

REPORT TO FULL COUNCIL 6TH SEPTEMBER 2023

APPENDIX 2f

Responses to Comments on the Publication Draft Sheffield Plan Policies Map

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	The Policies Map should reflect the references in T1 to show the Barrow Hill Line and indicative locations of proposed stations.	Policies SP1 and T1 include support for local rail upgrades and re-opening where this is viable. Additional reference will be added to Policy SP1, T1 and SA2, SA5 and SA8 to support the future re-opening of the Don Valley line and Barrow Hill line.	Yes	PDSP.015.020	South Yorkshire Mayoral Combined Authority
Policies Map	Site allocations should be clearer on Policies Map.	Due to the number of designations on the Policies Map, plus limitations in symbology within the online mapping tools, balances in graphical representation have been necessary. However, improvements in clarity will be investigated.	Yes	PDSP.046.011	Hft (Submitted by ID Planning)
Policies Map	Green Belt boundary amendment to reflect features on the ground.	Accept proposed change – it corrects a minor anomaly in the boundary.	Yes	PDSP.047.001	Ideal Developments Ltd
Policies Map	Green Belt boundary amendment to reflect features on the ground.	Accept proposed change – it corrects a minor anomaly in the boundary.	Yes	PDSP.047.002	Ideal Developments Ltd
Policies Map	Green Belt boundary amendment to reflect features on the ground.	Accept proposed change – it corrects a minor anomaly in the boundary.	Yes	PDSP.047.003	Ideal Developments Ltd
Policies Map	Green Belt boundary amendment to reflect features on the ground.	Accept proposed change – it corrects a minor anomaly in the boundary.	Yes	PDSP.047.004	Ideal Developments Ltd
Policies Map	Duplicate comment. Consultee proposes release of land from the Green Belt at Spa Lane, Woodhouse.	No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. Exceptional circumstances do not exist to alter the Green Belt boundary (with the exception of Norton Aerodrome).	No	PDSP.065.010	Mr R Cooling (Submitted by DLP Planning Limited)

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Policies Map	Comment is the online form submission of comment PDSP.066. proposing release of land from the Green Belt at Moorview Golf Driving Range.	No change needed online form related to separate email submission. No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. Exceptional circumstances do not exist to alter the Green Belt boundary (with the exception of Norton Aerodrome).	No	PDSP.066.024	Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited)
Policies Map	The area at Savile Street/Spital Hill should be designated as a General Employment Zone rather than a Flexible Use Zone, to allow for a self-storage facility.	The site is in an accessible and prominent location, it would benefit from the flexibility of potential future uses that a Flexible Use Zone designation presents.	No	PDSP.082.001	Tesco Stores (Submitted by Redline Planning)
Policies Map	The University supports the Local Plan in highlighting the strategic importance of the Advanced Manufacturing Innovation District, but we are working closely with Sheffield Technology Parks and Sheffield Hallam University to propose a distinctive city-centre based incubation and innovation region in the area between The University of Sheffield campus and West Bar - running down Broad Lane and Tenter Street. We are currently referring to as the Sheffield Innovation Spine.	The Spatial Strategy, Policy Zones and Sub Area policies support the Sheffield Innovation Spine, so there is no need to provide further information on the Policies Map.	No	PDSP.086.069	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	Comment is supportive of the University/College Zone designation as	Support welcomed and noted. The Sheffield Central Area Strategy Capacity Report is	No	PDSP.086.070	University of Sheffield

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	<p>well as the designation to be an area suitable for Purpose Built Student Accommodation. However, states that the site (Land and Buildings at Leavygreave Road) could support a taller building addressing need in the City Centre, as well as reflecting existing scale of neighbouring tall buildings such as the Information Commons and the Arts Tower. Comment also highlights that there is an opportunity under permitted developments recently introduced for purpose-built apartments to be extended upwards by two storeys, subject to a range of criteria.</p>	<p>consistent with national policy and provides a robust basis to set an appropriate height datum for each City Centre Character Area. Any further detail on future proposals and extending existing building heights will be dealt with at application stage.</p>			<p>(Submitted by DLP Planning Limited)</p>
<p>Policies Map</p>	<p>Comment is supportive of Flexible Use Zone allocation as well as being identified as an area suitable for Purpose Built Student Accommodation. Comment notes that the site has also been designated as being within the Nighttime Quiet Area for the Devonshire Quarter. Believes that there is a need for taller buildings in the City Centre and the site would provide an opportunity under permitted developments recently introduced for purpose-built</p>	<p>Support welcomed and noted. The Sheffield Central Area Strategy Capacity Report is consistent with national policy and provides a robust basis to set an appropriate height datum for each City Centre Character Area. Any further detail on future proposals and extending existing buildings heights will be dealt with at application stage.</p>	<p>No</p>	<p>PDSP.086.071</p>	<p>University of Sheffield (Submitted by DLP Planning Limited)</p>

