

**The Sheffield Plan:
Our City, Our Future**

**Summary of Responses to the Consultation Questions
on the City-wide Options**

**July 2016
Development Services**



Introduction

Sustainability Appraisal and Equality Impacts

Q1 - Does this document raise any specific equality impacts which would affect particular groups or communities of people in Sheffield?

Type of comment	Number of responses	Percentage of responses
Support	31	40%
Conditional Support	19	24%
Not Support	21	27%
Neither support nor not support	7	9%

Commenter	Summary of comment
1 individual	Protect threat of closure of music and pub venues from new residential development
1 individual	Proper maintenance of council property
1 individual	Need ability to challenge landlords' bedroom estimate, in relation to bedroom tax rules
1 individual	Resurfacing roads in right order - worst first
Gladman Developments	Meet full Objectively Assessed Need, including for gypsy and travellers and older people
Gladman Developments	Undertake an Equality Impact Assessment
2 individuals	Sheffield's ageing population has implications on health, social welfare and housing of Sheffield's aged population
2 individuals	Post student population will not impact on housing demand as they will look elsewhere for career opportunities and financial enhancement
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd)	Paragraph 28 of the Interim Sustainability Assessment identifies that the equality aspects of Inclusion and Opportunities and Health and Wellbeing of the Sheffield Plan are integrated across all the economic and social Sustainability Aims. All sustainability aims relate well to the Vision, Aims and Objectives.
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd)	Core Strategy Policy CS41 is example of prejudicial nature of Council against students. The council should plan positively for increased student numbers as studies should that they represent a significant economic benefit to the city's economy.
1 individual	Age and gender - younger and older people and women are less likely to have a car and affordability of public transport is likely to be an issue. Hence impact of out-of-town or edge-of-town housing would be greater for these groups.
1 individual	It's unfair to only focus on people with low income and housing needs. The Council needs to do more to ensure the private sector offers more and better quality services and housing of the right type for those people who have good incomes and homes in all areas of Sheffield, particularly older people, still need help from social services when they become ill, plenty of good quality care in their own homes or good quality residential care homes (even if they have to pay for it), and types of alternative housing suitable for downsizing (in areas in which they live).
1 individual	Growth should take care not to damage the rural economy or ruin the countryside which attracts people to Sheffield and its suburbs.
1 individual	New homes need to be within easy reach of sustainable transport and shopping, and planned provision of services for the elderly needing care
1 individual	I haven't easily been able to deduce how the development proposals relate to council

Commenter	Summary of comment
	tenants/homeless citizens.
Sheffield Association National Trust	If economic growth is relatively low and population growth as suggested then GVA per head will decline relative to the UK average and inequalities in the city may grow.
1 individual	Inequality between neighbourhoods.
1 individual	Health is the biggest issue, so address environmental problems, not exacerbate by chopping down trees.
1 individual	Commit to clean transport and especially walking and cycling.
1 individual	The objectives set out in the plan are inclusive and wide-ranging. Whether the plan is truly equal will depend on how it is implemented.
1 individual	It does not appear to take into account the faith and voluntary sectors and their roles as part of the City's life.
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	The document does not address social, sustainable and affordable housing need. Without some sort of strategy, we may get housing on sites that increase traffic congestion and pollution and may risk marginalising older people, the disabled and those on lower incomes.
Sheffield and District Campaign for Real Ale (CAMRA)	The document seems to fail to address the key part which our breweries and pubs play in: day-to-day interaction, employment, Beer Tourism, and the future development of the City
Grenoside Conservation Society (submitted by see below)	There appears to be no direct reference anywhere to the specific needs for social housing, i.e. the requirements of those who are now, or are likely to be, excluded from home owning or long-term rental.
Loxley Valley Protection Society	Even if persistent inequality between neighbourhoods can't be addressed, everyone in the City should have decent accommodation and not be marginalised or stuck in accommodation no longer suitable to their needs.
Loxley Valley Protection Society	Yes. Speculative & profit led housing industry makes it a challenge to get the right homes for the right groups at the right price in sustainable areas. Housing those on low income, the elderly, disabled & minority groups needs addressing. The housing Associations though doing a good job, cannot alone address the total need for affordable and specialised housing.
1 individual	More densely packed housing, less green space and continued need for private cars will adversely affect those disabled by breathing difficulties
SCC	Effects on children of overcrowding may be exacerbated by a preference for smaller dwellings and increased densities.
1 individual	Developments in inappropriate areas; without suitable infrastructure; in flood plains; where there is little demand; etc - could all impact negatively on local communities.
1 individual	Yes, the destruction of village communities under Option D and potentially under Option E.
1 individual	Celebrate ethnic diversity of Sheffield. Improve vibrancy and diversity of outlying areas, by encouraging low-cost ethnic food outlets like those on London Rd
1 individual	Smaller communities would be affected as consultation document does not plan for infrastructure. Plan does not tackle problems of oversubscribed schools and need for transport improvements. Building fairly large-scale housing developments around smaller communities needs to coincide with additional schools, shops and transport - not just extending the Supertram. Bus networks need to join housing communities to where the tram network will not operate.
1 individual	As population increase is due to immigration and the birth rate of immigrants, the document needs to adequately address the needs of the resident population too, or there will be an equality issue.
1 individual	Object to development on fields between Townend Lane, the golf course and the sport field, at Stocksbridge and Deepcar due to great loss of area's natural amenity, land being in the Green Belt, Area of Outstanding Natural Beauty, recreation and wildlife value. Don't favour greenfield development even if brownfield development is economically unviable.
2 individuals	Not sure if equality issues
Blackamoor Limited, Rae Watson Development Surveyors, The Sheffield Antiques Quarter	No equality issues

Commenter	Summary of comment
(submitted by The Sheffield Antiques Quarter), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Yorkshire Housing Association., Hallam Land Management Ltd, Archaeological Research Services Ltd and 18 individuals	
1 individual	It should not affect or offend anyone.
1 individual	Yes (but no issues given)
Ecclesfield Parish Council	Yes loss of greenbelt, affordable housing required, no social housing, flooding - building on flood plain.
Sheffield antiques quarter (submitted by Sheffield antiques quarter)	Yes this document could help support small businesses and encourage up cycling
1 individual	Yes, it is about sharing the benefits of economic growth fairly across the city, and seeking to reduce already existing income inequality. Moreover, developing our city in ways that does not unequally damage the environment and social networks unfairly. The whole plan should have an equality focus.
Loxley Valley Protection Society 1 individual	Yes. Inadequate time scale and inappropriate method of consultation. i.e. Minimalist level of consultation in areas and with groups, large complex documents, and few weeks consultation on run up to Christmas is inadequate. The series of yes/responses is inappropriate to address such complex issues and it renders the whole consultation process not fit for purpose.
1 individual	Make content dyslexia-friendly.
2 individuals	Size of Consultation document could deter people from reading it.
1 individual	So consultation may not reach as wide an audience as needed in diverse Sheffield.
1 individual	Questionnaire is commendable for focussing attention on particular issues, but limits comment and reduces discussion on issues.
1 individual	Not enough background information to judge options and scenarios
Bolsterstone Archaeology and Heritage Group 1 individual	Lack of consultation material in other languages seems remiss in a diverse city in Sheffield, with people not fluent in English
1 individual	A suspicion that the less socially connected / mobile will be under-represented in the feedback received. This may impact them, in a negative sense, disproportionately.
Loxley Valley Protection Society	We support the comments made on this section by CPRE & SPACE.
1 individual	In an effort to average out fairness, do improve the poorer areas, but don't downgrade the better performing areas re health wealth etc.

Challenges and Opportunities for Sheffield to 2034

Making Sheffield a Fairer Place

Q2 - (a) Have we identified the right challenges for Sheffield between now and 2034?

Answer	Number of responses	Percentage of responses
Yes	37	23%
No	52	32%
No response	73	45%

Type of comment	Number of responses	Percentage of responses
Support	9	9%
Conditional Support	5	5%
Not Support	0	0%
Neither support nor not support	83	86%

Q2 - (b) If not, what other challenges does the Sheffield Plan need to address?

Commenter	Summary of comment
Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Arc Heritage, Historic England, Peak District National Park Authority, Friends of the Peak District/CPRE and 6 individuals	Environmentally sustainable development
SCC, Ackroyd and Abbott Ltd (submitted by Stainton Planning), Aberdeen Asset Management (submitted by NJL) and 3 individuals	Attracting inward investment
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitass Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Ecclesfield Parish Council, Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd) and 4 individuals	Impact of HS2 location
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitass Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd)	Mixed community at Meadowhall
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitass Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Loxley Valley Protection Society, Aberdeen Asset Management (submitted by NJL) and 2 individuals	NRQ and regeneration of other centres
Sheffield and Rotherham Wildlife Trust, Stannington Library, Sheffield and District Campaign for Real Ale (CAMRA) and 1 individual	Providing community /cultural facilities
1 individual	Connections between challenges
BBEST Neighbourhood Planning Forum	University expansion
BBEST Neighbourhood Planning Forum, Portland Works (Business, Education and Culture Group), Sharrow Heritage Group (submitted by Sheaf	Heritage assets / distinctiveness / Antiques

Commenter	Summary of comment
Valley Heritage), Arc Heritage, Sheffield antiques quarter (submitted by Sheffield antiques quarter), Sheffield and District Campaign for Real Ale (CAMRA), The Sheffield Antiques Quarter (submitted by The Sheffield Antiques Quarter), Archaeological Research Services Ltd, Loxley Valley Protection Society, Historic England and 1 individual	Quarter
BBEST Neighbourhood Planning Forum, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Young people - Sheffield Futures, Friends of the Peak District/CPRE and 3 individuals	More emphasis on walking / cycling / public transport
BBEST Neighbourhood Planning Forum	Clusters of institutions
2 individuals	Education / upskilling
Sheffield and Rotherham Wildlife Trust, Woodland Trust, Loxley Valley Protection Society, Peak District National Park Authority, Friends of the Peak District/CPRE and 5 individuals	Open space / ecology / GB / sport
Ecclesfield Parish Council, Sheffield Association National Trust, Young people - Sheffield Futures, Friends of the Peak District/CPRE and 3 individuals	Traffic / transport / demand management
Rotherham Metropolitan Borough Council and 1 individual	Recycling / waste management
Harworth Estates and 3 individuals	Integration with City Region
Friends of the Peak District/CPRE and 1 individual	Rail connections
1 individual	Doncaster airport
Sheffield and Rotherham Wildlife Trust, none, Loxley Valley Protection Society, Friends of the Peak District/CPRE, Angela Smith MP and 6 individuals	Climate change air quality
Sheffield Association National Trust, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Young people - Sheffield Futures, Tata Steel, Cheetham & Co (submitted by Signet Planning) and 2 individuals	Growing a dynamic economy / job opportunities
1 individual	Number / location of students
Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA) and 1 individual	Infrastructure (general)
1 individual	Zero growth economy
Dore Neighbourhood Forum, Gladman Developments, Landowner of Hare and Hounds site (submitted by David Marjoram, England and Lyle), Gladman Developments, Friends of the Peak District/CPRE, Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning) and 1 individual	More homes in appropriate locations inc. affordable
Cheetham & Co (submitted by Signet Planning) and 2 individuals	Governance / devolution
1 individual	Civic engagement / community
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Demographic change
Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA), NHS Sheffield Clinical Commissioning Group and 1 individual	Public health / design of places & homes
1 individual	Northern Powerhouse
Loxley Valley Protection Society	New retail vs. viability of existing retail
Cheetham & Co (submitted by Signet Planning) and 1 individual	City Region / DtC
Coal Authority	Coal mining legacy / land instability
UNITE	Increased student numbers & need for suitable accommodation
Cheetham & Co (submitted by Signet Planning) and 1 individual	Range of homes in City Centre
1 individual	Different housing models / co-housing
Young people - Sheffield Futures	Cultural integration
Friends of the Peak District/CPRE	Low carbon sector - job creation
Angela Smith MP, Cheetham & Co (submitted by Signet Planning)	Manufacturing / AMP
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Alternative growth assumptions
Environment Agency	Sequential Test for flooding
Sheffield City Region	Devolution and the emerging SCR IIP
Sheffield City Region	Set within context of SEP
NHS Sheffield Clinical Commissioning Group	Need more detailed growth estimates to enable to plan public service expansion

Challenges and Opportunities for Sheffield to 2034

Making Sheffield a Fairer Place

Q3 - (a) Have we identified the right opportunities for Sheffield between now and 2034?

Answer	Number of responses	Percentage of responses
Yes	44	27%
No	41	25%
No response	77	48%

Type of comment	Number of responses	Percentage of responses
Support	6	7%
Conditional Support	4	5%
Not Support	1	1%
Neither support nor not support	73	87%

Q3 - (b) If not, what other opportunities could the Sheffield Plan support?

