



Report to Policy Committee

Author/Lead Officer of Report: Simon Vincent,
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Tel: 0114 2735259

Report of: Executive Director, City Futures

Report to: Transport, Regeneration and Climate Policy Committee

Date of Decision: 14th June 2023

Subject: Consultation Responses on the Publication Draft Sheffield Local Plan ('The Draft Sheffield Plan')

Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, what EIA reference number has it been given?				
Has appropriate consultation taken place?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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:-				
N/A				

Purpose of Report:

The report provides an overview of the public consultation carried out on the Publication Draft Sheffield Plan, including some of the key issues. It also sets out the process for responding to the issues raised and the timetable and process for submitting the Sheffield Plan to the Government for public examination.

Recommendations:

It is recommended that the Policy Committee:

- a) notes the issues arising from public consultation on the Publication Draft Sheffield Plan;
- b) notes that a 'schedule of suggested amendments', compiled in response to the comments on the Publication Draft Sheffield Plan, is to be considered by the Strategy and Resources Committee and full Council prior to submitting the

relevant documents to the Government in accordance with recommendation (d) of the decision of full Council dated 14th December 2022

Background Papers:

- Publication Draft Sheffield Plan:
 - Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations
 - Part 2: Development Management Policies and Implementation
 - Annex A: Site Allocations
 - Annex B: Parking Guidelines
 - Key Diagram
 - Policies Map (digital map only)
 - Glossary
- [Report to the Cooperative Executive \(16 February 2022\) – Sheffield Local Plan Spatial Options](#)
- [Sheffield Statement of Community Involvement](#) (July 2020)
- Sheffield [Local Development Scheme](#) (21 October 2021)

Lead Officer to complete:-			
1	<div style="display: flex;"> <div style="flex: 1;"> <p>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.</p> </div> <div style="flex: 1; border-left: 1px solid black; padding-left: 5px;"> <p>Finance: Kerry Darlow</p> <hr/> <p>Legal: Victoria Clayton</p> <hr/> <p>Equalities & Consultation: Louise Nunn</p> <hr/> <p>Climate: Michael Johnson</p> </div> </div>		
	<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	<table border="1" style="width: 100%;"> <tr> <td style="width: 45%;">EMT member who approved submission:</td> <td>Kate Martin, Executive Director, City Futures</td> </tr> </table>	EMT member who approved submission:	Kate Martin, Executive Director, City Futures
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3	<table border="1" style="width: 100%;"> <tr> <td style="width: 45%;">Committee Chair consulted:</td> <td>Cllr Ben Miskell</td> </tr> </table>	Committee Chair consulted:	Cllr Ben Miskell
Committee Chair consulted:	Cllr Ben Miskell		
4	<p>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 Committee by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 45%;">Lead Officer Name: Simon Vincent</td> <td>Job Title: Service Manager (Strategic Planning)</td> </tr> </table> <p>Date: 6 June 2023</p>	Lead Officer Name: Simon Vincent	Job Title: Service Manager (Strategic Planning)
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1. PROPOSAL

1.1 Overview

1.1.1 Members are asked to note the key issues arising from the public consultation on the Publication (Pre-Submission) Draft Sheffield Local Plan (what we are calling 'The Sheffield Plan'). The new plan will guide the future of the city by setting out the vision and policies for how and where development will take place up until 2039. It is expected that the Plan will be adopted by the end of 2024, following a public examination by a planning inspector. Once adopted 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).

1.1.2 Officers are currently considering whether amendments to the Plan should be recommended in response to public consultation responses regarding the 'soundness' of the plan. The soundness tests are set out in the National Planning Policy Framework (NPPF). Any recommended amendments will be considered by the Strategy and Resources Policy Committee and full Council before the Plan is submitted to the Government for public examination. An independent planning inspector will be appointed by the Government and will consider whether the amendments put forward by the Council should be made. The Inspector may also recommend other changes if they are needed to make the Plan sound.

1.1.3 Throughout this report we refer to the Publication (Pre-Submission) Draft Sheffield Local Plan as the 'Draft Sheffield Plan' or simply the 'Draft Plan'.

1.2 Background

1.2.1 Section 19 of the Planning and Compulsory Purchase Act 2004 (the **2004 Act**) requires the local planning authority 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" (which are often collectively referred to as the "Local Plan"). Together, Section 19 of the 2004 Act and the National Planning Policy Framework¹ require that strategic policies set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for housing, employment, retail, leisure and other commercial development, infrastructure and community facilities. The strategic policies are also required to cover the conservation and enhancement of the natural, built and historic environment, as well as including policies designed to secure contributions towards mitigation of and

¹ See <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; paragraph 20.

adaption to climate change².

