requirement in an up-to-date local plan.																									
4.11	The legal requirements in relation to public consultation have already been referred to in paragraph 4.2 above.																									
4.12	The recommendations of this report contribute to meeting the above mentioned statutory requirements.																									
	Other Implications																									
	Public Health Impacts																									
4.13	One of the 8 aims set out in the Issues and Options document is for Sheffield to be 'a fair, inclusive and a healthy city'. The way the city develops will have some significant impacts on the future health of the population. Many of the policies in the Publication Draft Plan (in 2021) will contribute to reducing health inequalities, for example by introducing and enabling the Council to apply better and more consistent standards across the city. A Health Impact Assessment of the 3 spatial options in the Issues and Option document is being undertaken and will be published as part of the Integrated Impact Assessment.																									

	<u>Property impacts</u>
4.14	Once adopted, the Sheffield Plan will apply equally to the Council as to other public or private sector developer or property interests. Council property management intentions, like those of any other property owner, are relevant in the assessment of the deliverability of proposed allocations (which include Council-owned land) but the Council's property interests are not material considerations for determining planning policy.
	5. ALTERNATIVE OPTIONS CONSIDERED
5.1	All local planning authorities are expected to produce a local plan for their area. The Government has stated its intention to intervene in plan-making where a local planning authority fails to produce a plan and keep it up to date. If the Sheffield Plan is not produced, the Government could take over planning for the area or ask another local authority to prepare Sheffield's local plan.
5.2	Under the latest National Planning Policy Framework (2019), local planning authorities will be required, as a minimum, to ensure that there is a plan in place which addresses the <i>strategic priorities</i> for their area (e.g. housing need). The strategic plan can be produced by local planning authorities working together or independently, in the form of a joint or individual local plan. They may also be produced by an elected Mayor or combined authority in the form of a spatial development framework (where plan-making powers have been conferred). Currently, although some discussion has taken place, none of these alternative arrangements have been agreed between the authorities in the Sheffield City Region. They could, however, provide an alternative way of planning for the city and the wider city region in the future.
5.3	The Sheffield Plan will include strategic priorities as well as local policies which allocate sites and deal with more detailed development management issues. Local policies may also be produced in neighbourhood plans prepared by a neighbourhood planning group (a parish or town council, or a neighbourhood forum). Currently, only a handful of neighbourhood plans are being prepared in Sheffield but the number could rise in the future. It's unlikely that full coverage will be achieved across the city, meaning there will continue to be a need for local policies prepared by the City Council.
5.4	A key choice for Sheffield is whether the city should seek to meet all its own housing needs within the district or seek to accommodate some of it elsewhere in the city region. In 2018, we wrote to all the local authorities in Sheffield City Region to ask if they were in a position to meet some of Sheffield's housing needs. They all stated that they were unable to do so. However, it is worth noting here that, if they were to meet some of city's housing needs, it is likely that additional Green Belt releases would be required in those districts. Rotherham, Barnsley and North East Derbyshire Councils have

	already removed, or are proposing to remove, land from the Green Belt in order to meet their own housing needs ⁶ . Furthermore, as already noted, accommodating growth in districts elsewhere in the city region would mean people having to commute longer distances to work which, importantly, would not be a viable option for many lower income households.
5.5	As already noted in paragraphs 1.16-1.18 above, the Issues and Options document sets out 3 broad spatial options for accommodating future housing growth. In our opinion, the options we have put forward are appropriate based on the current evidence available on the suitability, availability and economic viability of land in the city. One of the main purposes of the consultation is to gather additional evidence, though we will also be undertaking further work before making a recommendation to Members on preferred options. .
6.	REASONS FOR RECOMMENDATIONS
6.1	Once adopted, the new Sheffield Plan will make a major contribution to the future development of the city and will guide development over the next 15-20 years. It will play an important role in helping to create a fair, inclusive and sustainable city and will help the city to recover from the Covid-19 pandemic.
6.2	The document that is the subject of this report (the Issues and Options document) is the first step towards producing a new local plan for the city. A Publication Draft Sheffield Plan will be published in summer 2021 and will take account of the comments made on the Issues and Options document. The Publication Draft will represent the Council's firm proposals but there will be a further opportunity for the public to comment on the soundness of the Plan before it is submitted to the Government for public examination. The consultation needs to take place in order for the Council to meet the Government's deadline for all local authorities to have an up to date local plan in place by 2023.