Commenter	Summary of comment
2 individuals	Environmentally sustainable development
UNITE, Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd) and 2 individuals	Role of Universities / students / student accommodation
Peak District National Park Authority, Sheffield and Rotherham Wildlife Trust, Woodland Trust, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), None: Sheffield resident and 3 individuals	Green spaces / green infrastructure / natural environment
Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Harworth Estates and 3 individuals	Role of manufacturing / AMID
SYPTTE, Young people - Sheffield Futures, BBEST Neighbourhood Planning Forum, Sheffield Association National Trust, Loxley Valley Protection Society, Cycle Sheffield, Ecclesfield Parish Council, Archaeological Research Services Ltd, Arc Heritage, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 4 individuals	Transport - general improvements / modal shift
SYPTTE and 1 individual	Bus improvements inc. BRT
Aberdeen Asset Management (submitted by NJL), Aberdeen Asset Management (submitted by NJL)	City Centre - investment in The Moor
Loxley Valley Protection Society (LVPS), Sheffield Visual Art Group, Loxley Valley Protection Society, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Tourism / Outdoor City
1 individual	Independent retail
Loxley Valley Protection Society (LVPS), Historic England, Sheffield Visual Art Group, BBEST Neighbourhood Planning Forum, Loxley Valley Protection Society, The Sheffield Antiques Quarter (submitted by The Sheffield Antiques Quarter), Portland Works (Business, Education and Culture Group), Archaeological Research Services Ltd, Arc Heritage, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), None: Sheffield resident and 4 individuals	Heritage / Arts / Historic Env.
Loxley Valley Protection Society (LVPS) and 2 individuals	Reuse of buildings
Loxley Valley Protection Society (LVPS), Gladman Developments, Barratt Homes & David Wilson Homes Yorkshire West and 2 individuals	Housing growth and affordability
Gladman Developments	Economy - Role of housebuilding
Tata Steel, Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Ecclesfield Parish Council, Ackroyd and Abbott Ltd (submitted by Stainton	Economic growth in a variety of

Commenter	Summary of comment
Planning), Portland Works (Business, Education and Culture Group) and 3 individuals	sectors
Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	Potential of GB Review to accommodate growth
HFT Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Ecclesfield Parish Council, Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd) and 4 individuals	Benefits of HS2
HFT Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	Mixed use at Meadowhall
BBEST Neighbourhood Planning Forum, Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Stannington Library and 2 individuals	Role of community / community facilities
Sheffield and Rotherham Wildlife Trust and 2 individuals	Climate change / energy efficiency
Sheffield and Rotherham Wildlife Trust, Arc Heritage, Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA) and 1 individual	Health and equality
3 individuals	Education / upskilling / skill base
Grenoside Conservation Society (submitted by see below), Ecclesfield Parish Council, Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 3 individuals	City Region / co-operation
Dore Neighbourhood Forum, Ecclesfield Parish Council	Parking / Park and Ride
Dore Neighbourhood Forum and 2 individuals	Rail / tram improvements
Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	Alternative assumptions about what can be achieved
1 individual	Be more specific
Environment Agency	Include river corridors in Green Infrastructure
Environment Agency	Locate sensitive developments away from unneighbourly uses
Environment Agency	Focus on Water Framework Directive
NHS Sheffield Clinical Commissioning Group	Role of the public sector in supporting achievement of the aims

The Vision for Sheffield in 2034

Aims and Objectives

Q4 - Do you support the Sheffield Plan Vision, Aims and Objectives?

Answer	Number of responses	Percentage of responses
Yes	99	61%
No	7	4%
No response	56	35%

The Vision for Sheffield in 2034

Aims and Objectives

Q5 - Do you think anything is missing, and if so, what?

Type of comment	Number of responses	Percentage of responses
Support	22	18%
Conditional Support	20	16%
Not Support	0	0%
Neither support nor not support	83	66%

Commenter	Summary of comment
Landowner of Hare and Hounds site (submitted by David Marjoram, England and Lyle), Highways England, HBF, Sheffield Visual Art Group, Central and Nether Edge Ward Associations of the Labour Party, Friends of the Peak District/CPRE, Sheffield Visual Art Group and 1 individual	Support
Loxley Valley Protection Society, Sheffield Association National Trust and 6 individuals	Unlikely to be achieved/consultation too short
Central and Nether Edge Ward Associations of the Labour Party, Tata Steel	How was vision formulated?
Friends of the Peak District/CPRE	Strategic approach to greenspace/ecological networks
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Yorkshire Housing Association. and 6 individuals	Nothing missing
CEG (submitted by Nathaniel Lichfield & Partners), Gladman Developments	Consider all options for a range of housing allocations
Young people - Sheffield Futures, Grenoside Conservation Society (submitted by see below), Ecclesfield Parish Council, Portland Works (Business, Education and Culture Group), Sheffield antiques quarter (submitted by Sheffield antiques quarter), Archaeological Research Services Ltd, Arc Heritage, BBEST Neighbourhood Planning Forum, The Sheffield Antiques Quarter (submitted by The Sheffield Antiques Quarter), Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 7 individuals	Preserve heritage/landmarks/buildings of character/culture/ antiques quarter
Young people - Sheffield Futures, UNITE, Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Gravitax Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), McCarthy and Stone Retirement Lifestyles Ltd. (submitted by The Planning Bureau Ltd.), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), The University of Sheffield (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 3 individuals	Housing for all inc. affordable, students, families, elderly and disabled
Young people - Sheffield Futures, Friends of the Peak District/CPRE, Tata Steel, Arc Heritage, Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	Reuse brownfield sites/buildings inc. flexibility of use
Young people - Sheffield Futures, Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Gravitax Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning	More job opportunities/new businesses/highly skilled jobs

Commenter	Summary of comment
Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), The University of Sheffield (submitted by DLP Planning Ltd) and 1 individual	
Young people - Sheffield Futures, Grenoside Conservation Society (submitted by see below), Woodland Trust, Dore Neighbourhood Forum and 5 individuals	Protect open spaces/'green frame'/nature/trees
Young people - Sheffield Futures, Central and Nether Edge Ward Associations of the Labour Party, Archaeological Research Services Ltd, Sheffield Association National Trust and 4 individuals	Improve transport connections inc. rail and tram
Historic England, Historic England, Bolsterstone Archaeology and Heritage Group and 1 individual	Needs to be more Sheffield-specific
1 individual	Viewing tower or rooftop bar
Young people - Sheffield Futures and 1 individual	Free / more parking in CC
Peak District National Park Authority	Refer to National Park landscapes
Friends of the Peak District/CPRE	Ensure travel distances are not increased
Tata Steel and 1 individual	Recognise role of traditional manufacturing
HBF, Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 1 individual	Reflect role and relationship with SCR inc. delivering housing
HBF	Change 'sufficient' to 'deliver' in 9th bullet point
Young people - Sheffield Futures and 1 individual	More & better leisure centres / entertainment etc
Young people - Sheffield Futures and 2 individuals	Modernise the city / improve run-down areas
Young people - Sheffield Futures	More designer shops in CC
Young people - Sheffield Futures	Schools in hearts of neighbourhoods or fewer but larger schools
1 individual	Beware of focusing on IT sector as jobs can move easily
Central and Nether Edge Ward Associations of the Labour Party	Reducing the risk of flooding
Central and Nether Edge Ward Associations of the Labour Party	Family/children friendly CC
Central and Nether Edge Ward Associations of the Labour Party, Canal & River Trust and 1 individual	promotion and use of canal and river inc. frontages
Central and Nether Edge Ward Associations of the Labour Party	Digital infrastructure
Central and Nether Edge Ward Associations of the Labour Party	Increasing capacity for access to CC
Central and Nether Edge Ward Associations of the Labour Party	Align CC parking policy with green objectives
Central and Nether Edge Ward Associations of the Labour Party	Creation and promotion of green/cultural walks within the City Centre - tourism
Central and Nether Edge Ward Associations of the Labour Party	Better cultural facilities
1 individual	Create a deer park
2 individuals	Ensure opportunities for all
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Archaeological Research Services Ltd	Location of HS2
7 individuals	Improve education
Dore Neighbourhood Forum and 2 individuals	Protect Green Belt
Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), The University of Sheffield (submitted by DLP Planning Ltd)	Reference to AMID

Commenter	Summary of comment
Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA), Sheffield and Rotherham Wildlife Trust and 3 individuals	Improve health & social care/equality/Quality of Life
3 individuals	Friendly village-like atmosphere that attracts people/spirit of Sheffield
1 individual	Objectives don't follow through document
1 individual	How to make neighbourhoods "attractive" and great places to live
Woodland Trust	Different structure to vision, aims and objectives for clarity
Woodland Trust, Sheffield and Rotherham Wildlife Trust and 3 individuals	Specific detailed amendments to wording of bullet points
Sheffield and District Campaign for Real Ale (CAMRA)	Importance of brewing industry
Natural England	More emphasis on strategic approach to designated environmental assets
2 individuals	Take advantage of proximity to both countryside and Peak District
2 individuals	Renewable energy/community energy/energy efficiency
1 individual	Reduce population to sustainable levels
The University of Sheffield (submitted by DLP Planning Ltd)	Specific reference to key employers e.g. universities and NHS
	Higher density and mixed uses help to shape a more attractive City centre and neighbourhood centres
Cycle Sheffield	Improve cycling infrastructure
1 individual	Civic engagement
1 individual	Something radical for part of the city to really set us apart - relax planning laws
1 individual	Safety and security
1 individual	Nurturing music scene
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Should be more ambitious
Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	Rather than just providing "sufficient homes", the Vision should set out to provide homes that meet the economic growth aspirations
Environment Agency	Refer to sequential approach to avoiding flooding
Sheffield City Region	Consider challenges and opportunities from SCR IIP

How much Growth are we Planning for?

How much land do we need for New Employment?

Q6 - Should the employment land requirement in the Sheffield Plan be based on the Strategic Economic Plan jobs target of 10 hectares/year or a lower scenario of 8 hectares/year? Please provide reasons for your answer

Answer	Number of responses	Percentage of responses
10 hectares/year	17	10%
A lower scenario of 8 hectares/year	22	14%
No response	123	76%

Type of comment	Number of responses	Percentage of responses
Support	17	31%
Conditional Support	3	5%
Not Support	20	36%
Neither support nor not support	15	27%

Commenter	Summary of comment
Yorkshire Housing Association., Rae Watson Development Surveyors, Rotherham Metropolitan Borough Council , Sheffield Business Park (submitted by Turley), The University of Sheffield (submitted by DLP Planning Ltd), Gladman Developments, Bolsover District Council, North East Derbyshire and 7 individuals	Agree - 10 hectares is appropriate
Tangent Properties and 5 individuals	8 hectares is appropriate
Strip the Willow and 2 individuals	Encourage the reuse of brownfield land / All employment land should be brownfield
1 individual	Allocating too much land will lead to vacant sites and deter investment
4 individuals	10 hectares is too ambitious/too optimistic and may not be achieved/be realistic
2 individuals	Should use employment land for housing
2 individuals	Re-use/Improve the quality of existing buildings instead
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	Allow for/take account of/encourage working from home
Grenoside Conservation Society (submitted by see below), Loxley Valley Protection Society, Woodland Trust and 6 individuals	No comment/unsure/don't understand
2 individuals	Build at higher densities
1 individual	We need to meet the needs of a growing population
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	The City Region jobs target is too ambitious
1 individual	Avoid having empty office buildings
1 individual	Need to be ambitious
1 individual	Avoid constraining growth by a having a shortage of land
1 individual	Avoid sterilising land by over-allocation
Rae Watson Development Surveyors	A higher allocation gives more choice of sites
1 individual	The requirement figure should be based on future trends where there is more home working

Commenter	Summary of comment
North East Derbyshire and 1 individual	Allow for more commuting
1 individual	Do not pursue economic growth
Rotherham Metropolitan Borough Council , Sheffield Business Park (submitted by Turley), The University of Sheffield (submitted by DLP Planning Ltd), Bolsover District Council, Sheffield City Region and 2 individuals	Need to achieve the growth targets set of in the city region SEP
1 individual	The Council encourages too many office buildings and not enough manufacturing
Bolsterstone Archaeology and Heritage Group, Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Depends on the type of employment envisaged
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Need to support local employment
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	The requirement figure and the Plan should be regularly reviewed - at least every 5 years
Sheffield Business Park (submitted by Turley)	The Plan should encourage advanced manufacturing and the development of the AMP and AMID
1 individual	Land that is accessible by rail and canal should be prioritised
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	8 hectares could be appropriate if lower quality sites are excluded
Sheffield and Rotherham Wildlife Trust	Most population growth is in non-working age groups, so could the targets be unrealistic?
Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	The employment land requirement should be higher and at least 160 hectares
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Less B8 land is needed and we should seek to reduce transport and fuel usage

How much Growth are we Planning for?

How much land do we need for New Employment?

Q7- (a) Should some of Sheffield's land requirement for manufacturing, distribution and warehousing (B1c, B2 and B8) be accommodated elsewhere in Sheffield City Region?

Answer	Number of responses	Percentage of responses
Yes	33	20%
No	15	9%
No response	114	70%

Type of comment	Number of responses	Percentage of responses
Support	30	59%
Conditional Support	11	22%
Not Support	2	4%
Neither support nor not support	8	16%

Q7 - (b) If so, where could Sheffield's needs be accommodated?