- 1.2.2 The Council's current Local Plan comprises 'saved' policies in the Unitary Development Plan dating back to 1998 and the Core Strategy dated 2009. Many of the policies in the current documents are out of date. A new plan is needed to conform with national policy in the latest National Planning Policy Framework (NPPF) (2021). The Sheffield Plan will replace all the existing development plan documents except for three policies in the Sheffield Core Strategy relating to waste management³. A separate Joint Waste Management Plan is being prepared with the other South Yorkshire local authorities; this will replace the remaining three Core Strategy policies once it has been adopted.
- 1.2.3 The Local Plan is required by statute and the Council's constitution to be adopted by full Council. The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the process that must be followed for preparing the Local Plan before it can be adopted.
- 1.2.4 Public consultation previously took place on the [Sheffield Plan Issues and Options document](#) in September/October 2020. That document was published under Regulation 18 of the Town and Country Planning Regulations⁴. The 2020 Issues and Options consultation was effectively a re-run of consultation undertaken in 2015 and was necessary to reflect new evidence and changes to national planning policy. The purpose of the Regulation 18 consultation was to ask the public and stakeholders what issues the new Local Plan should address. It focussed particularly on the broad scale of economic and housing growth and the general approaches for accommodating that growth.
- 1.2.5 The latest consultation took place from 9th January – 20th February 2023 – this was on the full Publication Draft Sheffield Plan, produced under Regulation 19 of the Town and Country Planning Regulations. The consultation followed approval of the Plan by full Council on 14th December 2022. The Regulation 19 document represents the Council's firm proposals on how it wishes to see the city develop over the period to 2039.
- 1.2.6 Consultation was undertaken in accordance with Regulations 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This included making a copy of each of the proposed submission documents available for public inspection

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

³ The waste management policies to be retained are:

Policy CS68 Waste Development Objectives; Policy CS69 Safeguarding Major Waste Facilities; Policy CS70 Provision for Recycling and Composting

⁴ Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 18.

together with a statement of the Representations procedure.
Submission documents are defined at Regulation 17 as:

- a) the local plan which the local planning authority propose to submit to the Secretary of State,
- b) if the adoption of the local plan would result in changes to the adopted policies map, a submission policies map,
- c) the sustainability appraisal report of the local plan,
- d) a statement setting out—
 - i. (which bodies and persons were invited to make representations under regulation 18,
 - ii. how those bodies and persons were invited to make such representations,
 - iii. a summary of the main issues raised by those representations, and
 - iv. how those main issues have been addressed in the local plan, and

such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan

- 1.2.7 Representations received are being considered prior to the submission of the Draft Sheffield Plan under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The proposed list of 'submission documents' continues to be as reported to full Council on 14th December 2022.
- 1.2.8 Section 19 of the Planning and Compulsory Purchase Act 2004 requires us to carry out consultation on the Draft Sheffield Plan in accordance with the Statement of Community Involvement (SCI). The public consultation that was undertaken accords with the SCI.
- 1.2.9 The Council is required to undertake a Sustainability Appraisal of a Development Plan Document under Section 19 of the Planning and Compulsory Purchase Act 2004 which incorporates the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended). This appraisal is one of the proposed submission documents (as defined in Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012) that was made available for public inspection as part of the public consultation. Minor amendments to the Sustainability Appraisal may be required to reflect any amendments to the Plan that the Council proposes.
- 1.2.10 The Council is required to carry out a Habitats Regulations Assessment (HRA) screening to determine if the policies of the Draft Sheffield Plan give rise to any Likely Significant Effects (LSEs) on the integrity of European Sites. These include Special Protections Areas and Special Areas of Conservation. This is one of the proposed submission documents (as defined in Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012) was made available for public inspection as part of the public consultation. Minor amendments to the HRA may be required to reflect any amendments to

the Plan that the Council proposes. They may also be needed to respond to representation received from Natural England.

- 1.2.11 The preparation of Development Plan Documents is subject to the ongoing statutory duty to cooperate contained in Section 33A of the Planning and Compulsory Purchase Act 2004. It is considered that the Council is working constructively and continuously with its neighbouring authorities and key agencies. Officers are continuing to work on a series of 'Statements of Common Ground' with the other local authorities in Sheffield City Region (including SYMCA) and with 'prescribed bodies' (Natural England, Historic England, the Environment Agency, National Highways). We are aiming to complete those Statements of Common Ground before the Plan is submitted to the Government or, if necessary, before public hearings take place on the relevant issues.

1.3 Overview of the Public Consultation Process

- 1.3.1 Emails or letters were sent to all the organisations, businesses and individuals who are registered on the Sheffield Plan database, alerting them to the start of the consultation. The consultation was also publicised through social media and through Local Area Committee (LAC) mailings. A range of meetings and drop-in sessions were held during the consultation period, including presentations and/or staffed exhibitions with all 7 LACs; a full list of the events is set out at Appendix 1.