⁶ See Rotherham Adopted Core Strategy (2014); Rotherham Adopted Sites and Policies Document (2018); Barnsley Adopted Local Plan (2019) and North East Derbyshire Publication Draft Local Plan (2018).

APPENDIX 1

Sheffield Plan: Draft List of Policy Themes and Outline of Issues to be covered

▲ = Strategic issues (setting out the local priorities for development)

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
Spatial Strategy and Overall Scale of Future Growth		
1. Overall spatial strategy and the role of different settlements ▲	<ul style="list-style-type: none"> • Settlement hierarchy – spatial priorities for different settlements • Hierarchy of centres – City Centre, district centres, local centres • General extent of Green Belt 	<ul style="list-style-type: none"> • Achieving sustainable development • Delivering a sufficient supply of homes • Building a strong, competitive economy • Ensuring the vitality of town centres • Promoting sustainable transport • Making effective use of land • Protecting Green Belt land • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
2. Economic growth and land for employment and economic development ▲	<ul style="list-style-type: none"> • Employment land requirements for offices and industry • Main locations for office and industrial development • Other (secondary) locations for offices and industrial development 	<ul style="list-style-type: none"> • Building a strong, competitive economy

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
3. Housing needs, the overall requirement and provision of sufficient housing land ▲	<ul style="list-style-type: none"> • Overall housing requirement and 5-year supply • Housing requirement for submarket areas • Housing requirement for designated neighbourhood areas • Identification of strategic housing sites • Other locations for significant housing growth 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes
4. Transport required to enable and manage growth ▲	<ul style="list-style-type: none"> • Transport priorities • Managing the demand for travel 	<ul style="list-style-type: none"> • Promoting sustainable transport • Meeting the challenge of climate change, flooding and coastal change
5. Strategic site allocations ▲	<ul style="list-style-type: none"> • Condition on development on strategic site allocations • Infrastructure requirements 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Building a strong, competitive economy • Ensuring the vitality of town centres
6. Development on other allocated sites	<ul style="list-style-type: none"> • Conditions on development on non-strategic sites allocations • % of housing requirement on sites <1 hectare • Infrastructure requirements 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Building a strong, competitive economy • Ensuring the vitality of town centres

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
A Strong and Growing Economy		
Economic Growth and Employment		
7. Promoting local employment in developments	<ul style="list-style-type: none"> Promotion of local employment in major employment-generating schemes 	<ul style="list-style-type: none"> Building a strong, competitive economy
8. Economic development and the impact on sensitive uses	<ul style="list-style-type: none"> Avoiding restrictions being placed on businesses as a result of housing and other sensitives use being located nearby 	<ul style="list-style-type: none"> Building a strong, competitive economy Promoting healthy and safe communities
Shopping, Leisure, Culture and Tourism		
9. Shopping, leisure and cultural development in the City Centre ▲	<ul style="list-style-type: none"> Location of shop proposals with citywide and regional catchments Land uses within the Cultural Hub in the City Centre Leisure developments and other main town centre uses in the City Centre 	<ul style="list-style-type: none"> Ensuring the vitality of town centres
10. Development in District and	<ul style="list-style-type: none"> Scale of new shopping and leisure 	<ul style="list-style-type: none"> Ensuring the vitality of town centres