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	apartments to be extended upwards by two storeys, subject to a range of criteria.				
Policies Map	The Sheffield Innovation Spine will perfectly support the Economic Growth priorities including: providing sufficient high-quality land to meet the city’s employment needs which will support social inclusion and promote development that will provide new jobs, particularly well-paid, skilled work for local people in locations that can be easily accessed on foot, by cycle or by public transport (paragraph 3.10). The companies that locate within the spine will ultimately contribute more above average income jobs within the growth sector highlighted in the economic growth plan (paragraph 3.11).	Support welcomed and noted. See also response to comment PDSP.086.069.	No	PDSP.086.072	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	Object to the designation of the Local Geological Site adjacent to The Octagon as it impacts on future expansion of the University complex. Lack of evidence to justify designation.	No change needed. Site G613 The Octagon Centre (Grenoside Sandstone) Geological Site was proposed as a Local Geological Site by Sheffield Area Geological Trust and designated by Sheffield City Council in 2013.	No	PDSP.086.073	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	This site has been identified as University/College Zone which is suitable for Purpose Built Student Accommodation and within the BBEST	No change needed. The Council welcomes support for this policy designation.	No	PDSP.086.074	University of Sheffield (Submitted by DLP Planning Limited)

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	Neighbourhood Plan area. We broadly support this policy designation.				
Policies Map	Support the site allocation at Broomspring Lane on the proviso that a number of trees are removed and replacement planting undertaken.	Note and welcome the support. Development proposals will take into account any constraints on the site.	No	PDSP.086.075	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	The current use and policy designation at Northumberland Road Car Park is supported.	Note and welcome the support.	No	PDSP.086.076	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	Propose to include site at SITraN within the University/College Zone.	No change proposed. Policy Zones do not prevent current operational uses; any future proposals will be dealt with at application stage.	No	PDSP.086.077	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	The remainder of the SHU site has been designated as an 'Area for Purpose Built Student Accommodation. We believe this is entirely inappropriate and wrong as it fails to acknowledge the site is occupied by 10 large, listed buildings, 2 of them very large so there is insufficient space to erect Purpose Built Student Accommodation blocks.	The Policy Zone and Policy EC8 take a general approach to the University/College areas. Purpose Built Student Accommodation is generally appropriate in these Zones but would have to comply with design and conservation policies in the Plan.	No	PDSP.097.001	Broomhall Park Association
Policies Map	Importance of pedestrian permeability through the Sheffield Hallam University (SHU) site for local access. Would like to see the cycle and pedestrian route	Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield Transport Strategy	No	PDSP.097.002	Broomhall Park Association

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	extended along Broomhall Road through the SHU campus to reach the Botanical Gardens at the top of Southgrove Road.	and South Yorkshire Mayoral Combined Authority Active Travel Implementation Plan.			
Policies Map	Importance of pedestrian permeability through the Sheffield Hallam University (SHU) site for local access. Would like to see the cycle and pedestrian route extended along Broomhall Road through the SHU campus to reach the Botanical Gardens at the top of Southgrove Road.	Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield Transport Strategy and South Yorkshire Mayoral Combined Authority Active Travel Implementation Plan.	No	PDSP.097.003	Broomhall Park Association
Policies Map	The remainder of the Sheffield Hallam University (SHU) site has been designated as an 'Area for Purpose Built Student Accommodation'. This is entirely inappropriate and wrong as it fails to acknowledge the site is occupied by 10 large, listed buildings, 2 of them very large so there is insufficient space to erect purpose built student blocks.	The Policy Zone and Policy EC8 take a general approach to the University/College areas. Purpose Built Student Accommodation is generally appropriate in these Zones.	No	PDSP.097.004	Broomhall Park Association
Policies Map	With regard to the land bordered by Ecclesall Road in the south, Park Lane and Clarkehouse Road to the north, Collegiate Crescent to the east and Broomgrove Road to the west, the proposed designation of "Area for Purpose Built Student	No change needed. The impacts of any future Purpose Built Student Accommodation scheme would be assessed against the proposed development management policies within the Plan. These policies will provide sufficient protection/consideration of	No	PDSP.097.005	Broomhall Park Association

