



## Report to Economic and Environmental Scrutiny & Policy Development Committee

19 January 2021

**Report of:** Interim Executive Director, Place

**Subject:** Update on the Sheffield Plan

**Author of Report:** Simon Vincent, Local Plan Service Manager (Tel: 0114 2734157)

**Summary:**

This report provides an update on progress in preparing the Sheffield Plan (the city's new statutory Local Plan). The update has been requested by the Committee.

**Type of item:** The report author should tick the appropriate box

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	
Cabinet request for scrutiny	
Full Council request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	X
Other	

**The Scrutiny Committee is being asked to:**

The Committee is asked to note progress in preparing the Sheffield Plan and provides views on the next steps. \_\_\_\_\_

**Background Papers:**

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

Sheffield Plan Local Development Scheme (November 2019)

Sheffield Plan Issues and Options document (September 2020)

**Category of Report:** OPEN

# **Report of the Director of City Growth**

## **Update on the Sheffield Plan**

### **1. Purpose of the Report**

- 1.1 To update the Scrutiny Committee on progress on the city's statutory Local Plan ('The Sheffield Plan').

### **2. Background**

- 2.1 Members will recall that consultation on 'issues and options' (Regulation 18 consultation<sup>1</sup>) originally took place in 2015.
- 2.2 Following concerns from Members and the public about the scale of Green Belt release envisaged, a new timetable and process was agreed in November 2019 (through publication of a revised 'Local Development Scheme').
- 2.3 The Sheffield Plan will guide development in the city to 2038 and set out a new ambitious vision for how the city grows and develops.
- 2.4 The new Plan will be informed by a new **Central Area Residential Strategy** that provides a framework for accelerated delivery of sustainable residential growth across the City Centre and immediately adjoining areas. The work demonstrates that there is spatial capacity to deliver 20,000 homes within that area.
- 2.5 When eventually adopted, the new Sheffield Plan will replace the Sheffield Core Strategy (2009) and 'saved' policies in the Sheffield Unitary Development Plan (1998). Those documents, together with policies in the National Planning Policy Framework, will continue to be used for development management purposes until the new plan is adopted.

### **3. Timetable and Process**

- 3.1 The timetable agreed in November 2019 is as follows:
- Consult on Issues and Options (Reg 18): July-Sept 2020
  - Consult on Publication Draft Local Plan (Reg 19): July-Sept 2021
  - Draft Plan Submitted to the Government: January 2022
  - Public hearings: April – July 2022
  - Preliminary Inspector's Report: Nov 2022
  - Consult on Main Modifications: Jan – Feb 2023
  - Final Inspector's Report: June 2023
  - Adoption: Sept 2023
- 3.2 Delays caused by the Covid-19 meant that the consultation on the Issues and Options took place 2 months later than planned (1st September – 13th October 2020). This slippage is likely to be reflected in subsequent stages.
- 3.3 Government expects all local planning authorities to have a local plan in place by 2023.

### **4. Issues and Options Consultation (Reg 18) (Sept-Oct 2020)**

- 4.1 The main purpose of the Issues and Options document was to ask what the Plan should contain. It set out a draft vision for the city and 8 interrelated aims. The main

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<sup>1</sup> This refers to Regulation 18 of the Town and Country Planning (Local Planning) Regulations (England) 2012.

challenges and opportunities under each of those aims were outlined. Consultees were asked to answer a series of questions on the key issues.

- 4.2 Importantly, the document also set out the main options for meeting the city's future housing needs. These are summarised in Appendix 1 below.
- 4.3 Several supporting documents were published alongside the Issues and Options document, including a Green Belt Review and a Housing and Economic Land Availability Assessment (HELAA). The HELAA identifies all the land that is potentially available for development.
- 4.4 Due to Covid-19 the consultation was held entirely online. It included a series of meetings and briefings with a wide range of organisations, as well as 3 online question and answer sessions open to members of the public.
- 4.5 We intend to publish an Interim Consultation Report in February 2020 that will summarise the comments that were made, as well as details of the consultation that was undertaken. A final Consultation Report, setting out the Council's responses to the comments will be published alongside the Publication Draft Sheffield Plan (in Autumn 2021).
- 4.6 There were 575 responses to the Issues and Options consultation – an overview of who responded set out in Appendix 2.

## **5. What does this mean for the people of Sheffield?**

- 5.1 The Sheffield Plan will be the city's new local plan and will guide development in the city until 2038. As a statutory document, it will be a powerful tool to deliver the positive change we have described above; it will have a big impact on the city's economy, affecting the number, type and location of businesses and jobs. It will affect what it's like to live in our neighbourhoods, shop on our high streets, use local services, travel around, and visit our parks, countryside and attractions.

## **6. Next Steps**

- 6.1 The responses to the Issues and Options consultation will inform the content of the Publication Draft Sheffield Plan. We will also be gathering further evidence and will need to take account of any changes to planning legislation and national policies.
- 6.2 We expect the Publication Draft Plan to be presented to Cabinet in September 2021 followed by full Council in October 2021.

## **7. Recommendation**

- 7.1 The Committee is asked to note the progress being made on producing the Sheffield Plan and to provide views on the next steps and content of the Publication Draft.

## Appendix 1: Sheffield Plan Issues and Options Consultation 2020 – Housing Growth Options

	Description of Option	New Central Area homes	New Urban Area homes (outside Central Area)	New Green Belt homes	Total new homes
<b>Option A</b>	High density, vibrant walkable neighbourhoods with a wide choice of homes.  Where: The Central Area – in and around the City Centre and at Attercliffe.	20,000 (50%)	20,000 (50%)	0*	40,000
<b>Option B</b>	Mid-rise and vibrant central area and some new houses with private gardens in the suburbs.  Where: The Central Area and some limited areas on the edge of the City	15,000 (37.5%)	20,000 (50%)	5,000 (12.5%)	40,000
<b>Option C</b>	Less dense central area, more new houses with private gardens in the suburbs  Where: the edges of the city including some Green Belt.	10,000 (25%)	20,000 (50%)	10,000 (25%)	40,000

## Appendix 2: Respondents to the Sheffield Plan Issues and Options Consultation 2020

Category of Respondent	Number of responses	Overall %
Councillor/Political Party Representative	6	1.04%
Developer/Agent/Landowner	61	10.61%
Individuals	433	75.30%
Member of Parliament	1	0.17%
Neighbourhood Planning Group	3	0.52%
Other Local Authority	9	1.57%
Private Company	8	1.39%
Private Organisation	5	0.87%
Public Body	9	1.57%
Voluntary Organisation	38	6.61%
Partnership Board/Panel	2	0.35%
<b>Total</b>	<b>575</b>	<b>100%</b>