- 1.3.2 Consultees were able to make comments on all aspects of the Draft Sheffield Plan as well as the supporting documents. The Plan comprises:

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

- 1.3.3 **411 separate responses** were received (including some responses received after the deadline for responding). The respondents made **1,975 comments** on different aspects of the Plan. There were:

- 247 responses from individual members of the public
- 77 responses from landowners/developers
- 8 responses from statutory consultees (e.g. Environment Agency; Historic England; Natural England)
- 7 responses from other LAs (incl. South Yorkshire Mayoral

Combined Authority)

- 59 responses from community groups or representative bodies
- 9 responses from political parties/MPs/councillors

1.3.4 **4 petitions** were also received. 3 petitions ((270, 654, 2,823 signatures) related to the proposed Gypsy & Traveller/industrial site at Eckington Way (Site SES03). A further petition (635 signatures), relating to a greenfield housing site on land to the East of Moor Valley Way (Site SES10), was received after the consultation period had closed but will be taken into account. A response to all four petitions will be reported to the Strategy & Resources Policy Committee on 2nd August and full Council in September.

1.3.5 A full **consultation report**, including the recommended Council response to each representation will be considered by the Strategy & Resources Policy Committee in August and by full Council in September.

1.4 **Summary of the Main Issues raised**

1.4.1 The following paragraphs provide an overview of a number of the main issues raised through the public consultation on the Publication Draft Sheffield Plan.

Part 1: Vision, Aims and Objectives

1.4.2 There were relatively few comments on the Vision, Aims and Objectives. Some respondents wanted specific reference to tackling **Climate Change** in the Vision Statement (rather than just in one of the 8 Aims). Others felt that the level of ambition in the Plan is incompatible with Council's **2030 Net Zero Carbon target** – they would like the Plan to require net zero carbon buildings as soon as it is adopted.

Part 1: Overall Spatial Approach and Growth Plan

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

1.4.4 Elements of the development sector contended that land should be removed from the Green Belt in order to meet housing needs and support economic growth. Many of them suggested specific sites that should be released.

1.4.5 The development sector also has concerns about the **deliverability of brownfield sites** and the **housing mix** that would be delivered (too much reliance on apartments). Objections to many of the sites that have been proposed in the Draft Plan have been received on that basis.

1.4.6 Some within the development sector also consider that more

employment land is needed, especially for logistics (large-scale warehousing) and to provide greater scope for the Innovation District to expand. Again, they contend that Green Belt land should be released to increase land supply.

Part 1: Blue and Green Infrastructure

- 1.4.8 A number of environmental organisations and individuals feel the plan should be stronger on supporting **nature recovery** and **expansion of the blue and green infrastructure network**. Numerous comments were received from environmental organisations and individuals suggesting more reference should be made to the Local Nature Recovery Strategy/Network and suggested that areas for nature recovery should be shown on Policies Map.
- 1.4.9 Several respondents considered that more green space should be provided in the Central Area to support the significant new development that is planned there. Some wanted a stronger ambition around enhancement of and better access to the city's **waterways**, with a greater commitment to **de-culverting** of rivers and streams. Others considered that biodiversity should be prioritised over recreational objectives where there is a conflict

Part 1: Transport Strategy

- 1.4.10 A number of respondents suggested there is a need to strengthen the Plan's approach to securing **cycle and pedestrian infrastructure**.
- 1.4.11 Several respondents also suggested that reference should be made to **railway re-opening** opportunities in the Upper Don Valley.

Part 2: Development Management Policies

- 1.4.12 Several respondents suggested that there should be a specific policy on **older people's specialist accommodation** and specific sites should be allocated for supported accommodation for older people.
- 1.4.13 On requirements for developer contributions towards **affordable housing**, some respondents from the development sector contend that the policy should not apply to supported accommodation for older people.
- 1.4.14 In relation to **reducing carbon emissions**, some respondents suggested that higher standards on development should be imposed more quickly but there were also views from the development sector that requirements should be reduced or introduced more gradually.
- 1.4.15 On **biodiversity**, some respondents felt that the Plan should increase the minimum BNG requirements (10% was not ambitious enough). There were also concerns from heritage organisations about the impact of biodiversity measures on heritage assets (principally structures

associated with historic waterpower along the city's rivers).

1.4.16 There was a suggestion that '**Areas of Special Character**', that were included in the UDP, should also be included in the new Local Plan.

1.4.17 There were a number of comments about parking standards. These were not all about the same matter but included concerns around the implications of car free/low car provision in the City Centre (mainly relating to disabled parking, but also food retail), as well as cycle parking and electric vehicle charging.

1.4.18 Several respondents have asked for the requirements relating to the provision of **cycling infrastructure** to be strengthened.

1.4.19 There were numerous other comments suggesting **minor changes** to policy wording, either to correct typos or improve clarity of wording.