Commenter	Summary of comment
Sheffield and Rotherham Wildlife Trust and 2 individuals	Some of Sheffield's requirements could be met in Rotherham if there is spare land once the Tram-Train is running
2 individuals	Meeting Sheffield's requirements elsewhere in the city region will increase commuting
Harworth Estates and 1 individual	Support meeting some of Sheffield's requirements in Rotherham around the Advanced Manufacturing Park
Highways England	Would like to work with the Council to identify the highway impacts of development
Bolsover District Council, North East Derbyshire	Provision should be guided by information from FLUTE modelling, looking at commuting patterns and changes expected
Tangent Properties	A significant proportion of development should be in Barnsley borough
Bolsover District Council, North East Derbyshire and 2 individuals	The Sheffield Plan should include a policy to meet some of Sheffield's requirement in Bolsover and North East Derbyshire in the M1 corridor (Junctions 28, 29, 29a and 30)
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Need a self-supporting Sheffield economy and we should not be increasing the need to travel by developing further afield
1 individual	There are vacant industrial areas just outside Sheffield's boundary that could be used
2 individuals	Particularly in Barnsley, Rotherham, Doncaster and Chesterfield
Bolsterstone Archaeology and Heritage Group	Development should focus on locations well connected by rail, including HS2
Grenoside Conservation Society (submitted by see below), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 3 individuals	Anywhere in the city region. The SCR should work together - employment land requirements is a fundamental issue that it should work together to address
Ecclesfield Parish Council	Depends on the type of industry
1 individual	Doncaster is the most suitable location due to its surplus land
1 individual	transport links between Sheffield and Rotherham need to be improved first
1 individual	To the east of the city (Rotherham?) where there is flat land
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Rotherham for advanced manufacturing, Barnsley and Doncaster for logistics, Doncaster related to the airport.
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 3 individuals	Requires improvements to public transport
1 individual	Jobs should be located close to where people live
1 individual	Particularly Rotherham where land is cheaper
1 individual	Need to take account of home working
1 individual	We should be able to meet our own needs in or next to existing areas, but other parts of the city region would benefit

Commenter	Summary of comment
	from the new employment
1 individual	Particularly Barnsley, Rotherham and Chesterfield as they are close to Sheffield City Centre and have surplus land.
Archaeological Research Services Ltd	Particularly the M1 and A61 corridors
1 individual	Move office uses elsewhere to reduce traffic congestion
Natural England	Should take account of Impact Risk Zones, relating to protected areas and designated wildlife sites.
1 individual	Don't know - beyond my area of expertise
Rotherham Metropolitan Borough Council , Sheffield Business Park (submitted by Turley)	Should accommodate the growth aspirations set out in the city region Strategic Economic Plan
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Particularly Rotherham, as this would reduce pressure on the Green Belt
1 individual	Particularly around the motorway network and for freight
1 individual	Should be around the Ski Village, Catcliffe and Tinsley
2 individuals	Particularly Rotherham if the HS2 station is located at Meadowhall
1 individual	Wherever there are good transport links for distributing goods and attracting employees
1 individual	Along the River Don Corridor to avoid development in the City Centre
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Elsewhere in the city region on brownfield land in order to reduce the pressure on green space and Green Belt
The University of Sheffield (submitted by DLP Planning Ltd)	Particularly Doncaster for logistics related to the Inland Port and where there is good access to the A1, M18 and M180 and Markham Vale (M1 Junction 29A)
The University of Sheffield (submitted by DLP Planning Ltd)	Allocating B8 uses in particular to other areas will reduce the pressure for land within the AMID and Lower Don Valley
The University of Sheffield (submitted by DLP Planning Ltd), Sheffield Business Park (submitted by Turley) and 1 individual	Particularly in Rotherham related to the development of the AMID
Sheffield Business Park (submitted by Turley)	Sheffield should initially seek to meet its own needs if possible
Doncaster Metropolitan Borough Council	Doncaster is a different Functional Economic Area to Sheffield / Rotherham, so strong evidence and a Duty to Co-operate agreement would be required in order to meet some of Sheffield's employment land requirement in Doncaster
Doncaster Metropolitan Borough Council	If meeting part of Sheffield's demand for employment land in Doncaster, this should not be restricted to logistics
Loxley Valley Protection Society	Ditto

How much Growth are we Planning for?

How much land do we need for New Employment?

Q8 - (a) Should employment land requirements be expressed as a single figure?

Answer	Number of responses	Percentage of responses
Yes	10	6%
No	23	14%
No response	129	80%

Type of comment	Number of responses	Percentage of responses
Support	23	50%
Conditional Support	5	11%
Not Support	6	13%
Neither support nor not support	12	26%

Q8 - (b) If not, should they be separated out by employment type, either: - 2 hectares for B1a/b and 8 hectares for B1c, B2 and B8; or - 2 hectares for B1a/b and 6 hectares for B1c, B2 and B8? Please provide reasons for your answers

Commenter	Summary of comment
Aberdeen Asset Management (submitted by NJL), Highways England, Aberdeen Asset Management (submitted by NJL), Highways England, Sheffield Business Park (submitted by Turley), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 6 individuals	Different employment uses have different locational, site and infrastructure requirements
Bolsover District Council, North East Derbyshire	It is helpful to break the overall figures down in order to focus on the growth requirements of Sheffield and the city region
1 individual	Separate only if an explanation of the different types is provided
1 individual	The requirement figure should be based on future trends where there is more home working
Bolsterstone Archaeology and Heritage Group	Employment provision should take account of housing
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 4 individuals	While it may be useful to set out the figures separately for clarity, this should not be reflected in allocations, in order to maximise flexibility
Grenoside Conservation Society (submitted by see below), Strip the Willow and 9 individuals	Don't know / don't understand / not enough information
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	As long as the base data is reliable
1 individual	B1a office locations are required to meet the NPPF sequential test
2 individuals	Breaking the figures down provides greater clarity
Archaeological Research Services Ltd	It is simpler and easier to measure outputs if one figure is used
1 individual	Need to encourage a wide range of industries
Sheffield Business Park (submitted by Turley)	Need to ensure forecasted growth is adequately provided for
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	There also needs to be some flexibility, for example to allow B1c on land allocated for B1a/b
The University of Sheffield (submitted by DLP Planning Ltd)	B1b should be included with B1c/B2/B8 to allow for the appropriate provision of B1b within the AMID. Also, B1a in the city centre should not be diluted with B1b
1 individual	Is a split too precise?
1 individual	Ditto

How much growth are we Planning for?

How much Land do we need for New Housing?

Q9- (a) Do you agree with the Council's assessment of housing needs in Sheffield local authority area and the Sheffield/Rotherham Strategic Housing Market Area?

Answer	Number of responses	Percentage of responses
Yes	26	16%
No	53	33%
No response	83	51%

Type of comment	Number of responses	Percentage of responses
Support	3	4%
Conditional Support	5	6%
Not Support	46	56%
Neither support nor not support	28	34%

Q9 - (b) If not, what are your reasons for suggesting different figures?

Commenter	Summary of comment
Sheffield and Rotherham Wildlife Trust, Rotherham Metropolitan Borough Council , Derbyshire County Council, UNITE and 1 individual	Support the figure
Grenoside Conservation Society (submitted by see below), Sheffield Association National Trust, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 9 individuals	The figure is too high
Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Mr. P Eyre (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Hallam Land Management Ltd, Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), HBF, HBF, Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 2 individuals	The figure is too low and should be more aspirational
1 individual	Developers are land banking
Sheffield and Rotherham Wildlife Trust, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 4 individuals	Land could be unnecessarily allocated and risk more Green Belt than is necessary
Grenoside Conservation Society (submitted by see below) and 3 individuals	Green space is necessary and should be protected
1 individual	No evidence of need for 40-46k homes
6 individuals	Concerned that if economic growth is not as strong then not so many homes would be needed. Be cautious with growth estimates
Grenoside Conservation Society (submitted by see below)	An ageing population will mean older people free up homes when

Commenter	Summary of comment
	they downsize
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	The 20 year time period is too long to predict housing growth. Should be looked at over a shorter time to give more certainty.
1 individual	A lower figure would help manage land release
Ackroyd and Abbott Ltd (submitted by Stainton Planning), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), HBF, HBF, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	The figure is insufficient to deliver the economic plan
Ackroyd and Abbott Ltd (submitted by Stainton Planning), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	The figure is insufficient to deliver a range of housing sites to meet needs and speed up delivery
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Focussing on high end housing can lead to deprivation
Loxley Valley Protection Society and 1 individual	Unable to comment / no comment
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Grenoside Conservation Society (submitted by see below) and 2 individuals	The figure should be kept under frequent (i.e. 5 yearly) review as it is based on many assumptions
Grenoside Conservation Society (submitted by see below) and 1 individual	A move to high tech economy requires fewer people and therefore less housing
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 3 individuals	Inner city areas, previously developed land and regeneration should be the focus for development
1 individual	Concerned about space standards/density
1 individual	Concerned about delivery - the private sector isn't delivering enough
1 individual	Concerned about delivery - SCC/housing associations should built more
Sheffield and Rotherham Wildlife Trust	A range would be more appropriate than a target.
Sheffield and Rotherham Wildlife Trust	Pursue options A-C sequentially so option D and E might not be needed.
Sheffield and Rotherham Wildlife Trust	Concerned about achievability - target higher than recent delivery
Sheffield and Rotherham Wildlife Trust	Target should be split into sectors to ensure delivery of affordable and older people's housing
Sheffield and Rotherham Wildlife Trust, Strip the Willow and 4 individuals	More affordable housing and smaller homes should be built
1 individual	Insufficient new homes prevents population growth and keeps prices high
1 individual	Reduce the target to 42,000 and save Worrall
Sheffield Association National Trust	ONS projections should be a maximum - the last 20 years is an indication of reasonable growth
3 individuals	economic growth should be met through the existing population
1 individual	Target depends on the location of HS2
1 individual	The population should be reduced
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Friends of the Peak District/CPRE, Friends of the Peak District/CPRE	Consider local and city region level need - including NE Derbyshire and Waverley
3 individuals	Economic growth assumptions are too high - various reasons
Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), J F Finnegan Ltd	The figure should be 3,100 per annum based on the Chelmer model

Commenter	Summary of comment
(submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd)	
Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Cheetham & Co (submitted by Signet Planning)	The figure is too low being based on low migration assumptions
Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), HBF, CEG (submitted by Nathaniel Lichfield & Partners), HBF	The OAN is not robust as household formation rates are not correctly addressed
Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 1 individual	The figure should include unmet need from previously low levels of delivery
2 individuals	Focus more on existing housing
Rotherham Metropolitan Borough Council , Derbyshire County Council	Evidence is appropriate
1 individual	Build fewer houses
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	The type of housing to be developed is more important to the number
HBF, HBF	The OAN may be too optimistic about uplift in economic activity rate
Aberdeen Asset Management (submitted by NJL)	The OAN should consider reasons for non-delivery of historic allocations and the potential of new sites proposed
CEG (submitted by Nathaniel Lichfield & Partners)	The OAN is not based on an up to date SHMA
CEG (submitted by Nathaniel Lichfield & Partners), Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	The demographic modelling underestimates need
UNITE	Delivery of student accommodation is important
UNITE, Cheetham & Co (submitted by Signet Planning)	Student accommodation should be considered within the OAN
1 individual	Commuting from Derbyshire Dales to Sheffield is unlikely

Commenter	Summary of comment
1 individual	Sheffield and Rotherham should be considered together
North East Derbyshire	Delivering housing within Sheffield near to jobs potentially reduces commuting and avoids pressure on neighbouring areas and Green Belt
Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	The target should be aligned with the jobs-led aspirational scenario
Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	Should not assume that the economic activity rate will improve
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	the plan should aspire towards higher targets to speed up delivery

How much Growth are we Planning for?

How much Land do we need for New Housing?

Q10 - Is the Council right to use the Sheffield and Rotherham local authority areas as being representative of the Strategic Housing Market Area?

Answer	Number of responses	Percentage of responses
Yes	35	22%
No	21	13%
No response	106	65%

Type of comment	Number of responses	Percentage of responses
Support	28	47%
Conditional Support	8	13%
Not Support	2	3%
Neither support nor not support	22	37%

Commenter	Summary of comment
Gladman Developments	SCC should meet full housing OAN
Gladman Developments	Consider meeting cross boundary housing needs
Gladman Developments	SHMA needs to be robust and take account of guidance
North East Derbyshire, Bolsover District Council, HBF, Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitax Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Rotherham Metropolitan Borough Council, J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Harworth Estates, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 5 individuals	Sheffield-Rotherham have a strong housing market relationship
North East Derbyshire, Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitax Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Ecclesfield Parish Council, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Rotherham Metropolitan Borough Council, J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 2 individuals	Sheffield also has links to other housing markets – e.g. Barnsley, North East Derbyshire and Chesterfield
North East Derbyshire, Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith	Cross boundary issues need to be considered

Commenter	Summary of comment
(submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd) and 2 individuals	
CEG (submitted by Nathaniel Lichfield & Partners)	Sites within Barnsley should contribute to meeting Sheffield's need where functionally part of Sheffield.
1 individual	Unlikely commuting relationship with Derbyshire Dales
2 individuals	Wider region should be considered to broaden housing market
2 individuals	Significant difference between SHMA and Government figures
3 individuals	Affordable housing, rather than expensive housing, is needed
1 individual	The housing market is varied - different types of housing are needed
2 individuals	More student accommodation is needed and student/university issues should be considered
3 individuals	Looking at a wider housing market area will protect Sheffield's green environment
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Rotherham Metropolitan Borough Council , J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd)	Sheffield's housing market has a high level of self-containment
1 individual	People don't want to commute from Rotherham
Loxley Valley Protection Society, Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Warborough Investments Ltd (submitted by DLP Planning Ltd) and 3 individuals	Do not understand the question / not area of expertise/ unable to comment / not answered
1 individual	Improved city region connectivity would make commuting more feasible
2 individuals	Good public transport links with Rotherham
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Accessibility between homes and jobs is important
1 individual	Concerned about Council land sales
Rotherham Metropolitan Borough Council	Relationship between Sheffield and Rotherham is only strong for certain housing types and households
Bolsterstone Archaeology and Heritage Group	Sheffield has distinct urban and rural areas so projections based on dense urban areas may not be helpful
1 individual	Improvements to rail may increase commuting relationship with Manchester

Commenter	Summary of comment
1 individual	Sheffield has different needs to NE Derbyshire/ Nottinghamshire
1 individual	Sheffield doesn't have sufficient land
Harworth Estates and 1 individual	Take account of infrastructure needs
1 individual	Much housebuilding will be on small sites
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Consider housing delivery in the North East Derbyshire Green Belt
Grenoside Conservation Society (submitted by see below) and 2 individuals	Consider housing and employment land distribution across the entire city region
1 individual	Concerned about traffic issues on Ecclesall Road as main access from south

What are the Citywide Options for Growth to 2034?