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
Local Centres ▲	<p>development in District Centres and Local Centres</p> <ul style="list-style-type: none"> • Controls over non-shop uses in District and Local Centres • Provision of short-term parking in District and Local Centres 	
11. Shopping, leisure, culture and community facilities outside centres ▲	<ul style="list-style-type: none"> • Controls over shopping, leisure, culture and community facilities outside centres • Requirements for retail impact assessments 	<ul style="list-style-type: none"> • Ensuring the vitality of town centres
Thiving Neighbourhoods and Communities		
Strategic Housing Sites		
12. Principles guiding the development of strategic housing sites ▲	<ul style="list-style-type: none"> • Vision and principles • Requirements for master planning and phasing of development • Requirements to cater for local need (in terms of housing types, sizes and density) • Providing for sustainable travel and transport modes • Delivery of local services, facilities and 	<ul style="list-style-type: none"> • Achieving sustainable development • Delivering a sufficient supply of homes • Promoting healthy and safe communities • Achieving well-designed places • Meeting the challenge of climate change, flooding and coastal change

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
	<p>amenities</p> <ul style="list-style-type: none"> • Provision of green infrastructure • Flood water management and sustainable drainage systems • Conservation of natural resources • Impact on the historic environment 	
Meeting Different Housing Needs		
13. Provision of affordable housing ▲	<ul style="list-style-type: none"> • Overall need for affordable housing • Level of developer contributions towards affordable housing • Site size thresholds for developer contributions • Types of affordable housing required • Will set requirement for at least 10% of homes to be available for affordable home ownership, (unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups) 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes
14. Housing for independent and supported living▲	<ul style="list-style-type: none"> • Provision of older persons accommodation • Requirements for the provision of accessible and adaptable dwellings as a percentage of new housing developments 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
	<ul style="list-style-type: none"> Requirements for the provision of wheelchair adaptable dwellings as a percentage of new housing developments 	
15. Creating mixed communities▲	<ul style="list-style-type: none"> Requirements to provide a mix of housing (values, sizes, types and tenures) in larger housing developments Controls over shared accommodation (such as houses in multiple occupation (HMOs) and purposes built student accommodation) in areas where there is already a high concentration of such housing 	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Promoting healthy and safe communities
16. Provision of purpose-built student accommodation▲	<ul style="list-style-type: none"> Preferred locations for purpose-built student accommodation Design requirements for purpose-built student accommodation 	<ul style="list-style-type: none"> Delivering a sufficient supply of homes
17. Provision of Gypsy and Traveller and Travelling Showpeople sites▲	<ul style="list-style-type: none"> Overall requirements for new sites Criteria for assessing new sites 	<ul style="list-style-type: none"> Delivering a sufficient supply of homes
18. Meeting local housing needs in different market sub-	<ul style="list-style-type: none"> Housing size, type and tenure needed in different sub-areas of the city 	<ul style="list-style-type: none"> Delivering a sufficient supply of homes

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
areas/neighbourhoods	<ul style="list-style-type: none"> Densities and housing types required on allocated sites 	
Housing Design and Density		
19. Housing space standards	<ul style="list-style-type: none"> Confirmation of the intention to apply the nationally described housing space standards Requirements for the provision of gardens or private amenity space 	<ul style="list-style-type: none"> Promoting healthy and safe communities
20. Housing density and efficient use of land ▲	<ul style="list-style-type: none"> Density requirements in different locations (based on accessibility) Criteria for making exceptions to the density requirements, including impact on local character and the historic environment 	<ul style="list-style-type: none"> Making effective use of land Meeting the challenge of climate change, flooding and coastal change
Creating Sustainable Communities		
21. Access to local services and community facilities ▲	<ul style="list-style-type: none"> Minimum standards for access to local services, public transport and community facilities (for residential developments of 10 or more new homes) 	<ul style="list-style-type: none"> Promoting healthy and safe communities

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
22. Safeguarding local services and community facilities	<ul style="list-style-type: none"> Criteria for assessing proposals resulting in the loss of valued community facilities, including Assets of Community Value 	<ul style="list-style-type: none"> Promoting healthy and safe communities
23. Controls over hot-food takeaways	<ul style="list-style-type: none"> Restrictions over the location of hot-food takeaways close to schools 	<ul style="list-style-type: none"> Promoting healthy and safe communities
A Connected City		
Transport		
24. Development and the impact on trip generation ▲	<ul style="list-style-type: none"> Measures required to minimise the number of trips Measures required to minimise the impact of development on the transport network Requirements to maximise opportunities for active travel Measures to minimise carbon emissions, air and noise pollution, and visual intrusion associated with trips related to development 	<ul style="list-style-type: none"> Promoting sustainable transport Meeting the challenge of climate change, flooding and coastal change
25. Parking provision in new	<ul style="list-style-type: none"> Guidelines for the level of car and cycle 	<ul style="list-style-type: none"> Promoting sustainable transport