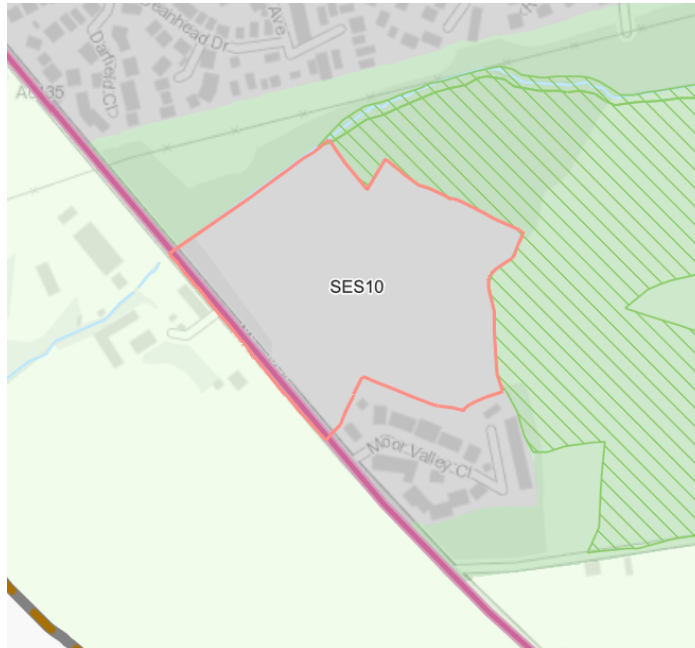
Proposed Site Allocations

1.4.20 Whilst we received comments across a number of sites the following two sites attracted a particularly high level of comments:

1.4.21 **Site SES03 Land at Eckington Way** – the proposed employment/traveller site attracted the highest level of representations, including 3 petitions (see paragraph 1.3.4 above). There were also 115 objections from individuals, 6 objections from councillors/MPs and objection from a business. The main concerns raised related to traffic/congestion; noise and air pollution; loss of greenfield land; impact on wildlife; over-looking of adjoining housing; the impact on a high-pressure gas pipeline and high-voltage powerlines that cross the site. Many respondents were against a Gypsy and Traveller Site being located in that area.



- 1.4.22 **Site SES10 Moor Valley Way** – this is a greenfield proposed housing site with capacity for around 151 homes. The main concerns were about the loss of greenfield land and the impact on biodiversity.



- 1.4.23 **Historic England** have commented on a number of proposed allocated sites, mainly in the Central Area. We are working with them to address their concerns and hope to reach agreement on a Statement of Common Ground.

- 1.4.24 **The Environment Agency (EA)** have highlighted that there is currently insufficient evidence of the impacts of flood risk on the proposed site allocations. The Plan therefore does not currently meet national guidelines. However, a Level 2 Strategic Flood Risk Assessment (SFRA) has been commissioned and is being progressed in partnership with the EA. The Level 2 SFRA will take full account of national guidelines and will be completed prior to submission of the Plan to Government. This approach was agreed with the EA prior to the consultation.

- 1.4.25 **National Highways** - we have been working closely with them to understand the scale of impact on the Strategic Road Network (SRN) of the Local Plan. National Highways noted that they will continue to work collaboratively with SCC with a view to agreements being reached in relation to the location, scale of impact and mitigation required at the SRN, to be documented through a Statement of Common Ground. In their response, they particularly highlighted Circular 01/2022 which states that new development should facilitate a reduction in the need to travel by private car, and that they expect that developments will only be promoted at locations that are, or can be, made sustainable with appropriate infrastructure to encourage sustainable travel. In terms of the policies, subject to some minor clarifications, National Highways were generally supportive of relevant wording within the Local Plan.

1.4.26 **Natural England** – have requested evidence on the impact of aerial emissions on biodiversity and the impact of the plan more generally on Sites of Special Scientific Interest. They have also sought further clarification around the conclusions in the Habitat Regulations Assessment (see paragraph 4.3.7 below) and have made a number of other more detailed comments on specific policies and site allocations. Again, we are continuing to work with them on a Statement of Common Ground.

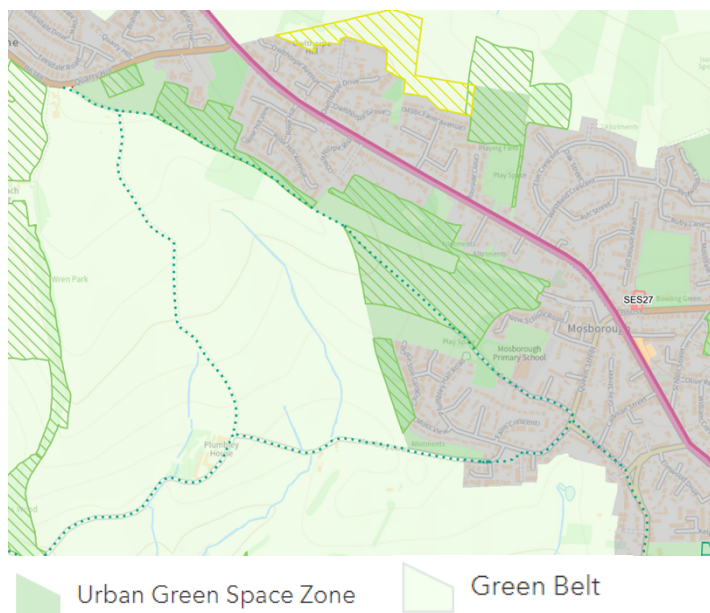
Additional Allocated Sites suggested by Respondents.