Introduction

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	86	100%

Q11 - How many years' supply of housing sites should be allocated in the Plan? Please provide reasons for your answer

Commenter	Summary of comment
Gladman Developments, CEG (submitted by Nathaniel Lichfield & Partners), HBF, Aberdeen Asset Management (submitted by NJL), Rae Watson Development Surveyors, Grenoside Conservation Society (submitted by see below), Dore Neighbourhood Forum, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths) and 2 individuals	Whole Plan period
Gladman Developments	Allocate more land than needed to ensure robust supply
CEG (submitted by Nathaniel Lichfield & Partners)	Further sites should be considered in addition to those allocated to maintain supply
1 individual	5 years with options over 10
Friends of the Peak District/CPRE	Need should be segmented by type and tenure
Friends of the Peak District/CPRE	Phased release of sites - new permissions for market housing only granted if rate of AH completions is on track
Friends of the Peak District/CPRE	GB Review should be SCR-wide
2 individuals	6-15 years as per NPPF
HBF	Requirement should be a minimum
HBF, North East Derbyshire, Bolsover District Council and 1 individual	At least to 2028
North East Derbyshire, Aberdeen Asset Management (submitted by NJL)	Phased release of sites
1 individual	Up to 2028
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd)	Allocate sufficient land for 20 years of housebuilding and a further 10 years of safeguarded land outside of the Green Belt
2 individuals	20 years
Ecclesfield Parish Council	20 years but review every 5
2 individuals	25 years
Sheffield and Rotherham Wildlife Trust	5 plus a one year buffer followed by broad locations
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sharrow Heritage Group (submitted by	5 years

Commenter	Summary of comment
Sheaf Valley Heritage), Loxley Valley Protection Society and 5 individuals	
1 individual	50 years
Sheffield Association National Trust and 1 individual	5 - 10 years
1 individual	Speculative, would need to be kept under review and updated as necessary
Hallam Land Management Ltd and 2 individuals	As long as possible
Archaeological Research Services Ltd, Ackroyd and Abbott Ltd (submitted by Stainton Planning)	At least 10 years
Yorkshire Housing Association.	10 - 12 years
Blackamoor Limited and 7 individuals	10 years
1 individual	Depends which option is being considered, prioritise A
2 individuals	10 - 15 years
1 individual	2 years
1 individual	3 years
3 individuals	15 years i.e. 2015-2029
Grenoside Conservation Society (submitted by see below)	Rolling target

What are the Citywide Options for Growth to 2034?

Employment Growth Options – Main Employment Locations

Q12 - Should the Plan identify only the City Centre, the Upper Don Valley, the Lower Don Valley and the Outer South East as the main locations for new offices and manufacturing, distribution and warehousing?

Answer	Number of responses	Percentage of responses
Yes	24	15%
No	31	19%
No response	107	66%

Type of comment	Number of responses	Percentage of responses
Support	7	15%
Conditional Support	15	33%
Not Support	23	50%
Neither support nor not support	1	2%

If not, please provide reasons for your answer

Commenter	Summary of comment
Highways England, Urbo (submitted by HOW Planning), Aberdeen Asset Management (submitted by NJL) and 1 individual	The City Centre is the most sustainable location for offices given its strong transport links
Highways England	There are capacity issues with the M1 at Junctions 33 and 34 relating to the Lower Don Valley
Highways England	Development in the South East would put pressure on the M1 at Junction 31
Urbo (submitted by HOW Planning), Aberdeen Asset Management (submitted by NJL)	The NPPF identifies offices as a main town centre use and that their need for land is met in full
Peak District National Park Authority	Part of the Peak District National Park lies within the city region boundary
Tata Steel and 2 individuals	Stocksbridge/Deepcar as a Principal Town should be identified as a main employment growth location, with improved transport links
2 individuals	Small scale businesses are appropriate outside of the City Centre, e.g. Stocksbridge
Grenoside Conservation Society (submitted by see below)	Changes in working practices could reduce the role of the City Centre
Grenoside Conservation Society (submitted by see below) and 1 individual	Industry should be located where it minimises impact and is accessible
1 individual	Development should take account of the character of the area
1 individual	Employment areas need to be better connected
The University of Sheffield (submitted by DLP Planning Ltd)	The AMID should be separately referenced rather than being included in the Lower Don Valley
1 individual	Locations on major non-oil-based transport routes should be favoured
1 individual	Avoid Green Belt or greenfield locations
1 individual	Use disused mines for underground facilities
Loxley Valley Protection Society, Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 5 individuals	Better to have a larger number of smaller locations in order to reduce the need to travel
Ecclesfield Parish Council, Hallam Land Management Ltd and 2 individuals	Other areas should also be considered, with better transport links. Include rural areas
1 individual	The locations should not reduce the attractiveness of nearby housing
Rae Watson Development Surveyors	Chapelton should be included as a sustainable location
1 individual	Industrial sites in the City Centre should be moved to the Lower Don Valley
Archaeological Research Services Ltd	Other areas should be considered, especially as broadband availability improves
SPACE (submitted by Sheffield and Peak Against City Encroachment	Avoid development around Oughtibridge, Wharncliffe Side, Worrall and Ecclesfield

Commenter	Summary of comment
(SPACE)	
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Requires an analysis of what types of jobs are needed and where
1 individual	Employment areas should be close to the main transport infrastructure
1 individual	The Upper Don Valley should not be considered
1 individual	Consider North Sheffield
1 individual	Consider Hillsborough
1 individual	Include the M1 corridor
1 individual	Out of town locations do not have the services required to support workers
1 individual	More areas should be identified to maximise employment
1 individual	The focus should be on areas where there is a pool of employees to tap into
1 individual	What incentives are there for employers to move to Sheffield
1 individual	Areas should be selected carefully and the Council should plan long term
1 individual	The North East should be included - Chapelton and Ecclesfield - as it is difficult to get from there to the City Centre
Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA)	Older office buildings in out of centre locations should be released for other uses
2 individuals	The whole of the city region should be considered
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	There should be no restriction of locations for businesses. Policies should be flexible and there should be incentives to locate, such as good quality housing close to businesses
Bolsterstone Archaeology and Heritage Group	The City Centre is not the best location and they should be situated close to the motorway such as at Meadowhall
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Other areas should be included to avoid commuting - Sharrow, Hillsborough, Ecclesall Road, Abbeydale, Crookes and others
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Each community should have an economic development plan and strategy
1 individual	Need to consider flooding

What are the Citywide Options for Growth to 2034?

Employment Growth Options – Main Employment Locations

Q13 - Should the Plan acknowledge the Strategic importance of Chapeltown/Ecclesfield, Stocksbridge/Deepear, Sheaf Valley, Blackburn Valley, Holbrook and Orgreave for B-class uses in terms of providing some employment opportunities close to new Homes?

Answer	Number of responses	Percentage of responses
Yes	48	30%
No	4	2%
No response	110	68%

Type of comment	Number of responses	Percentage of responses
Support	6	26%
Conditional Support	11	48%
Not Support	2	9%
Neither support nor not support	4	17%

If not, please provide reasons for your answer

Commenter	Summary of comment
Highways England	More information is required on the exact locations and amount of development proposed before an assessment of the likely highways impact can be determined
Tata Steel	Stocksbridge should be identified as having a strategic role in providing industrial and office employment
Tata Steel	The Employment Land Review and the Plan identify Stocksbridge as a Principal Town
1 individual	A degree of self-containment is appropriate for these locations
1 individual	Areas should not be overloaded with industry
1 individual	Locations should be close to main roads in order to separate traffic from housing areas
1 individual	There should be a balance between employment and housing in these areas
1 individual	The amount of development should be limited, to preserve the natural beauty
1 individual	As long as development is on brownfield land and does not threaten ancient woodland
1 individual	This could help alleviate transport problems caused by narrow roads and geographical constraints
Bolsterstone Archaeology and Heritage Group	Sufficient employment prospects need to be secured in order to support proposed new housing
Loxley Valley Protection Society and 1 individual	No answer / not qualified to answer
1 individual	Not if this requires new housing to be located in the Upper Don Valley
Ecclesfield Parish Council and 1 individual	Development needs to be on brownfield land and provide employment close to new homes
Grenoside Conservation Society (submitted by see below)	poor transport links may limit potential in Stocksbridge / Deepear / Oughtibridge
Grenoside Conservation Society (submitted by see below)	The city region SEP should not create new homes before the jobs are created
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Avoid development around Stocksbridge and Deepear to preserve the natural landscape
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Requires an analysis of what types of jobs are needed and where
1 individual	The decline in the steel industry in Stocksbridge has reduced demand for housing. The housing needs of the town therefore need to be addressed
1 individual	There is a shortage of housing for the elderly
1 individual	The city needs employment in as many areas as possible
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Some employment allocations (including a specific site at Orgreave Place) are not desirable for industry or business and

Commenter	Summary of comment
	could accommodate housing
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	These locations are supported as they will help deliver Option D for housing growth, which is supported
The University of Sheffield (submitted by DLP Planning Ltd)	Some industrial areas may not be appropriate for such uses if they are close to housing
The University of Sheffield (submitted by DLP Planning Ltd)	A potential urban extension at Waverley is a concern due to its potentially adverse impact on the AMID
The University of Sheffield (submitted by DLP Planning Ltd)	The Blackburn Valley has potential for larger floor plates associated with B2 and B8 uses
1 individual	These areas could only be developed if infrastructure is provided, particularly transport links to Stocksbridge

What are the Citywide Options for Growth to 2034?

Employment Growth Options – Advanced Manufacturing

Q14 - Should the Plan focus advanced manufacturing development in and around the area around the Sheffield Business Park and Advanced Manufacturing Park?

Answer	Number of responses	Percentage of responses
Yes	44	27%
No	7	4%
No response	111	69%

Type of comment	Number of responses	Percentage of responses
Support	22	58%
Conditional Support	9	24%
Not Support	4	11%
Neither support nor not support	3	8%

Commenter	Summary of comment
Derbyshire County Council	The Sheffield Business Park and Advanced Manufacturing Park are well located to provide Derbyshire residents with employment opportunities
Highways England	There are capacity issues with the M1 at Junctions 33 and 34 relating to the Lower Don Valley
Sheffield Business Park (submitted by Turley) and 1 individual	The area is already well established and successful
2 individuals	The area is already well established and successful with room to expand
1 individual	There are no advantages to locating similar businesses together and if they fail they will leave large areas of the city without employment
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	On its own the area cannot provide all the new jobs required in the city
The University of Sheffield (submitted by DLP Planning Ltd), Archaeological Research Services Ltd and 4 individuals	Clustering these types of businesses together will attract further development
Loxley Valley Protection Society and 1 individual	Don't know/no comment
1 individual	Everyone should have access to well-paid jobs
Rae Watson Development Surveyors	Flexibility on individual sites will encourage growth
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 2 individuals	We should encourage the growth of key sectors in all parts of the city including to rejuvenate run-down areas
1 individual	This would help to develop a business hub and community
3 individuals	The area is well located with easy access to the M1
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	It is logical to concentrate on established locations, but for the longer term, new allocations of land may be required, including elsewhere in the city region
1 individual	This would make the area more sustainable, especially relating to transport links
Portland Works (Business, Education and Culture Group)	Many advanced manufacturing businesses are located elsewhere such as the city centre. These employment zones should be encouraged and could support the development of the AMRC
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Especially on brownfield land in order to reduce the pressure on green space and Green Belt
Rotherham Metropolitan Borough Council	Rotherham Council recognises the cross boundary benefits of co-operation regarding Advanced Manufacturing, focused on the AMID (which is centred on the AMP at Waverley, and the SBP), so support the Plan confirming and reflecting this approach
1 individual	Subject to the agreement of other local authorities and the Government to support the city region
The University of Sheffield (submitted by DLP Planning Ltd) and 1 individual	The area is well established with a number of occupants and skilled jobs and should be encouraged to grow

Commenter	Summary of comment
The University of Sheffield (submitted by DLP Planning Ltd)	Development will help deliver the aims of the city region Strategic Economic Plan
The University of Sheffield (submitted by DLP Planning Ltd)	The AMID area can release previously developed sites including Tinsley Sidings and Outo Kumpo anchored by the AMP, AMRC2 and Sheffield Business Park Phase II
The University of Sheffield (submitted by DLP Planning Ltd)	The benefits available are not solely economic as the expansion of the University is linked in respect of the teaching, training and resources being delivered
	The existing clustering effect could grow exponentially to make it the leading AM area of the UK - this should be our ambition
Grenoside Conservation Society (submitted by see below)	There is a good nucleus of activity, but expansion will depend upon how quickly businesses upscale. Success will make this a Regional Asset
Sheffield Business Park (submitted by Turley)	The policy approach should be consistent across the two local planning authority areas
Hallam Land Management Ltd and 1 individual	The area should not be constrained
Harworth Estates	Yes, the Plan should focus on building upon the success of the AMP and support further development in this location as part of the AMID concept
Sheffield City Region	The area has been identified in the SEP as a priority due to its high potential for growth in advanced manufacturing and an AMID is being progressed, so a focus on advanced manufacturing builds on its existing capabilities

What are the Citywide Options for Growth to 2034?

Employment Growth Options – Advanced Manufacturing

Q15 - Should this require the identification of land not currently designated for business and industrial use?