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	Accommodation" needs reconsideration taking into account the listed status of the Victorian buildings, the TPOs, the Conservation Area and the limited development spaces.	designated and non-designated heritage assets.			
Policies Map	With regard to the land bordered by Ecclesall Road in the south, Park Lane and Clarkehouse Road to the north, Collegiate Crescent to the east and Broomgrove Road to the west, the proposed designation of "Area for Purpose Built Student Accommodation" needs reconsideration taking into account the listed status of the Victorian buildings, the TPOs, the Conservation Area and the limited development spaces.	No change needed. The impacts of any future Purpose Built Student Accommodation scheme would be assessed against the proposed development management policies within the Plan. These policies will provide sufficient protection/consideration of designated and non-designated heritage assets.	No	PDSP.097.006	Broomhall Park Association
Policies Map	Extend the National Cycle Route 6 (NCR6) and cycle route along Broomhall Road through the Sheffield Hallam University campus to reach the Botanical Gardens at the top of Southgrove Road.	Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield Transport Strategy and South Yorkshire Mayoral Combined Authority Active Travel Implementation Plan.	No	PDSP.097.007	Broomhall Park Association
Policies Map	Extend the National Cycle Route 6 (NCR6) and cycle route along Broomhall Road through the Sheffield Hallam University campus to reach the Botanical Gardens at the top of Southgrove Road.	Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield Transport Strategy and South Yorkshire Mayoral Combined Authority Active Travel Implementation Plan.	No	PDSP.097.008	Broomhall Park Association

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Policies Map	Requests that land on Collegiate Crescent be designated as a Local Green Space.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone and lies within the Conservation Area. No change needed.	No	PDSP.097.009	Broomhall Park Association
Policies Map	Requests that land on Park Lane be designated as a Local Green Space.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone and lies within the Conservation Area. No change needed.	No	PDSP.097.010	Broomhall Park Association
Policies Map	Requests that land on Collegiate Crescent be designated as a Local Green Space.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone and lies within the Conservation Area. No change needed.	No	PDSP.097.011	Broomhall Park Association
Policies Map	Requests that land on Park Lane be designated as a Local Green Space.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone and lies within the Conservation Area. No change needed.	No	PDSP.097.012	Broomhall Park Association
Policies Map	Requests Local Green Space designation status for land at Montague Street.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone. No change needed.	No	PDSP.098.001	Cemetery Road Action Group
Policies Map	Response welcomes additions to the Green Belt (Acorn Hill) which border woodland which is both a Local Wildlife	Welcome support.	No	PDSP.104.009	Friends of the Loxley Valley

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	Site and Geological Site of Special Scientific Interest.				
Policies Map	The Collegiate Campus has been designated for “purpose built student accommodation “. This is completely inappropriate as the site is within a Conservation Area and contains a number of listed buildings. We request that the designation of “purpose built student accommodation” is deleted from the Sheffield Plan.	The Policy Zone and Policy EC8 take a general approach to the University/College areas. Purpose Built Student Accommodation is generally appropriate in these Zones.	No	PDSP.107.001	Groves Residents Group
Policies Map	Requests that Lynwood Gardens in Broomhall be protected as a greenspace.	Acknowledge the request for this land to be designated as a Local Green Space. The land is proposed to be designated as an Urban Greenspace Zone, Local Wildlife Site and as a Historic Park, Garden or Cemetery, which reflects the importance of retaining this land as a greenspace. No change needed.	No	PDSP.107.002	Groves Residents Group
Policies Map	Need to designate the list of Areas of Special Character as Conservation Areas.	No change. Any review of Conservation Areas and the designation process would progress outside of the Local Plan process as a distinct piece of work.	No	PDSP.116.061	Joined Up Heritage Sheffield
Policies Map	Boundaries on online Policies Map coincide. Sub-area and Priority/Catalyst location maps need to be improved.	There are software limitations on representations on the online Policies Map. The online map allows layers to be turned on/off so that overlapping boundaries can be seen clearly. The ‘identify’ (double click) feature also identifies for a user which layers	No	PDSP.116.104	Joined Up Heritage Sheffield