1.4.27 A significant number of sites have been put forward by developers/landowners, many of which are in the Green Belt and had previously been suggested at the Issues and Options stage. By way of examples, two of the larger sites put forward are:

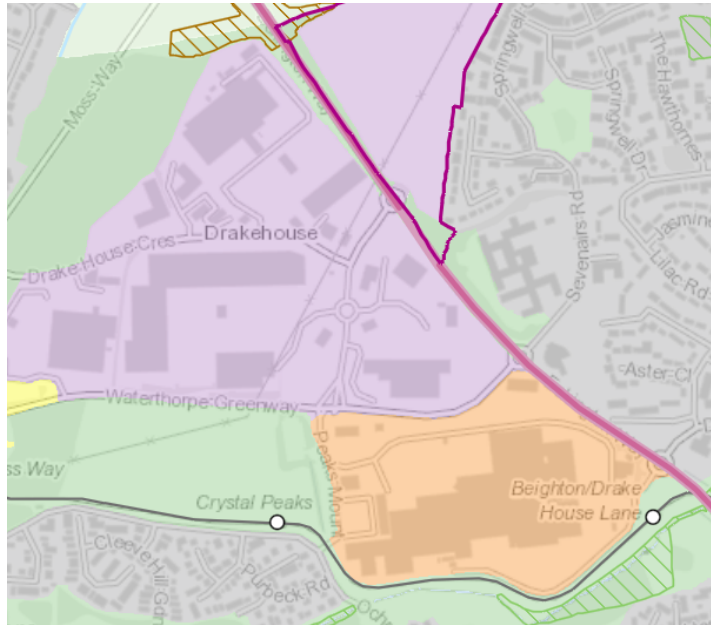
- **Hesley Wood** – in this case the promoter is seeking an allocation for employment use and potentially for a gypsy and traveller use. This site is in the Green Belt.
- **Orgreave Park (Handsworth Hall Farm)** – the site promoter considers that this site should be removed from the Green Belt and allocated either as an employment site or a mixed employment/ housing site

Policies Map - other designations

1.4.28 **Bridle Stile** (Mosborough) – Clive Betts MP and a number of local residents have asked for this land to be added land to Green Belt. It is currently shown as Urban Green Space Zone and much of it is also designated as a Local Wildlife Site.

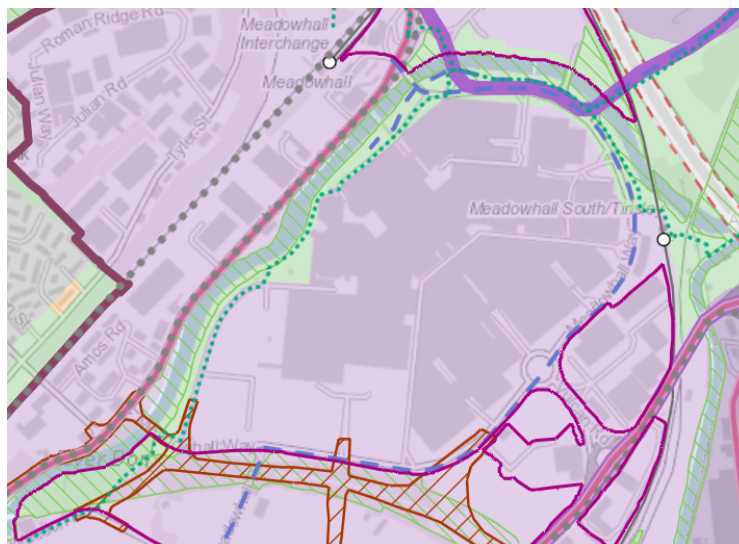


- 1.4.29 **Crystal Peaks District Centre** – the owners of the centre have suggested that the boundary of the District Centre should be extended to include the adjoining Retail Park (which is currently shown as a General Employment Area).



District Centre
 General Employment Zone

- 1.4.30 **The owners of Meadowhall, British Land, consider that it should be designated as a Centre, rather than a General Employment Zone.**



General Employment Zone

- 1.4.31 **Local Green Spaces** – requests were received for 7 sites to be formally designated as *Local Green Spaces*. Under national planning

policy, this gives them equivalent protection to Green Belt. The designation can be applied to green spaces that are of particular local significance due to their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife. However, the designation cannot be applied to extensive tracts of land and any green spaces must be close to, and be demonstrably special, to the community they serve (so supported by evidence). The areas put forward are:

Name of respondent	Location	Ward
Cemetery Road Action Group	Montague Street	Nether Edge & Sharrow
Broomhall Park Association	Collegiate Crescent	Broomhill & Sharrow Vale
Broomhall Park Association	Park Lane	Broomhill & Sharrow Vale
CPRE Peak District & South Yorkshire	Hollin Busk and Wood Royd Lane (in part)	Stocksbridge & Upper Don
Groves Residents Group	Lynwood Gardens	Broomhill & Sharrow Vale
Hallam Cricket Club	Crimicar Lane, Fulwood	Fulwood
Hallam Community & Youth Association	Spider Park, Fulwood	Fulwood

1.5 The Scope for Amending the Publication Draft Sheffield Plan

1.5.1 It is intended to provide a schedule of suggested amendments to the Sheffield Plan at the Strategy and Resources Policy Committee for their consideration on 2nd August 2023 and full Council in September. If the suggested amendments are minor in nature and are agreed by full Council, they will be submitted to the Government for consideration alongside the Publication Draft Sheffield Plan.