Answer	Number of responses	Percentage of responses
Yes	32	20%
No	12	7%
No response	118	73%

Type of comment	Number of responses	Percentage of responses
Support	9	24%
Conditional Support	12	32%
Not Support	12	32%
Neither support nor not support	5	13%

Commenter	Summary of comment
Derbyshire County Council	The Sheffield Business Park and Advanced Manufacturing Park are well located to provide Derbyshire residents with employment opportunities
Rae Watson Development Surveyors	Flexibility on individual sites will encourage growth
1 individual	Business and industrial is important for growth and for diversification of skills and employment opportunities
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	There is plenty of spare land already in designated industrial areas currently used for landscaping and car parking that would not be needed with improved public transport
1 individual	Facilitate natural growth in the city rather than try to force growth in certain areas.
Archaeological Research Services Ltd	Flexibility will be important in the area as new firms are attracted
1 individual	Greenfield land should not be used
1 individual	We should be less dependent on oil-based travel
1 individual	There should be greater linkages with Meadowhall and a focus on using green space in conjunction with retail (eating and drinking)
Hallam Land Management Ltd and 3 individuals	If required to support further growth / expansion / if the current supply is insufficient
1 individual	We need to ensure employers are able to locate here if the area is to be a major economic driver
1 individual	It is not clear that there is insufficient existing supply of land
Loxley Valley Protection Society and 3 individuals	Not sure / unable to judge
1 individual	Not if it adversely impacts on residents
1 individual	Not without very good reasons
1 individual	Having small units within housing areas is good for local employment so long as heavy transport, noise and other pollution is not an issue.
1 individual	Only existing designated business and industrial land should be used
Harworth Estates	Land around the Sheffield Business Park and AMP should be identified for both business and residential uses to support sustainable growth.
1 individual	We should encourage the growth of key sectors in all parts of the city including to rejuvenate run-down areas
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	For the longer term, new allocations of land may be required, including elsewhere in the city region
1 individual	Clustering these types of businesses together will attract further development
Sheffield Business Park (submitted by Turley)	Adequate land in Sheffield has been allocated or consented for employment purposes to meet needs. Further land is being allocated in Rotherham to meet additional needs
1 individual	As long as new buildings have plenty of green space around them

Commenter	Summary of comment
1 individual	Some of this land will be in Rotherham, so employment land could be released for residential use
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Sufficient land is needed to provide attractive options for inward investment.
The University of Sheffield (submitted by DLP Planning Ltd)	The area of land with outline planning permission for AMRC2 is presently included in the Green Belt. This should be addressed as a known development commitment
The University of Sheffield (submitted by DLP Planning Ltd)	Further land should be allocated to encourage future investment from small and medium enterprises which can make a contribution
1 individual	Otherwise growth will be constrained or spread the development Advanced Manufacturing over a number of disparate sites
1 individual	There is sufficient land available without having to use adjoining areas
1 individual	We should think flexibly regarding land - change can be good
1 individual	As this is a plan for the future the benefits of allowing businesses to grow in a hub outweigh the costs. The extra money in the economy from new businesses could be used to regenerate some derelict sites around the city
1 individual	Depends on the growth that can be achieved but the AMP is still in the early stages and there is potential from companies that relocate there and from new businesses that set up in the area
Ecclesfield Parish Council	Only with safeguards
Grenoside Conservation Society (submitted by see below)	In principle, but the future of these activities is uncertain
1 individual	Providing this does not involve Green Belt land

What are Citywide Options for Growth to 2034?

Employment Growth Options – Office Development

Q16 - Should targets for office development be for both B1a and B1b uses, rather than just B1a?

Answer	Number of responses	Percentage of responses
Yes	25	15%
No	7	4%
No response	130	80%

Type of comment	Number of responses	Percentage of responses
Support	7	21%
Conditional Support	1	3%
Not Support	11	33%
Neither support nor not support	14	42%

Commenter	Summary of comment
1 individual	A more granular approach to offices will help supply match demand
1 individual	A target for B1b would help promote advanced manufacturing and knowledge-based industries
The University of Sheffield (submitted by DLP Planning Ltd), Aberdeen Asset Management (submitted by NJL)	B1a and B1b have different characteristics including employment densities and end users, so should have a separate target
The University of Sheffield (submitted by DLP Planning Ltd), Friends of the Peak District/CPRE	B1a offices in the City Centre should not be diluted by B1b uses
The University of Sheffield (submitted by DLP Planning Ltd)	Land values in the City Centre would not support B1b uses that are more appropriate in the AMID
2 individuals	Encourage flexibility as the future is difficult to predict and because of the changeable nature of requirements of business.
Grenoside Conservation Society (submitted by see below), Loxley Valley Protection Society and 7 individuals	Unable to make a judgement
1 individual	Support the recommendations of the ELR
1 individual	If it supports the delivery of the AMP
1 individual	It is important to encourage all types of business
1 individual	Put offices where they are needed
Rae Watson Development Surveyors	Sheffield is a deprived city
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	We would be more successful in attracting office jobs if we provided for a range of employment opportunities if they can exist together in harmony
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Targets are not necessary if allocations are flexible to allow businesses to thrive
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	The targets are based on the ELR which is not supported, specifically the need for Grade A office space
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	Investment should be targeted to existing buildings rather than new development
Bolsterstone Archaeology and Heritage Group	There are potential synergies
1 individual	To increase the employment options / types, to include for instance craft industries, and employment associated with the digital economy - to reflect a changing economy.
1 individual	There are already too many office buildings
1 individual	To support industrial development
1 individual	Need to consider the impact of working from home
1 individual	Where are the targets located?
1 individual	Don't limit options, especially as R&D is expected to grow

What are Citywide Options for Growth to 2034?

Employment Growth Options – Office Development

Q17 - (a) Should the City Centre continue to be the main location for new office development?

Answer	Number of responses	Percentage of responses
Yes	37	23%
No	14	9%
No response	111	69%

Type of comment	Number of responses	Percentage of responses
Support	26	50%
Conditional Support	11	21%
Not Support	12	23%
Neither support nor not support	3	6%

Q17 - (b) If so, is the target of 65% appropriate, or should this be different?

Commenter	Summary of comment
Support	Sheffield City Centre is well located to provide Derbyshire residents with employment opportunities
Urbo (submitted by HOW Planning), Aberdeen Asset Management (submitted by NJL) and 1 individual	City Centre should continue to be main location for new office development
Urbo (submitted by HOW Planning), Yorkshire Housing Association., Rae Watson Development Surveyors, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Archaeological Research Services Ltd, Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA) and 3 individuals	65% target is appropriate
Aberdeen Asset Management (submitted by NJL)	The target should be a minimum figure which, even if met, should not mean out-of-centre is more appropriate
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 4 individuals	There is a case for out-of-centre offices as it spreads commuting patterns
Highways England, Bolsterstone Archaeology and Heritage Group and 3 individuals and 2 individuals	City centre offices support sustainable transport and communications Supports the professional services sector
Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd)	Should not preclude offices in other areas to stimulate regeneration, such as Meadowhall
Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd)	Priority office areas should not be located at and around the universities to enable development that supports their objectives
Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Hallam Land Management Ltd	65% will not encourage flexibility and a mix of uses to allow vibrancy at different times of the day
Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd)	percentage proportions are overly complicated and overly reliant on monitoring which the LPA does not have the resources to deliver
Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd)	Permitted development rights will make it difficult to deliver
Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd)	What is the demonstrable harm of not meeting the 65% target?
Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd)	Information whether the target is being met is not publicly available
Sheffield Hallam University (submitted by DLP Planning Ltd), The University of Sheffield	It will dissuade investment by placing burden on developers

Commenter	Summary of comment
(submitted by DLP Planning Ltd)	
2 individuals	50% would be more acceptable
2 individuals	The target allows some offices at Meadowhall (as a second 'hub') close to motorway network
Ecclesfield Parish Council and 1 individual	The remaining 35% should be in areas with good accessibility
1 individual	Target should be much lower than 65%
1 individual	Make the target as high as possible to enable a mix of city centre uses
2 individuals	Target should be reviewable over the plan period (eg. HS2 at Meadowhall)
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 2 individuals	Support but only if high quality design / environmental quality
Grenoside Conservation Society (submitted by see below)	65% might preclude offices in the Lower Don Valley
and 3 individuals	Check market demand / benefit to business
Loxley Valley Protection Society and 2 individuals	The remaining 35% will support smaller businesses/ start ups
1 individual	65% is too high
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Should be higher than 65%
Sheffield Business Park (submitted by Turley)	Agree with city centre first but this should not constrain Sheffield Business Park which is a sequentially preferable location (ELR)
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	Pay attention to historic and natural environment
1 individual	Many offices in the centre are left empty. Locate offices in business parks and leave the centre for more shops/leisure
1 individual	There are advantages to local employment in the suburbs
1 individual	There is a finite amount of space for offices in the centre, and accessibility parking and comms may be an issue
Bolsterstone Archaeology and Heritage Group	High density in city centre is desirable
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 1 individual	Flexibility
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	Disputes the need for new Grade A offices as there are many buildings that could be re-used
and 1 individual	Spread out investment in offices across the city
Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA)	It should encourage out of centre historic office sites to be released for other uses when longer required
Doncaster Metropolitan Borough Council	The conclusion that Doncaster can accommodate employment land from Sheffield is based on Doncaster's out of date evidence (2009). Doncaster will not just accommodate logistics but also needs to take higher employment sectors (e.g. advanced manufacturing) for the sake of the City Region's economy (as one functional economic market area)
Sheffield Chamber of Commerce and Industry (submitted by Coda Planning Ltd)	City centre first is the right approach but the sequential approach is sufficient to guide development to the appropriate locations without the need for a percentage target
Sheffield Chamber of Commerce and Industry (submitted by Coda Planning Ltd)	The intent to fix the percentage at 65% is misguided will not meet the objectives of the Local Plan; it is an arbitrary percentage and does not allow for flexibility and therefore not business friendly

What are Citywide Options for Growth to 2034?

Employment Growth Options – Office Development

Q18 - Should the approach to identifying Priority Office Areas in the City Centre be continued?

Answer	Number of responses	Percentage of responses
Yes	29	18%
No	12	7%
No response	121	75%

Type of comment	Number of responses	Percentage of responses
Support	12	38%
Conditional Support	6	19%
Not Support	10	31%
Neither support nor not support	4	13%

Commenter	Summary of comment
Sheffield Hallam University (submitted by DLP Planning Ltd)	Yes but not to restrict other uses
Sheffield Hallam University (submitted by DLP Planning Ltd)	Must take into account needs of the universities
1 individual	Gives confidence to investors
1 individual	Questions the need if working home is increasing
1 individual	Is there a need for more offices? Are there no empty ones?
Grenoside Conservation Society (submitted by see below) and 2 individuals	It is necessary to meet employment targets/demand
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	It is not necessary to restrict the market in this way
Archaeological Research Services Ltd and 1 individual	It will join up transport and access needs for businesses
1 individual	Lower density
Rae Watson Development Surveyors	Let market decide
3 individuals	Will support city centre retail/vitality
2 individuals	Spread out the jobs across the City Region
1 individual	The city centre should have a mix of employment (creative, starter workshops and D1 and D2) uses not just offices
1 individual	Many offices in the centre are left empty. Locate offices in business parks and leave the centre for more shops/leisure
1 individual	Check market demand / benefit to business
1 individual	Support but only if high quality design/environmental quality
The University of Sheffield (submitted by DLP Planning Ltd)	The sequential approach should apply but not all offices will come forward for development
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Pay attention to historic and natural environment
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Disputes the need for new Grade A offices as there are many buildings that could be re-used
Aberdeen Asset Management (submitted by NJL) and 1 individual	Some flexibility needs to be built-in to allow other use such as residential.
1 individual	Make sure a mix of offices, residential and retail is achieved
1 individual	Deliver improved transport
Loxley Valley Protection Society	Monitor whether it's being delivered
Aberdeen Asset Management (submitted by NJL)	A 60% minimum on offices in Priority Office Area is too prescriptive

What are Citywide Options for Growth to 2034?

Employment Growth Options – Office Development

Q19 - Should we promote higher density office development on sites within the Priority Office Areas?

Answer	Number of responses	Percentage of responses
Yes	32	20%
No	10	6%
No response	120	74%

Type of comment	Number of responses	Percentage of responses
Support	11	33%
Conditional Support	11	33%
Not Support	11	33%
Neither support nor not support	0	0

Commenter	Summary of comment
Aberdeen Asset Management (submitted by NJL)	Ensure a range of uses and viable density targets
Sheffield Hallam University (submitted by DLP Planning Ltd)	Not around the university campus areas where it may prevent delivery of university estate requirements
1 individual	Spread out the economic benefits of offices to other areas
6 individuals	Associated benefits to public transport, retail and service facilities, and sustainability
Grenoside Conservation Society (submitted by see below) and 1 individual	High density development must fit in with existing good buildings
2 individuals	Uses less land
The University of Sheffield (submitted by DLP Planning Ltd)	High quality grade A offices should be delivered
1 individual	Concerns about overcrowding and poor working conditions
1 individual	Parking concerns
1 individual	Questions the need for offices with increased homeworking
1 individual	Make sure a mix of offices, residential and retail is achieved
1 individual	Deliver improved transport
1 individual	Allow some flexibility in land uses eg for housing
Loxley Valley Protection Society	Match it to need but retrofit to enable alternative use
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Refurbish existing empty office space instead of building new ones - more environmentally sustainable and more imaginative
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Disputes the need for grade A office as set out in ELR
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Higher density is not necessary as long as good design is being achieved
1 individual	Will increase traffic congestion and result in less urban space
1 individual	Only if absolutely necessary - overcrowding concerns
1 individual	Business parks on the edge of the city are a better location
1 individual	Could also include other employment uses including B1b, B1c, craft, digital, creative and D1, D2 and B8
1 individual	Ensure high quality design
2 individuals	Questions market demand for higher density
Archaeological Research Services Ltd and 1 individual	Support for more exciting higher density office development
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Maximise density in areas attractive for office developments
1 individual	Spread it throughout the City Region
1 individual	Too many offices already
1 individual	If it reduces costs to businesses and reduces business rates
Sharrow Heritage Group (submitted by Sheafvalleyheritage)	Imaginative re-use of existing offices should be prioritised first

What are Citywide Options for Growth to 2034?

Employment Growth Options – Office Development

Q20 - Should there be a target for office development in the Sheffield Business Park/Advanced Manufacturing Park area on the Sheffield and Rotherham boundary?