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		<p>are relevant at a certain point and highlights each layer for the user. Sub Area maps include references such as neighbourhood names, district centres, railways, tram routes, major roads and waterways to aid reference. Priority location and Catalyst maps are indicative of potential area layouts. More detailed maps are available within the supporting Priority Neighbourhood Frameworks document.</p>			
Policies Map	<p>Requests that all maps depicting the Central Sub Area and 6 Character Neighbourhoods should be less busy/more legible. Or should be produced on a larger scale in a PDF format.</p>	<p>Noted. On the interactive Policies Maps all layers can be viewed in isolation which should help with comprehension. The Sheffield City Centre Priority Neighbourhood Frameworks document also includes more in-depth maps of the proposed neighbourhoods, Catalyst Sites and Priority Locations.</p>	No	PDSP.116.105	Joined Up Heritage Sheffield
Policies Map	<p>Need to designate the list of Areas of Special Character as Conservation Areas.</p>	<p>No change. Any review of Conservation Areas and the designation process would progress outside of the Local Plan process as a distinct piece of work.</p>	No	PDSP.116.106	Joined Up Heritage Sheffield
Policies Map	<p>Objects to redesignation of site NWS04 from allotments to industrial.</p>	<p>No change needed. Strategic policy BG1 and development management policies GS1 to GS11 ensure the city's blue and green infrastructure is protected from inappropriate development. Valuable allotments are normally designated within Urban Green Space Zones and are protected from inappropriate development by policy GS1.</p>	No	PDSP.121.038	Regather

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		<p>Site NWS04 is privately owned and are now declared as being surplus to requirements. The Plan has no powers to insist on a private landowner maintaining the existing use of the site once it becomes surplus to requirements. The site has therefore been allocated as a Strategic Employment Site, which is the most appropriate alternative use in that location.</p>			
Policies Map	<p>The area of "Land that is Safeguarded for Flood Storage" in the Rivelin Valley should be removed from the Plan. This designation would require the building of a significant embankment across the valley, and associated infrastructure, that would have a major adverse impact on the biodiversity, public recreation, heritage and landscape.</p>	<p>Policy GS9 restricts future development that may have an adverse impact on the ability of Land that is Safeguarded for Flood Storage to operate as flood storage. The Plan does not set any specific requirements or site allocations for future flood alleviation works. Any works such of these would be subject to separate consultation with the community and would need to pass through the planning application process.</p>	No	PDSP.122.009	Rivelin Valley Conservation Group
Policies Map	<p>The existing cycle and footpath route through Hutcliffe Woods from Abbey Lane to Hutcliffe Wood Road recently constructed by the Council is not shown on the Policy Map.</p>	<p>This should be added to the map.</p>	Yes	PDSP.125.021	Sheaf and Porter Rivers Trust
Policies Map	<p>The Policies Map should include a cohesive and extensive network of active travel routes throughout the city of Sheffield, not just the city centre.</p>	<p>Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield transport strategy and South Yorkshire Mayoral Combined Authority active travel implementation plan.</p>	No	PDSP.130.009	Sheffield CTC and Cycle Sheffield