1.5.2 If the Council wishes to make **major amendments** to the Draft Sheffield Plan at this stage, it should be noted that it would cause **significant delay in adopting the Plan**. This is because it would be necessary to undertake a further Regulation 19 public consultation on those amendments. We estimate it could delay adoption of the Plan by around 1 year and would run counter to the recommendations of the LGA peer review which highlighted the importance of getting a local plan in place as soon as possible. Further delays would potentially undermine investor confidence, create market uncertainty and be harmful in terms of delivering the high quality, new development and infrastructure that the city needs. It would also incur significant

additional costs for the Council due to the need to update aspects of the evidence base.

- 1.5.3 The Issues and Options consultations carried out in 2015 and 2020 were the main opportunities for the public to say what the Sheffield Plan should include. The recent Regulation 19 stage involved asking whether the Plan is '**sound**' and whether it is **legally compliant**. The tests of soundness are set out in the National Planning Policy Framework⁵ which states that plans are considered to be sound if they are:
- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities through the Duty to Cooperate, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.
- 1.5.4 The Planning Inspector will only consider whether the plan is sound and whether it complies with the legislation. As part of the Inspector's examination of the Plan, they will consider the amendments proposed by the Council as well as those put forward by objectors to the Plan. The Inspector will recommend **main modifications** where they are necessary to make the Plan sound.
- 1.5.5 The 'Main Modifications' that are required to make the plan sound will be the subject of a further period of public consultation. In cases where an Inspector is recommending Main Modifications, section 20 of the Planning & Compulsory Purchase Act (PCPA) requires that he or she must first recommend that the plan as submitted (without the Main Modifications) should not be adopted, before recommending Main Modifications to make the submitted plan sound and legally compliant. Section 20 requires that the Council must then make the recommended Main Modifications if they wish to adopt the plan, however the PCPA does not require the Council to adopt the plan. Following receipt of the Inspector's report the plan (including any Main Modifications if

⁵ NPPF (2021), paragraph 35.

applicable) will then come back to the full Council to be considered for adoption.

1.5.6 **Additional minor amendments** may also be made by the Council to correct typographical or factual errors. Such amendments will not be considered in the Inspector's report.

1.6 Next steps in the Local Plan process following public consultation

1.6.1 The most recent [Local Development Scheme](#) (LDS) for the Sheffield Plan (October 2021) sets out the timetable and process for producing the Plan and shows it being adopted by December 2024. The next steps are:

- **Strategy & Resources Policy Committee** – to consider proposed amendments to the Plan – 2nd August 2023 (extraordinary meeting)
- **Full Council** - to consider proposed amendments to the Plan – September 2023 (date tbc)
- **Submission** of the Plan and the proposed amendments to Government – late September 2023
- **Public examination** (including public hearings) – September 2023 – September 2024
- **Inspector's final report** – September 2024
- **Adoption** - Dec 2024

1.6.2 Although submission of the Plan to Government is 5 months later than is shown in the Local Development Scheme, we remain optimistic that adoption can still be achieved by around December 2024. However, this will depend on whether the Inspector has any significant concerns about the soundness of the Plan or legal compliance. We should be able to give a clearer view on the likelihood of any delay once the Plan has been submitted and the Inspector has held their preliminary meeting; this is likely to be in autumn this year. We estimate that public hearings may commence early in 2024.

2. HOW DOES THIS DECISION CONTRIBUTE?

2.1 The report to the full Council on 14th December 2022 outlined the significant contribution the Sheffield Plan will make in terms of addressing the climate and biodiversity emergencies, as well as the opportunities for delivering housing, jobs and important infrastructure like cycle routes, new schools and green spaces. This report, which merely reports on the representations that were made on the Plan, does not affect the previous conclusions.

2.2 It is worth emphasising again, that, once adopted, the Sheffield Plan will be one of the most important tools in guiding decisions on planning applications and investments for buildings and places across the whole city. The area-based proposals will have a strong influence on the

character and role of every part of the city, both in areas of change and in more stable neighbourhoods. The strategic and development management policies are needed to guide the content of more detailed master plans and planning briefs, as well as decisions about planning applications.

- 2.3 The Our Sheffield [Delivery Plan for 2022/23](#) identified production of the Publication Draft Sheffield Plan as a strategic goal. The targets set out in the Delivery Plan are to obtain approval in principle for the Draft Plan in 2022 and to launch public consultation in January 2023. This target was therefore achieved.