Answer	Number of responses	Percentage of responses
Yes	25	15%
No	18	11%
No response	119	73%

Type of comment	Number of responses	Percentage of responses
Support	11	28%
Conditional Support	9	23%
Not Support	16	40%
Neither support nor not support	4	10%

Commenter	Summary of comment
Friends of the Peak District/CPRE	There should not be a target unless related to advanced manufacturing, otherwise the role of the area could be threatened
1 individual	As long as there a stringent green regulations imposed such as switching off lights when closed
1 individual	The business park is already an office development
Grenoside Conservation Society (submitted by see below), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), The University of Sheffield (submitted by DLP Planning Ltd)	Flexibility is required so as not to threaten advanced manufacturing
Rotherham Metropolitan Borough Council and 1 individual	As long as the targets are realistic and supported by a robust evidence base
1 individual	Don't know
Bolsterstone Archaeology and Heritage Group	City Centre locations are more suited to offices
Bolsterstone Archaeology and Heritage Group	Manufacturers should not be constrained by arbitrary office targets
1 individual	How much of the remaining 35% should go there versus spreading amongst residential areas?
1 individual	Rotherham would benefit from this
1 individual	If needed to support the AMP
2 individuals	If new businesses are to be supported they will require offices
1 individual	Land here is cheaper and therefore attractive to many firms
1 individual	This area has good transport links to the City Centre and to surrounding areas, allowing business development with less need for local housing growth
Rae Watson Development Surveyors	Let the market decide
1 individual	There are already too many offices that are under-occupied
1 individual	Transport infrastructure would not support this and it would lead to large areas of car parking
Loxley Valley Protection Society	Don't know
1 individual	The area should be retained for manufacturing
The University of Sheffield (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Office accommodation should be only to serve the needs of the Advanced Manufacturing to make a success of AM
1 individual	Other areas should also be considered
2 individuals	Providing there is still sufficient room for advanced manufacturing to expand
Rotherham Metropolitan Borough Council	A target would need to be in line with the NPPF paragraph 23, the identification of areas suitable for office floorspace outside of defined centres should be supported by evidence regarding the sequential/impact test

Commenter	Summary of comment
	approach to site selection NPPG paragraph 009 Reference ID: 2b-009-20140306
1 individual	There is a good cluster of development so demand from companies to be close to key businesses
Sheffield Business Park (submitted by Turley)	As long as the target is ambitious and therefore does not act as a 'cap' on development
1 individual	Supporting and complementing the ethos of the locale
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	The targets are based on the ELR which is not supported, specifically the need for Grade A office space
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Investment should be targeted to existing buildings rather than new development
2 individuals	Could reduce travel to work times
2 individuals	Could reduce the amount of office development in the city centre, having an adverse impact
1 individual	The area is too remote and will result in traffic congestion. They should be closer to shopping/community centres
1 individual	There should be no targets
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	There should be no target required without a strategy for helping the market deliver
1 individual	The business park is established, with good commuter links and parking, which would reduce congestion in the city centre
1 individual	Development should be kept out of the city centre
Harworth Estates	Yes, as part of the AMID concept it is important to urbanise the AMP with a mix of uses.

What are Citywide Options for Growth to 2034?

Employment Growth Options – Office Development

Q21 - Should the Plan promote a limited amount of office development in other outlying areas or well-connected locations to help reduce the need to travel and support sustainable housing growth in those locations (e.g. Hillsborough, Crystal Peaks, Chapeltown, Stocksbridge)? Please provide reasons for your answers

Answer	Number of responses	Percentage of responses
Yes	44	27%
No	9	6%
No response	109	67%

Type of comment	Number of responses	Percentage of responses
Support	15	30%
Conditional Support	24	48%
Not Support	8	16%
Neither support nor not support	3	6%

Commenter	Summary of comment
Highways England	More information is required on the exact locations and amount of development proposed before an assessment of the likely highways impact on the SRN can be determined
Highways England	Broadly support development in locations which are well connected in terms of sustainable transport links
Friends of the Peak District/CPRE	Sceptical about the merits given vacancy rates, but there may be merit in order to increase daytime activity
2 individuals	Reduces the commuting burden on the city centre and allows local people a shorter commute
Warborough Investments Ltd (submitted by DLP Planning Ltd)	Delivery should be through the allocation of suitable sites, such as the former Joseph Glover site at Station Road, Halfway
1 individual	This approach will reduce private transport and air pollution by moving people's place of work and improving public transport
2 individuals	Need to make better use of empty and underused properties above old retail premises for offices and housing
1 individual	As above
Loxley Valley Protection Society and 3 individuals	This will help reduce travel and support housing by providing local jobs
Ecclesfield Parish Council and 4 individuals	Will reduce travelling and congestion
1 individual	Only in consultation with occupiers to determine whether their employees live locally
1 individual	But not at the expense of housing
2 individuals	But not at the expense of city centre development
Rae Watson Development Surveyors	Only in the right location - near the motorway and rail station in Chapeltown
Ecclesfield Parish Council and 1 individual	To employ local people / promote local jobs
2 individuals	Is it likely that those employed would not be local and this would increase commuting?
1 individual	But transport is an issue, especially for Stocksbridge
1 individual	Particularly for Hillsborough, whose centre is in decline, possibly through a lack of employment property
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	However, the targets are based on the ELR which is not supported, specifically the need for Grade A office space
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Investment should be targeted to existing buildings rather than new development
1 individual	Use the land for housing
1 individual	If the jobs are local, people can get to work without transport
1 individual	Community spirit would help companies prosper
1 individual	Makes sense to have jobs in suburbs and offices are generally clean, quiet and attractive neighbours

Commenter	Summary of comment
Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA)	Offices in outlying areas should complement, rather than compete with the city centre, so should be focussed away from the main urban area
Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA)	Brownfield sites in the main urban area should be used for housing
1 individual	The new offices being built just off Manchester Road in Stocksbridge are welcome, but there are no remaining sites in the area
1 individual	Not all employees want to be located in the city centre
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Offices should be developed where the market demands. The viability and constraints of any sites to be allocated must be considered
2 individuals	Only if it is sustainable and encourages employment for local residents, not more commuting
1 individual	As long as it doesn't impact on the Green Belt
2 individuals	There should be as much office development as possible in the city centre
1 individual	Should also refer to the south and west of Sheffield where much of the commuting originates
1 individual	Only on a small scale in order to focus on the city centre
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	There is a need for limited space for local office functions but this can generally be provided in existing units. It is unlikely that there would be significant demand for stand-alone office buildings, but if the demand arises and there are suitable vacant sites, the Plan should allow for such development
1 individual	There is no such thing as sustainable housing growth. The city is full now
Loxley Valley Protection Society	Provide the location and design are suitable
Bolsterstone Archaeology and Heritage Group	It cannot make good business sense to simply locate offices where there is a high population density rather than where there is a critical mass of office needs
Archaeological Research Services Ltd	This will promote sustainable communities, reduce commuting and keep a flexible approach for innovations and opportunities beyond these areas
1 individual	This will support employment opportunities across the city
The University of Sheffield (submitted by DLP Planning Ltd)	This would be contrary to the Framework, particularly on ensuring town centre vitality - that suitable sites to meet the scale and office and other uses are met in full and not limited by site availability. Office space should not be diluted across those areas listed
1 individual	to a limited degree and as long as those areas are improved
1 individual	we need more of all types of jobs outside the city centre, not just offices
Grenoside Conservation Society (submitted by see below)	Only if there is an identifiable demand for office space at these locations, and not to support housing construction, unless the Business Rate revenue will be channelled into social housing
1 individual	Provided this will not compromise assets such as ancient woodland, local natural and historic environments
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Much of the demand could be met by the reuse of existing floorspace
Warborough Investments Ltd (submitted by DLP Planning Ltd)	Such as the site of the former Joseph Glover site at Station Road, Halfway

What are the Citywide Options for Growth to 2034?

Retail and Leisure Growth Options

Q22 - Should areas such as Meadowhall Shopping Centre and retail parks be identified as commercial centres and preferred locations for retail and leisure development, if no in- or edge-of-centre sites are available?

Answer	Number of responses	Percentage of responses
Yes	37	23%
No	14	9%
No response	111	69%

What are the Citywide Options for Growth to 2034?

Retail and Leisure Growth Options

Q23 - If so what types of retail or leisure development should be acceptable under the sequential approach?

Type of comment	Number of responses	Percentage of responses
Support	16	28%
Conditional Support	13	23%
Not Support	22	39%
Neither support nor not support	6	11%

Commenter	Summary of comment
Warborough Investments Ltd (submitted by DLP Planning Ltd), Bolsterstone Archaeology and Heritage Group, Grenoside Conservation Society (submitted by see below), Not representing another organisation (submitted by Sole proprietor - home-based business), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Loxley Valley Protection Society, Derbyshire County Council, Friends of the Peak District/CPRE, Historic England, Aberdeen Asset Management (submitted by NJL) and 11 individuals	Should support vitality of existing centres
Warborough Investments Ltd (submitted by DLP Planning Ltd), Not representing another organisation (submitted by Sole proprietor - home-based business), Derbyshire County Council, Historic England, Aberdeen Asset Management (submitted by NJL) and 1 individual	Need to clarify that in- and edge of centre are preferred
Highways England and 3 individuals	Out of centre development has an impact on traffic
Warborough Investments Ltd (submitted by DLP Planning Ltd), Hallam Land Management Ltd	Need to identify flexible use areas instead
Grenoside Conservation Society (submitted by see below), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Loxley Valley Protection Society, Friends of the Peak District/CPRE and 4 individuals	Support locally based shops and community facilities
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Friends of the Peak District/CPRE and 1 individual	Take account of online shopping and decline of shops
Rae Watson Development Surveyors, Ackroyd and Abbott Ltd (submitted by Stainton Planning), Friends of the Peak District/CPRE and 6 individuals	Acknowledge popularity of out of centre shops and support any development
The University of Sheffield (submitted by DLP Planning Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	Support Meadowhall as it will support HS2 or AMID
Legal & General Assurance (Pensions Management) Ltd (submitted by Indigo Planning) and 1 individual	Support Meadowhall and Retail Parks as accessible by public transport
Bolsterstone Archaeology and Heritage Group, Rae Watson Development Surveyors, Jaguar Estates/Bridges Ventures (Land Owner) (submitted by DLP Consultants), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 7 individuals	Support all retail and leisure activities
Archaeological Research Services Ltd, Friends of the Peak District/CPRE and 8 individuals	Support only some activities out of centre e.g. leisure/ sport/ bulky retail
Bolsterstone Archaeology and Heritage Group, Ecclesfield Parish Council and 2 individuals	Allow out of centre locations where public transport is good
1 individual	support smaller businesses
Harworth Estates	Recognise Waverley as a hub

What are the Citywide Options for Growth to 2034?

Option A: Urban Capacity

Q24 - (a) Do you agree with our estimate that 4,000 homes will come forward on small windfall sites over the period 2014-2034?

Answer	Number of responses	Percentage of responses
Yes	27	17%
No	32	20%
No response	103	64%

Type of comment	Number of responses	Percentage of responses
Support	1	2%
Conditional Support	4	6%
Not Support	38	58%
Neither support nor not support	22	34%

Q24 - (b) If not, what is your evidence for suggesting a different figure?

Commenter	Summary of comment
Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Archaeological Research Services Ltd, Ecclesfield Parish Council, J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Dore Neighbourhood Forum, Rae Watson Development Surveyors, HBF, Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 6 individuals	Disagree with small site windfall allowance and assumptions
2 individuals	Agree with small site windfall allowance and assumptions
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Loxley Valley Protection Society, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Grenoside Conservation Society (submitted by see below), Gladman Developments, HBF, Friends of the Peak District/CPRE and 11 individuals	Do not agree or disagree/need more information and evidence/don't know/not within scope to answer
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Friends of the Peak District/CPRE and 6 individuals	Need also to look at densities/support brownfield development

What are the Citywide Options for Growth to 2034?

Option A: Urban Capacity

Q25 - (a) Do you agree with our estimate that 2,000 homes will come forward on larger windfall sites (excluding the City Centre, Kelham Island and other areas covered under Option C) over the period 2014-2034?

Answer	Number of responses	Percentage of responses
Yes	29	18%
No	32	20%
No response	101	62%

Type of comment	Number of responses	Percentage of responses
Support	2	5%
Conditional Support	1	3%
Not Support	34	92%
Neither support nor not support	20	35%

Q25 - (b) If not, what is your evidence for suggesting a different figure?

Commenter	Summary of comment
HBF, Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Hallam Land Management Ltd, Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 3 individuals	Disagree with large site windfall allowance and assumptions
2 individuals	Agree with large site windfall allowance and assumptions
Gladman Developments, Bolsterstone Archaeology and Heritage Group, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Hallam Land Management Ltd, Loxley Valley Protection Society and 8 individuals	Do not agree or disagree/need more information and evidence/don't know/not within scope to answer
Grenoside Conservation Society (submitted by see below) and 4 individuals	Need also to look at densities/support brownfield development
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option A this option should be fully exploited, density should be assessed site by site and not just based on 'similar densities to those achieved in the past'
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option A windfall sites should not be included as part of the Total Potential Homes estimated
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by	Acknowledge a range of options need to be pursued to meet the needs

Commenter	Summary of comment
Coda Planning Ltd)	
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option A weakness is tendency for sub-optimal locations and allocation of unviable sites
Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Archaeological Research Services Ltd, Ecclesfield Parish Council, J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Dore Neighbourhood Forum, Rae Watson Development Surveyors, HBF, Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 6 individuals	Disagree with small site windfall allowance and assumptions
2 individuals	Agree with small site windfall allowance and assumptions
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Loxley Valley Protection Society, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Grenoside Conservation Society (submitted by see below), Gladman Developments, HBF, Friends of the Peak District/CPRE and 11 individuals	Do not agree or disagree/need more information and evidence/don't know/not within scope to answer
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Friends of the Peak District/CPRE and 6 individuals	Need also to look at densities/support brownfield development

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q26 - (a) Should the densities required by the current Local Plan on sites outside the City Centre be increased?

Answer	Number of responses	Percentage of responses
Yes	21	13%
No	55	34%
No response	86	53%

Type of comment	Number of responses	Percentage of responses
Support	3	5%
Conditional Support	5	9%
Not Support	8	14%
Neither support nor not support	41	72%

Q26 - (b) If so, by how much?