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
development	<ul style="list-style-type: none"> • parking in new developments • Criteria for allowing parking provision above or below the usual guidelines • Measures to reduce the impact of on-street car parking • Impact of development on Controlled Parking Zones 	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change
Telecommunication Masts and Digital Connectivity		
26. Broadband and telecommunications	<ul style="list-style-type: none"> • Requirements for the provision of full-fibre broadband connections in new developments • Criteria for the design and siting of telecommunications equipment 	<ul style="list-style-type: none"> • Supporting high quality communications
A Green City		
Green Infrastructure		
27. Green infrastructure – overall priorities ▲	<ul style="list-style-type: none"> • Principles for the protection, management and enhancement of green infrastructure • Requirements for mitigation where 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
	<p>unavoidable harm is caused to green infrastructure</p> <ul style="list-style-type: none"> • Management of green infrastructure across administrative boundaries 	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change
28. Development affecting open space and urban greenspace	<ul style="list-style-type: none"> • Criteria for assessing developments that affect open space and other urban greenspace 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities • Meeting the challenge of climate change, flooding and coastal change
29. Creating open space in residential developments	<ul style="list-style-type: none"> • Requirements for the provision of on-site open space in new residential developments • Developer contributions towards the provision or enhancement of off-site open space • Requirements for the design and location of open space in residential developments 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities
30. Development in the Green Belt	<ul style="list-style-type: none"> • Criteria for assessing development proposals in the Green Belt • Definition of settlements in the Green Belt where infilling will be permitted • Exceptions for affordable housing in the 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
	Green Belt where there is an identified housing need	
31. Landscape character	<ul style="list-style-type: none"> Criteria for assessing the impact of development on defined landscape character areas Criteria for assessing development that may impact on the Peak District National Park or historic landscapes 	<ul style="list-style-type: none"> Conserving and enhancing the natural environment
32. Safeguarding the Best and Most Versatile Agricultural Land	<ul style="list-style-type: none"> Criteria for assessing development on the best and most versatile agricultural land 	<ul style="list-style-type: none"> Conserving and enhancing the natural environment
33. Safeguarding and enhancing biodiversity and geodiversity ▲	<ul style="list-style-type: none"> Definition of the hierarchy of designated sites Criteria for assessing development that may impact on biodiversity or geodiversity Requirements for biodiversity net gain Requirements for habitat creation and buffer areas Requirements on development that would cause the loss or deterioration of irreplaceable habitats Protection against threats to UK biodiversity 	<ul style="list-style-type: none"> Conserving and enhancing the natural environment