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 (approved in 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 Consultation on the 'Sheffield Plan Issues and Options' took place between November 2015 and January 2016 and was followed by a further consultation in September to October 2020. As already noted, in paragraph 1.2.4 above, the purpose of those consultations was to gauge views on the broad scale of economic and housing growth and the general approaches for accommodating that growth. Responses made as part of those consultations, together with other evidence, were used to inform the content of the Draft Sheffield Plan. A summary of the responses made on the Issues and Options consultations are set out in a separate consultation report which is available on the Council's website. A full consultation report on the recent consultation on the Publication Draft Plan will be available as part of the report to the Strategy & Resources Policy Committee in August 2023.

4 RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

- 4.1.1 The equality implications of the Draft Sheffield Plan were set out in the report to the full Council on 14th December 2022. This report, which merely reports on the representations that were made on the Plan, does not affect the previous conclusions.

- 4.1.2 The reports to the Strategy and Resources Policy Committee and full Council will set out recommended amendments to the Publication Draft Sheffield Plan. Any equality implications arising from those

amendments will be set out in those reports.

- 4.1.3 Section 149 of the Equality Act 2010 requires public authorities, when carrying out their functions, to have due regard to the need to:
- 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.

Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 4.1.4 As part of the public consultation, efforts were made to engage with organisations representing people and groups with protected characteristics. Details of the meeting held with representative organisations are in Appendix 1.

- 4.1.5 Those individuals who made comments through the Local Plan consultation portal were asked to provide details of their age, sex, ethnicity, disability, gender, sexual orientation and religion/belief. Respondents were also asked if they were a carer. A demographic breakdown of respondents is included in Appendix 2. Of those who responded to the questions:

- Only 3% were aged 24 or under;
- People the 55-64 age group made up the highest proportion (30%) of respondents;
- 32% were aged 65 or over;
- There were roughly equal numbers of male and female respondents;
- 1 was from a person whose gender identity is different to their sex registered at birth;
- 2 (1%) did not identify as male or female;
- 10% were from people who were gay/bisexual/lesbian/gay woman/another;
- 13.5% considered themselves to be disabled;
- 13.5% were carers;
- 60% had no religious belief;
- 36% were Christian (all denominations);
- 4% were from ethnic minorities

4.1.6 It is worth reflecting here that, of the people who responded to the questions, young people and ethnic minorities were relatively under-represented. Just over half the total respondents answered the questions about protected characteristics.

4.2 Financial and Commercial Implications

4.2.1 The financial implications of producing the Sheffield Plan were set out in the report to full Council on 12 December 2022. However, the costs of compiling the evidence base have risen considerably over the last 6 months due to the need to respond to concerns from prescribed bodies, notably National Highways, the Environment Agency and Natural England. Their concerns relate primarily to the provision of evidence to assess the impact of the Plan on the Strategic Road Network, flood risk and biodiversity respectively. The costs associated with the public examination are also significant because the Council is responsible for paying the planning inspector's fees.

4.2.2 Part of the cost is covered by existing budgets and the options to cover additional costs are being considered.

4.3 Legal Implications

4.3.1 There are no direct legal implications of this report and they remain as set out in the report to full Council on 14th December 2022.

4.3.2 Briefly, 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 Draft Sheffield Plan has been prepared as a Development Plan Document and is in compliance with the provisions of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

4.3.3 Section 20(2) of the Planning and Compulsory Purchase Act 2004 states that the plan should not be submitted unless the Council thinks it is ready for independent examination. Having considered the Regulation 19 consultation responses, the Council should only submit a plan if they consider it to be sound and there will not be long delays during the examination because significant changes or further evidence work are required.

4.3.4 As a Development Plan Document, the Draft Sheffield Plan, once adopted, will form part of the Policy Framework. Approving submission to the Secretary of State of any plan or strategy that is required to be so submitted (including submission for independent examination of a development plan document as required by section 20 Planning and Compulsory Purchase Act 2004) is reserved to full Council. On 31st May 2022, the Strategy and Resources Policy Committee delegated responsibility for the development of the Sheffield Plan to this Committee but retained overall control of the Sheffield Plan due to its'

cross-cutting nature. It is, however, appropriate for this committee to be made aware of the representations made on the Draft Plan and to be kept up to date on the process.

- 4.3.5 The Draft Sheffield Plan's further progress through the committee system prior to going to full Council will contribute to meeting the statutory and constitutional requirements referred to above.

4.4 Climate implications

- 4.4.1 The climate implications of the Draft Sheffield Plan were set out in the report to the full Council on 14th December 2022. This report, which merely reports on the representations that were made on the Plan, does not affect the previous conclusions.

- 4.4.2 The reports to the Strategy and Resources Policy Committee and full Council will set out recommended amendments to the Publication Draft Sheffield Plan. Any climate implications arising from those amendments will be set out in those reports.

4.5 Other Implications

- 4.5.1 The public health, property and biodiversity implications were set out in the report to the full Council on 14th December 2022. This report, which merely reports on the representations that were made on the Plan, does not affect the previous conclusions on those issues.
- 4.5.2 The reports to the Strategy and Resources Policy Committee and full Council will set out recommended amendments to the Publication Draft Sheffield Plan. Any implications arising from those amendments will be set out in those reports.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 The options available to the Council in terms of proposing amendments to the Sheffield Plan have already been outlined in paragraph ## above. This will be a matter for the Strategy & Resources Committee and full Council to consider.