Commenter	Summary of comment
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Mr and Mrs Baxter (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd)	Blanket density policies do not deliver desirable housing
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Mr and Mrs Baxter (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd)	Allocate sufficient sites for market choice
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Mr and Mrs Baxter (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd)	Densities should respond to individual sites and areas, market demand, capacity for growth and area character (e.g. existing house types)

Commenter	Summary of comment
(submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Mr and Mrs Baxter (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Grenoside Conservation Society (submitted by see below), BBEST Neighbourhood Planning Forum, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Gladman Developments, HBF, Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 2 individuals	
Blackamoor Limited, Friends of the Peak District/CPRE	45-50 dph
1 individual	40 dph average
1 individual	60 dph near centres and good public transport
1 individual	maximum 55 dph
1 individual	Densities should be as low as possible
2 individuals	Densities should be as high as possible / presumption in favour of high density
2 individuals	Current densities sufficient / should not be increased
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Consider intensification by better use of existing housing stock, building above businesses etc
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Friends of the Peak District/CPRE and 5 individuals	Require high design standards and good space standards
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Green space is important and should be protected
1 individual	Ageing population will require smaller, affordable, accessible homes
Friends of the Peak District/CPRE and 2 individuals	Increase density in areas of higher population supports and attracts services
1 individual	Inefficient to use land in outlying areas for family homes, when accessible starter homes are needed
1 individual	Higher density housing will provide more affordable housing
1 individual	Increasing density reduces green spaces
2 individuals	Higher density to avoid building on greenfield sites
Loxley Valley Protection Society	Unable to answer
Rotherham Metropolitan Borough Council	Increase densities to make efficient use of land
Rotherham Metropolitan Borough Council	Increasing densities will assist in provision of amenity and infrastructure
1 individual	Need more affordable housing in accessible locations
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	New policies should require off street parking
Hallam Land Management Ltd	People living in high density schemes have problems
Ackroyd and Abbott Ltd (submitted by Stainton Planning), Cheetham & Co (submitted by Signet Planning)	Urban green space may be more important to quality of life than areas of Green Belt
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	No higher than 5 storeys outside the City Centre
1 individual	Higher density schemes are unattractive and undesirable
1 individual	Needs of all age groups need considering not just young professionals, e.g. older downsizers
	Do not increase densities in the South West as the area should be safeguarded
1 individual	No higher densities - maintain desirable characteristics
Historic England	Increased densities should not harm heritage assets that make the city attractive and distinctive

Commenter	Summary of comment
Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd)	A range of densities needed to meet needs
Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd)	Increasing density leads to town cramming
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Higher density housing needs good planning to work well
Barratt Homes & David Wilson Homes Yorkshire West	No minimum density
Cheetham & Co (submitted by Signet Planning)	Concerned about oversupply of apartments
Cheetham & Co (submitted by Signet Planning)	SHLAA density assumptions have been tested with the development industry and are appropriate
Cheetham & Co (submitted by Signet Planning)	Average 35 - 40 dph in urban extensions
Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	Lower densities needed in suburban areas where family housing and open space are needed

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q27 - Will there be sufficient demand for higher density housing in the locations suggested (City Centre, around District Centres, close to railway stations and other public transport hubs)?
Please provide reasons for your answer

Answer	Number of responses	Percentage of responses
Yes	37	23%
No	26	16%
No response	99	61%

Type of comment	Number of responses	Percentage of responses
Support	20	29%
Conditional Support	12	17%
Not Support	5	7%
Neither support nor not support	33	47%

Commenter	Summary of comment
UNITE	Student accommodation will play a role in increasing densities and making efficient use of land
UNITE	CS41 should be altered so that student accommodation is not capped
Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd) and 8 individuals	Unsure that there is demand for higher density housing
Urbo (submitted by HOW Planning), Aberdeen Asset Management (submitted by NJL), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Ackroyd and Abbott Ltd (submitted by Stainton Planning), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Cheetham & Co (submitted by Signet Planning) and 5 individuals	There will be continued demand for higher density City Centre housing
Urbo (submitted by HOW Planning) and 1 individual	The City Centre is an appropriate location for higher density development with amenities and transport links
Aberdeen Asset Management (submitted by NJL), Miller Homes (submitted by DLP Planning Ltd)	There should be a range of sites to meet market demands
Aberdeen Asset Management (submitted by NJL)	Moorfoot should be a mixed use area with housing and businesses to enhance vitality
1 individual	Current and lower densities are less affordable
4 individuals	Higher density housing can have social, environmental and visual amenity problems
Sheffield Hallam University (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Demand for higher density in some locations

Commenter	Summary of comment
Sheffield Hallam University (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitax Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)	Density will be a response to individual site demand and viability
Sheffield Hallam University (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitax Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)	High density housing is predominantly for students and buy to let market
Sheffield Hallam University (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitax Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)	Delivery rates of higher density private rented accommodation may stay the same but not increase
Sheffield Hallam University (submitted by DLP Planning Ltd) and 3 individuals	Quality design is important when considering higher density development
Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitax Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Cheetham & Co (submitted by Signet Planning)	Taller buildings will be needed to deliver higher density housing
3 individuals	Accessibility to workplaces is important
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Improved public transport will attract investment and increase population
Sheffield and Rotherham Wildlife Trust and 4 individuals	Quality affordable housing in accessible locations will always be in demand
1 individual	Concerned about vacancy rates in City Centre student housing
6 individuals	Affordable housing is needed
2 individuals	Consideration should be given to groups other than young professionals e.g. elderly
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Development should be no higher than 7 storeys in the City Centre
Hallam Land Management Ltd, Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 1 individual	People still need gardens and parking
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 2 individuals	Smaller households who need good access (e.g.

Commenter	Summary of comment
	older) may suit higher density housing
2 individuals	employment options in central areas will support higher density housing
Grenoside Conservation Society (submitted by see below), Loxley Valley Protection Society	Unable to comment
Grenoside Conservation Society (submitted by see below)	Consider the risk of monoculture high density areas
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 5 individuals	Higher density housing suitable for small households
McCarthy and Stone Retirement Lifestyles Ltd. (submitted by The Planning Bureau Ltd.), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 3 individuals	Higher density housing suitable for households who rely on public transport/being close to facilities
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 1 individual	More houses are needed
and 2 individuals	Demand for higher density housing will vary between areas
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 7 individuals	High density housing suitable for younger people
1 individual	Security must be good in high density developments
1 individual	Good quality open space needed to make high density development work
1 individual	Green spaces are important
1 individual	Demand will remain if international students continue to choose Sheffield
1 individual	Concerned about the quality of public transport
1 individual	Sites should have a mixture of densities to encourage community
1 individual	Demand should be considered individually for every development
1 individual	Concerned about occupancy rates in higher density housing
1 individual	Local infrastructure necessary to support higher density housing

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q28 - What are the main barriers to delivering higher densities?

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	69	100%

Commenter	Summary of comment
Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd) and 4 individuals	Perception of poor design quality is a barrier
Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd) and 1 individual	Location may be a barrier
Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd)	Limited locations for tall buildings may be a barrier
Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd)	Increasing residential areas can limit late night activity and undermine City Centre vitality

Commenter	Summary of comment
Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd)	
Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), HBF, Cheetham & Co (submitted by Signet Planning)	There are a range of different housing requirements – higher density housing is not desired by all households
Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd) and 3 individuals	Concern over pressure on infrastructure and facilities
Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Hallam Land Management Ltd, Grenoside Conservation Society (submitted by see below), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd) and 5 individuals	Concerns over parking
Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP	Concerns over lack of amenity space and private gardens

Commenter	Summary of comment
Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Cheetham & Co (submitted by Signet Planning) and 3 individuals	
McCarthy and Stone Retirement Lifestyles Ltd. (submitted by The Planning Bureau Ltd.), Archaeological Research Services Ltd, Ecclesfield Parish Council	Lack of suitable sites
McCarthy and Stone Retirement Lifestyles Ltd. (submitted by The Planning Bureau Ltd.) and 1 individual	Viability
McCarthy and Stone Retirement Lifestyles Ltd. (submitted by The Planning Bureau Ltd.)	Higher build costs
McCarthy and Stone Retirement Lifestyles Ltd. (submitted by The Planning Bureau Ltd.), Ecclesfield Parish Council	High land values/existing use values
Archaeological Research Services Ltd and 1 individual	Topography
Archaeological Research Services Ltd	Existing infrastructure
2 individuals	Poor road infrastructure
3 individuals	Poor public transport infrastructure
Loxley Valley Protection Society, Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 10 individuals	Concerns about privacy / noise / quality of life
1 individual	Cultural barriers - high density living not been common
3 individuals	Difficulties providing soakaways for rainfall / precautions against risk of flooding
2 individuals	Difficult to bring up children (e.g. no schools)
Hallam Land Management Ltd, Grenoside Conservation Society (submitted by see below), Rae Watson Development Surveyors, HBF and 3 individuals	Lack of demand
Grenoside Conservation Society (submitted by see below), Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	Lack of social diversity
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 3 individuals	Need access to open / green spaces
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	Developer preference for low density housing
BBEST Neighbourhood Planning Forum	Poor accommodation in conversion
BBEST Neighbourhood Planning Forum	Stress on neighbourhoods due to significant levels of HMOs
Loxley Valley Protection Society	Height of buildings
1 individual	Underuse of gardens in student properties
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 4 individuals	Poor space standards
4 individuals	Planning/SCC
1 individual	Opportunities are lost when PDL is listed as being green / open
1 individual	Need to encourage vibrancy and community
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Lack of creative/innovative thinking
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Need to consider alterations to make more efficient use of existing housing
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Improvements needed to public transport, cycle networks and facilities
Ecclesfield Parish Council	Type of development
1 individual	Urban green spaces should be protected
Historic England	Heritage assets and character a factor, not necessarily a barrier
Historic England	The Urban Design Compendium should be widened to consider the whole city to ensure development is appropriate to context
Taylor Wimpey UK Limited (submitted by DLP Planning Limited)	Benefits of higher density housing include affordability, private rented alternative to buying, accessible locations, improved vibrancy, opportunity to improve infrastructure, energy conservation, mixed communities

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q29 - What would encourage people to choose to live in higher density housing?

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	72	100%

Commenter	Summary of comment
Grenoside Conservation Society (submitted by see below), Ecclesfield Parish Council, Rae Watson Development Surveyors, Loxley Valley Protection Society, Strip the Willow and 17 individuals	Affordability
Ecclesfield Parish Council, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Loxley Valley Protection Society, Sheffield Association National Trust, Ackroyd and Abbott Ltd (submitted by Stainton Planning), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 10 individuals	Access to improved public transport
Grenoside Conservation Society (submitted by see below), Ecclesfield Parish Council, Loxley Valley Protection Society and 4 individuals	Jobs in the City Centre
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants) and 1 individual	Restricted supply of alternative property types
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	Affordability
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants) and 1 individual	Private rented accommodation as an alternative to buying
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	Good locations for smaller households
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), NA - resident, J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY	Access to retail, services and facilities

Committer	Summary of comment
CONSERVATION GROUP) and 10 individuals	
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 5 individuals	Access to leisure and night time economy
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), NA - resident, J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants) and 2 individuals	Links to public transport
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Association National Trust, J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Friends of the Peak District/CPRE and 2 individuals	Quality of place/quality environment/ public realm
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	Pedestrianisation and vibrancy
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	Perception of safety
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	Distinctive identity
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Archaeological Research Services Ltd, McCarthy and Stone Retirement Lifestyles Ltd. (submitted by The Planning Bureau Ltd.), Strip the Willow, J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Friends of the Peak District/CPRE and 9 individuals	Good design
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Strip the Willow, J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	High quality apartment servicing/communal facilities
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP	Open space provision

Committer	Summary of comment
Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Ackroyd and Abbott Ltd (submitted by Stainton Planning), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Friends of the Peak District/CPRE and 5 individuals	
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Archaeological Research Services Ltd, Strip the Willow, J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants) and 3 individuals	Opportunities to conserve energy through design
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	Mixed communities - variety of smaller households
BBEST Neighbourhood Planning Forum, NA - resident	Opportunities for older people to downsize
3 individuals	Safe secure design
Archaeological Research Services Ltd, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Friends of the Peak District/CPRE and 2 individuals	adequate parking
Friends of the Peak District/CPRE and 1 individual	Good choice of apartment types
individuals	Access to shops / amenities
Grenoside Conservation Society (submitted by see below), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 2 individuals	Most people will not choose high density housing
Sheffield Health & Social Care NHS Foundation Trust (submitted by Bilfinger GVA) and 1 individual	Provision of health facilities
Loxley Valley Protection Society and 2 individuals	Community
Loxley Valley Protection Society	Having a transient lifestyle
individuals	High density housing is not successful
individuals	Good space standards
McCarthy and Stone Retirement Lifestyles Ltd. (submitted by The Planning Bureau Ltd.)	Good location
1 individual	People with no need for private transport
4 individuals	Access to education
1 individual	Purpose built student accommodation
1 individual	Accommodation for younger households
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Good access to the road network
1 individual	Care facilities for older people
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 2 individuals	Well managed rented properties - good landlords
1 individual	Smaller accommodation for young households
Friends of the Peak District/CPRE and 1 individual	Variety of accommodation
1 individual	Co-housing

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q30 (a) - Do you agree with our estimate that 10,000 more homes could be provided in the City Centre by 2034?

Answer	Number of responses	Percentage of responses
Yes	34	21%
No	35	22%
No response	93	57%

Type of comment	Number of responses	Percentage of responses
Support	2	4%
Conditional Support	3	5%
Not Support	29	52%
Neither support nor not support	22	39%

Q30 (b) - If not, what evidence do you have to justify a different figure?

Commenter	Summary of comment
Urbo (submitted by HOW Planning) and 3 individuals	Agree that 10,000 homes can be built in City Centre
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Sheffield Hallam University (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 3 individuals	Disagree that 10,000 homes can be built in City Centre
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Loxley Valley Protection Society, Gladman Developments, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 5 individuals	Don't know/need more information and evidence
Hallam Land Management Ltd, Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Student accommodation should not be counted in figures
Cheetham & Co (submitted by Signet Planning), Strata Homes (submitted by spawforths) and 5 individuals	By increasing densities/using existing stock/thinking creatively more homes could be provided
1 individual	Should be for students and young adults
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option B fully supported especially city centre intensification
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option B URBEDs ambitious figures for the city centre should be aspired to

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q31 - Whereabouts in the City Centre should tall buildings be located?