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Policies Map	Support non allocation of Green Belt site at Hepworth's in the Loxley Valley.	Support is noted.	No	PDSP.136.003	Sheffield Swift Network
Policies Map	The public trails along waterways (e.g. the Upper Don Trail) should be shown more clearly and more consistently on the Policies Map.	Showing every trail on the Policies Map would be overly detailed. However, relevant Sub-Area policies should be amended to refer to extending and enhancing active travel routes along one bank of the Main Rivers wherever practicable and where it is consistent with biodiversity and heritage objectives.	Yes	PDSP.151.006	Upper Don Trail Trust
Policies Map	The Green Belt should be extended to include land at Coldwell Lane and Manchester Road at Crosspool.	Exceptional circumstances do not exist to alter the Green Belt boundary in that location	No	PDSP.158.001	Crookes & Crosspool Branch Labour Party
Policies Map	The strategic routes map does not match proposed HGV routes. B roads should not be used for HGVs. They should only use A roads. This specifically applies to the B6068 Abbey Lane.	The Strategic Heavy Goods Vehicle routes network is an existing designation, approved by Sheffield City Council. No changes to that are proposed in the Local Plan.	No	PDSP.179.001	Ange
Policies Map	The base map on paper map is not of good enough quality.	Policies map is based on the best available Ordnance Survey base-mapping that was available to the Council in digital format. The base map could be changed if other mapping becomes available.	No	PDSP.260.025	Jan Symington
Policies Map	Areas of High Landscape Value should be included within the Plan.	These areas are provided sufficient protection via the proposed Green Belt and Landscape policies.	No	PDSP.260.026	Jan Symington

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Policies Map	Areas of Special Character should be included within the Plan.	No change. Any review of Conservation Areas and the designation process with a view to designating more areas would progress outside of the Local Plan process as a distinct piece of work.	No	PDSP.260.027	Jan Symington
Policies Map	Green Belt should not be amended.	The Green Belt Review has identified areas to be amended where anomalies exist, for example as a result of development since its adoption. Changes to the Green Belt through the Local Plan process would not weaken the policy status of any areas of land that remain within the (updated) Green Belt.	No	PDSP.260.028	Jan Symington
Policies Map	Add areas of Loxley Valley to the Local Nature Reserve.	Support is welcomed. However, additional designations of land as Local Nature Reserve/Local Wildlife Site is beyond the scope of the Local Plan.	No	PDSP.260.029	Jan Symington
Policies Map	Would like to see further Local Wildlife Sites designated.	Local Wildlife Sites designation/management sits outside of Local Plan process, although any boundary changes would be incorporated into future policy maps.	No	PDSP.263.001	Janet and Tobin Trevethick
Policies Map	Green Belt addition proposed at Bridle Stile. Plaque acknowledging historical significance of site adds evidence to suitability to be included in the Green Belt.	No change needed. The historical status of land as a packhorse route does not add weight to the case for designating as Green Belt. Exceptional circumstances do not exist to alter the Green Belt boundary (with the exception of Norton Aerodrome).	No	PDSP.309.002	Lyn Marlow
Policies Map	Submission of further evidence regarding Bridle Stile being of historical	Exceptional circumstances do not exist to alter the Green Belt boundary, other than where a	No	PDSP.309.003	Lyn Marlow

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	significance in 1767.	sustainably located brownfield site is proposed for removal from the Green Belt to allow housing development, and to rectify minor anomalies. The land at Bridle Stile is designated as an Urban Green Space Zone and much of it is also designated as a Local Wildlife Site, so it has significant protection from built development in the Plan.			
Policies Map	No Issues raised. In full support of residential zones allocated.	No change needed. Support welcome.	No	PDSP.314.001	mark44
Policies Map	The area of "Land that is Safeguarded for Flood Storage" in the Rivelin Valley should be removed from the Plan. This designation would require the building of a significant embankment across the valley, and associated infrastructure, that would have a major adverse impact on the biodiversity, public recreation, heritage and landscape.	Policy GS9 restricts future development that may have an adverse impact on the ability of Land that is Safeguarded for Flood Storage to operate as flood storage. The Plan does not set any specific requirements or site allocations for future flood alleviation works. Any works such of these would be subject to separate consultation with the community and would need to pass through the planning application process.	No	PDSP.393.016	Sue22
Policies Map	The Plan does not consider increased fire risk for moorland areas such as Wadsley Common, as result of changes to water flow arising from drainage. Concerned that the Plan does not preserve water levels on higher ground to reduce fire risk and hold back flood water.	This is considered beyond the scope of the Local Plan and is addressed through other Council initiatives such as the Sheffield Flood Risk Management Strategy and the delivery of specific flood protection schemes.	No	PDSP.394.001	Sue57