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 is important that the plan is adopted as soon as possible.
- 6.2 The documents that are the subject of this report (Part 1: Strategy, Sub-Area Policies and Site Allocations, Part 2: Development Management Policies, Annex A: Site Allocation Schedule, Annex B: Parking Guidelines, Policies Map and Glossary) comprise the draft development plan documents for Sheffield. They were published under

Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The submission documents will include such documents as fall within the definition at Regulation 17 (as agreed by full Council on 14th December 2022).

- 6.3 The Draft Sheffield Plan represent the Council's firm proposals for the development of the city over the period to 2039. The public consultation, seeking views on the 'soundness' of the Plan was a required stage before the Draft Plan is submitted to the Government for public examination. Comments received with respect to this consultation process are currently being reviewed before amendments are proposed to the Strategy and Resources Committee in August and full Council in September.
- 6.4 The recommendations reflect earlier decisions taken by full Council on 14th December 2022 for decisions on any desired amendments to the Plan to be taken by the Strategy & Resources Policy Committee and then full Council.

Appendix 1: List of Consultation Events Held

Date	Venue	Time
	General Public Events/Meetings	
Monday 9th January	Winter Garden drop-in	10am-4pm
Tuesday 10th January	Greystones School (SW LAC)	5.30pm-9pm
Wednesday 11th January	SYFR Training Centre, Beaver Hill Road (SE LAC)	5.30pm-9pm
Thursday 12th January	Terry Wright Community Centre, Gleadless Road (S LAC)	5pm-7.30pm
Monday 16th January	The Venue, Stocksbridge	3pm-7pm
Tuesday 17th January	Shiregreen Neighbourhood Centre & Beck Road School (NE LAC)	2.45pm-7pm
Wednesday 18th January	Forge Valley School, Stannington (N LAC)	5pm-8pm
Saturday 21st January	Moor Market drop-in	10am-4pm
Wednesday 25th January	English Institute of Sport (E LAC)	5pm-8pm
Thursday 26th January	Burton Street Foundation (C LAC)	5pm-8pm
Wednesday 1st February	Online "question and answer" session 1	1.30-2.30pm
Thursday 2nd February	Winter Garden drop-in	10am-4pm
Monday 6th February	Online "question and answer" session 2	6.30-7.30pm
Thursday 9th February	Shortbrook Primary School (SE LAC follow-up - Site SES03)	6pm-8pm
	Parish & Town Councils	
Wednesday 25th January	Bradfield Parish Council	7pm
Thursday 2nd February	Ecclesfield Parish Council	7.15pm
Thursday 9th February	Stocksbridge Town Council	6.30pm
	Organisations	
Tuesday 17th January	CPRE	3-4pm
Wednesday 18th January	Access Liaison Group	10-12.30pm
Tuesday 24th January	Agents' Forum	4-6pm
Monday 30th January	Sheffield Property Association	4-6pm
Tuesday 31st January	Environmental groups online	3-5pm
Thursday 2nd February	SADACCA	2-4pm
Monday 6th February	Celebrating Diversity drop-in event	10.30-2pm
Monday 6th February	Women's wellbeing café Q&A	6.30-7.30pm
Monday 13th February	Age UK	1-3pm
Monday 13th February	Kelham Island and Neepsend Community Association (KINCA)	6-8pm

Appendix 2: Demographic Analysis of the Respondents on the Publication Draft Sheffield Plan

What is your age?	Number of respondents
16 - 18	1
19 - 24	5
25 - 34	15
35 - 44	24
45 - 54	35
55 - 64	62
65 - 74	54
75 - 84	12
85+	1
Not completed	15
Grand Total	224

What is your sex?	Number of respondents
Another	2
Female	101
Male	103
Not completed	18
Grand Total	224

Is the gender you identify with the same as your sex registered at birth?	Number of respondents
No	1
Not completed	21
Yes	202
Grand Total	224

How do you identify?	Number of respondents
Another	2
Female	95
Male	100
Not completed	27
Grand Total	224

Was is your sexual orientation?	Number of respondents
Another	5
Bisexual	8
Gay	3
Heterosexual/straight	165
Lesbian/Gay Woman	2
Not completed	41
Grand Total	224

Are you a carer?	Number of respondents
No	168
Not completed	30
Yes	26
Grand Total	224

Do you consider yourself to be a disabled person?	Number of respondents
No	173
Not completed	27
Yes	24
Grand Total	224

What is your religion or belief?	Number of respondents
Another	6
Buddhist	1
Christian (all denominations)	70
No religious belief	115
Not completed	32
Grand Total	224

What is your ethnicity?	Number of respondents
Another Asian background	1
Another mixed background	3
Another White background	2
Asian or Asian British - Pakistani	1
Mixed/Multiple Heritage - White and Black Caribbean	1
Not completed	21
White - English/Welsh/Scottish/British/Northern Irish	195
Grand Total	224