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
	<p>from disease, pests and invasive non-native species</p> <ul style="list-style-type: none"> • Development affecting peatlands 	
34. Protection and enhancement of trees, woodland and hedgerows	<ul style="list-style-type: none"> • Criteria for assessing development proposals that would affect trees, woodland or hedgerows (including mature or ancient woodland, veteran trees or ancient or species-rich hedgerows) • Requirements for tree-planting 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change
An Environmentally Sustainable City		
Managing Energy and Water Resources		
35. Renewable and low carbon energy generation	<ul style="list-style-type: none"> • Requirements for decentralised renewable or low carbon energy in new developments • Protection for existing renewable and low carbon energy networks • Promotion of shared energy schemes • Locations for grid-connected wind turbines 	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
36. Flood risk and water management ▲	<ul style="list-style-type: none"> • Avoidance of development in high flood risk areas and application of the sequential test • Requirements for Flood Risk Assessments • Restrictions on development in areas of functional floodplain and developed functional floodplain • Criteria for allowing vulnerable uses in areas with a medium or high probability of flooding • Restrictions on surface water discharge • Requirements for development near to rivers and streams • Avoidance of culverting • Requirements for sustainable drainage systems • Controls over water abstraction 	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change
Managing Pollution, Noise and Nuisance		
37. Managing air quality, pollution and ground conditions ▲	<ul style="list-style-type: none"> • Controls over the location of sensitive uses in the Air Quality Management Area • Requirements for Air Impact Assessments • Controls over the impact of light pollution 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
	<ul style="list-style-type: none"> • Assessments of land contamination and land stability risks • Requirements for environmental buffers 	
38. Safeguarding sensitive uses from noise and nuisance	<ul style="list-style-type: none"> • Protecting residential uses from nuisance • Protection of sensitive uses from noise • Controls over opening hours for drinking establishments (A4), hot food takeaways (A5) and nightclubs 	<ul style="list-style-type: none"> • Promoting healthy and safe communities
Facilitating the Sustainable Use of Minerals and Energy Resources		
39. Safeguarding of mineral resources ▲	<ul style="list-style-type: none"> • Extent of Minerals Safeguarding Area • Requirements to investigate potential for minerals extraction in advance of development 	<ul style="list-style-type: none"> • Facilitating the sustainable use of minerals
40. Use and production of secondary and recycled aggregates	<ul style="list-style-type: none"> • Encouragement to use secondary and recycled aggregates • Suitable locations for aggregate recycling facilities 	<ul style="list-style-type: none"> • Facilitating the sustainable use of minerals

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
A Well-Designed City		
Requirements for Good Design		
41. Design principles and priorities ▲	<ul style="list-style-type: none"> Design principles and priorities for the protection of heritage assets Design principles for protecting the city's distinctive landscape General design requirements on new development (site context and character, health and safety, green infrastructure, environmental improvements, access (including for disabled people), place-making, climate change) 	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the historic environment
42. Local context and development character	<ul style="list-style-type: none"> Criteria for assessing the impact of development on local character and context Identification of locations where the highest standards of design will be expected 	<ul style="list-style-type: none"> Achieving well-designed places
43. Design and alteration of buildings	<ul style="list-style-type: none"> General criteria for assessing the design of new buildings Requirements for promoting sustainable design (including reductions in carbon 	<ul style="list-style-type: none"> Achieving well-designed places

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
	<p>emissions and water consumption standards for new dwellings)</p> <ul style="list-style-type: none"> • Resilience to climate change 	
44. Public realm and landscape design	<ul style="list-style-type: none"> • Requirements relating to the design of public realm 	<ul style="list-style-type: none"> • Achieving well-designed places
• Design of streets, roads and parking	<ul style="list-style-type: none"> • Criteria relating to the design of roads, pedestrian routes and area, cycleways and public spaces 	<ul style="list-style-type: none"> • Achieving well-designed places
45. Design of shop fronts	<ul style="list-style-type: none"> • Criteria for assessing the design of shop fronts 	<ul style="list-style-type: none"> • Achieving well-designed places
46. Design of tall buildings and protection of views in the City Centre	<ul style="list-style-type: none"> • Criteria for assessing proposals for tall buildings in the City Centre, including impact on views and vistas or the settings of heritage assets 	<ul style="list-style-type: none"> • Achieving well-designed places
47. Control over advertisements	<ul style="list-style-type: none"> • Criteria relating to the design and location of advertisements 	<ul style="list-style-type: none"> • Achieving well-designed places
48. Development affecting Heritage Assets ▲	<ul style="list-style-type: none"> • Criteria for assessing development that affects heritage assets and designated 	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
	heritage assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas), non-designated heritage assets and heritage at risk	
Infrastructure Provision		
49. Infrastructure priorities and developer contributions▲	<ul style="list-style-type: none"> • Infrastructure priorities to support development proposals in the plan (including transport, waste treatment, energy generation, telecommunications, water supply and water quality, education facilities, health facilities and major open space and leisure facilities) • Priorities for expenditure of the Community Infrastructure Levy (CIL) • Developer contributions in addition to CIL 	<ul style="list-style-type: none"> • Achieving sustainable development • Promoting sustainable transport • Meeting the challenge of climate change, flooding and coastal change • Achieving well-designed places