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	1	2%
Neither support nor not support	59	98%

Commenter	Summary of comment
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd) and 1 individual	Arundel Gate
2 individuals	Moor
Young people - Sheffield Futures	Should not have further housing in the City Centre
	Higher density in the most accessible locations
2 individuals	Require high design standards
Historic England	Review the locations in the Urban Design Compendium
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd) and 1 individual	West Street
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	Fargate
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Archaeological Research Services Ltd, J F Finnegan Ltd (submitted by DLP Planning Ltd)	St Vincent's Quarter
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd) and 1 individual	Broad Lane
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	Netherthorpe Rd
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	Hanover Way
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd)	Suffolk Road

Commenter	Summary of comment
Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd) and 1 individual	Charter Row
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	There should be a definition of tall buildings
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	The Urban Design Compendium is negative towards tall buildings
Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd)	Design aspirations of tall buildings are too high if intensification is to be achieved.
Sheffield Hallam University (submitted by DLP Planning Ltd)	SHUs City Centre campus
The University of Sheffield (submitted by DLP Planning Ltd) and 1 individual	UoS Houndsfield Site / Brook Hill / Brook hill roundabout
The University of Sheffield (submitted by DLP Planning Ltd)	UoS central campus
The University of Sheffield (submitted by DLP Planning Ltd)	Northumberland Rd
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	Around Sheffield Railway Station
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	Around Pond Street Bus Station
1 individual	Neepsend
Archaeological Research Services Ltd and 1 individual	Kelham Island / Shalesmoor
1 individual	Lady's Bridge/ canal basin
1 individual	Bramall Lane/Queens Road
SCC and 5 individuals	Anywhere in the City Centre
Ecclesfield Parish Council and 3 individuals	Where suitable
Grenoside Conservation Society (submitted by see below), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Loxley Valley Protection Society and 1 individual	Ensure existing buildings with heritage or architectural merit are taken into account
7 individuals	Less prominent locations below the skyline / in the valleys
2 individuals	Parkwood Springs
2 individuals	Shirecliffe
2 individuals	City Centre edge
1 individual	Park Square
Grenoside Conservation Society (submitted by see below) and 1 individual	Separate high rise zone like Canary Wharf
Strip the Willow	Btw Surrey St and Peace Gardens
9 individuals	Concerned that there is no need or demand. There should be no further tall buildings
1 individual	Concerned about negative aspects of tall buildings e.g. wind tunnels, not vernacular, discourage pedestrians
2 individuals	Locations where they can provide shade or shelter/minimise heat island and wind tunnel effects
1 individual	Not in the SW quadrant of the City Centre

Commenter	Summary of comment
1 individual	There should be protected views
Loxley Valley Protection Society, Cheetham & Co (submitted by Signet Planning) and 2 individuals	No comment/unsure
1 individual	On old industrial sites
1 individual	randomly
Archaeological Research Services Ltd	CIQ
Archaeological Research Services Ltd	Inner Ring Rd
Archaeological Research Services Ltd	Broomhall
2 individuals	Clustered together
Natural England	Take account of the setting of the Peak Park
2 individuals	Where there is infrastructure/amenities
1 individual	Where the ground conditions are suitable

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q32 - Should parking policies be changed so that less off-street parking is required (meaning more parking on-street)? Please provide reasons for your answer

Answer	Number of responses	Percentage of responses
Yes	20	12%
No	52	32%
No response	90	56%

Type of comment	Number of responses	Percentage of responses
Support	8	11%
Conditional Support	5	7%
Not Support	47	67%
Neither support nor not support	10	14%

Commenter	Summary of comment
and 1 individual	No, parking policies shouldn't be changed to require less off street parking
Friends of the Peak District/CPRE	There are other options for sustainable intensification (instead of loss of parking and greenspace) such as building residential over car parks, improving amenities such as pocket parks, greenspaces, cycleways etc which would also add value to sites
Tata Steel	support the notion of making more intensive use of sites by relaxing certain planning policies on matters such as amenity standards and off street parking
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd)	Requiring on street parking can result in wider roads in developments, increasing the presence of the private car within the streetscene. There are other opportunities to address issues with accommodating private car parking
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	Amending parking policies to reduce the need to accommodate private cars will be unsuccessful unless there are substantial improvements to public transport links
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd	Release of surface car park land has been a catalyst for public realm spaces and infill development. The opportunity for more efficient use of this type of space should be allowed and encouraged

Commenter	Summary of comment
(submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), The University of Sheffield (submitted by DLP Planning Ltd)	
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd)	Parking should be related to the site, use and surrounding area. Reducing standards to bring forward more development is not the way to meet future demand
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	The Council should ensure that appropriate sites in the city centre and key nodes around the city are allocated for multi storey car parks or park and ride
HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Strip the Willow and 3 individuals	Need to make adequate allocation for off street parking
Archaeological Research Services Ltd and 1 individual	All homes should be provided with off street parking / need more off street parking for housing
2 individuals	Already enough on street parking
Cycle Sheffield and 3 individuals	Informal on street parking can cause obstructions and danger for people walking and cycling. Access for buses and service vehicles is already difficult on narrow streets
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 3 individuals	Better public transport and cycling would mean lower car ownership and less parking would be needed
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	This can only work where streets are wide enough and parking can be provided outside people's homes
1 individual	Need cheaper on street parking
Hallam Land Management Ltd	Demand led
1 individual	Provide short term parking in areas outside the city centre to support shops
1 individual	Energy and carbon reduction require policies to reduce private car travel, and potentially a reduction on car / multi-car ownership. Reduction in off street parking would encourage a change in travel patterns especially if combined with development of local community facilities
1 individual	Housing would be less appealing if there was less off street parking
1 individual	Existing arrangement work OK
3 individuals	Parking permit schemes work well / should be used more widely
1 individual	In favour of deterring car use when good public transport is available
1 individual	Cars parked on street give the wrong impression and imply priority over cyclists/pedestrians. More off street parking would support more connected / healthier communities
Loxley Valley Protection Society	Less off street parking would be needed if developments well served by public transport and facilities within walk/cycle distance
1 individual	On street parking reduces speeding, and if managed by permits would be a source of revenue

Commenter	Summary of comment
Cycle Sheffield	On street car parking is an inefficient use of space. Need more cycle parking which uses less space and provide cycle parking where people live
1 individual	If Sheffield develops as a compact city then car ownership will be regarded by many as less essential. There are areas of housing with no off street parking which are still popular
1 individual	There won't be enough space on street to provide parking for the anticipated increase in housing
Rae Watson Development Surveyors, BBEST Neighbourhood Planning Forum, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 4 individuals	Would increase congestion
Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Need a design led approach which demonstrates a hierarchy of streets with appropriate solutions rather than a prescriptive approach
Ecclesfield Parish Council and 1 individual	Need more parking, cheaper, including disabled provision
1 individual	Need parking as public transport not good enough
1 individual	There are more multi car households which don't have enough parking as it is
BBEST Neighbourhood Planning Forum	Providing other travel options is the better solution
Cycle Sheffield	If on street parking is permitted it needs to be designed in to street
1 individual	Too much competition for on street space between residents and commuters
1 individual	Encourage at least one space per dwelling
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Outside the city centre, parking should be provided on site or in communal parking areas. Land should also be set aside for parking to serve existing housing areas
Strip the Willow and 2 individuals	Underground parking options are needed
Strip the Willow and 1 individual	Include charging points for electric vehicles
1 individual	Policy should be stronger. Should discourage integral garages with access across pavements
3 individuals	Agree as long as traffic flow is not affected/doesn't cause obstruction
2 individuals	Expand use of car clubs/car sharing so that less space for parking is needed
Grenoside Conservation Society (submitted by see below)	Radical increases in road width would be needed for on-road parking which would lead to rationing/banning vehicle ownership unless there is an attitude change to car use
2 individuals	Existing policy, including parking charges, are a barrier to people accessing city centre facilities who want to use their own car for personal safety
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Need different solutions for different locations. Large car parks should be below business and housing
1 individual	Streets should be developed as amenities not car parks
The University of Sheffield (submitted by DLP Planning Ltd)	Redevelopment of Durham Road car park has freed up surface car parking for alternative uses - in an accessible location. Amending parking policies to prevent or reduce the opportunity to meet the needs of the University and Children's Hospital would conflict with objectives of sustainable development
1 individual	Restricting residential parking off street will not stop people owning cars
1 individual	Might attract more people to Sheffield and less to Meadowhall
1 individual	Need off street parking in the city centre and all retail areas
1 individual	Need free Park and Ride to the city centre so that people leave cars at home

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q33 - Subject to fitting in with the local character and site conditions, should developments on greenfield or Green Belt sites generally be required to a higher density such as above 40 homes per hectare? Please provide reasons for your answer

Answer	Number of responses	Percentage of responses
Yes	8	5%
No	67	41%
No response	87	54%

Type of comment	Number of responses	Percentage of responses
Support	3	4%
Conditional Support	4	5%
Not Support	62	74%
Neither support nor not support	15	18%

Commenter	Summary of comment
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Miller Homes (submitted by DLP Planning Ltd)	Respond to protection or enhancement of ecology
Peak District National Park Authority, Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Miller Homes (submitted by DLP Planning Ltd), Rotherham Metropolitan Borough Council, Loxley Valley Protection Society and 2 individuals	Ensure sufficient open space or green buffers
Gladman Developments, North East Derbyshire, HBF, Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Grenoside Conservation Society (submitted by see below), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd)	Density should reflect local circumstances / site by site basis

Commenter	Summary of comment
Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Miller Homes (submitted by DLP Planning Ltd), Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning) and 5 individuals	
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants)	Good design is important
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Miller Homes (submitted by DLP Planning Ltd)	Higher density unlikely to be suitable on Green Belt sites
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants) and 1 individual	Higher density would result in greater car use which would be less sustainable
Miller Homes (submitted by DLP Planning Ltd) and 2 individuals	Higher density would result in town cramming
HBF, Miller Homes (submitted by DLP Planning Ltd)	There should be a range of densities to deliver a range of housing
SCC, Miller Homes (submitted by DLP Planning Ltd)	Higher density would result in smaller homes
Miller Homes (submitted by DLP Planning Ltd)	Higher density would result in smaller gardens
Miller Homes (submitted by DLP Planning Ltd), Cheetham & Co (submitted by Signet Planning) and 1 individual	Larger households needs would not be met by higher densities
Miller Homes (submitted by DLP Planning Ltd)	Higher density accommodation for smaller households may be delivered elsewhere in the city
Gladman Developments, North East Derbyshire, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning) and 2 individuals	Density should not be prescribed
Derbyshire County Council, North East Derbyshire, Ackroyd and Abbott Ltd (submitted by Stainton Planning), Rotherham Metropolitan Borough Council	Impact on surrounding landscape and urban/rural interface should be considered
Derbyshire County Council, SCC, Rotherham Metropolitan Borough Council	Higher density housing could impact into the surrounding countryside
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Hallam Land Management Ltd, Loxley Valley Protection Society and 5 individuals	Any development in the Green Belt should be low density
Sheffield Association National Trust and 3 individuals	Focus on retaining character

Commenter	Summary of comment
HBF	Densities should not be increased outside the city centre
Peak District National Park Authority	Green Belt provides a transitional area between the urban area and Peak Park
Rotherham Metropolitan Borough Council and 1 individual	Homes should be built with sufficient space
Grenoside Conservation Society (submitted by see below), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Ecclesfield Parish Council, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Loxley Valley Protection Society and 26 individuals	There should ideally be no Green Belt development. Prioritise development elsewhere.
Rae Watson Development Surveyors	Higher density in the Green Belt - not sustainable
Rae Watson Development Surveyors, Hallam Land Management Ltd	Higher density in the Green Belt - no demand
1 individual	Protect green spaces
Grenoside Conservation Society (submitted by see below), Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning) and 3 individuals	Higher density acceptable in some circumstances
1 individual	Higher density would increase traffic and impact negatively on rural economy and activities
Rotherham Metropolitan Borough Council , Sheffield and Rotherham Wildlife Trust and 3 individuals	Make efficient use of land on Green Belt sites
	Density should take account of accessibility
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 5 individuals	Higher density inappropriate in the Green Belt
Grenoside Conservation Society (submitted by see below)	Some higher density e.g. older people as part of new neighbourhood
1 individual	Increased populations will require additional infrastructure
1 individual	Lower density developments of larger houses needed in the North and East

What are the Citywide Options for Growth to 2034?

Option B: Urban Intensification

Q34 - Do you agree that surplus open space should be developed for housing, with the proceeds of development invested in improving remaining open space? Please provide reasons for your answer

Answer	Number of responses	Percentage of responses
Yes	31	19%
No	35	22%
No response	96	59%

Type of comment	Number of responses	Percentage of responses
Support	17	20%
Conditional Support	37	43%
Not Support	13	15%
Neither support nor not support	20	23%

Commenter	Summary of comment
Derbyshire County Council, Historic England, Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd) and 2 individuals	Do not compromise character/landscape
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	Prioritise private open spaces
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	Assess quality as well as quantity
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP	Overgrown sports grounds have limited value and should be allocated

Commenter	Summary of comment
Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	
Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Ecclesfield Parish Council, Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Sheffield and Rotherham Wildlife Trust, Archaeological Research Services Ltd, Cheetham & Co (submitted by Signet Planning) and 4 individuals	Remaining open space must be improved and contributions not get 'watered down'
Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	CIL could be used to fund open space
Warborough Investments Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd)	Very small areas of open space which no longer function and are of limited quality should be reassessed and boundaries redrawn
Derbyshire County Council and 1 individual	Shouldn't compromise health and wellbeing
Friends of the Peak District/CPRE	More strategic approach to open space is needed
Friends of the Peak District/CPRE	Housing density and open space not mutually exclusive
SCC, Grenoside Conservation Society (submitted by see below), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Sport England, Rotherham Metropolitan Borough Council, Sheffield and Rotherham Wildlife Trust, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Cheetham & Co (submitted by Signet Planning) and 11 individuals	What does surplus mean/what is surplus?
HBF	No objection provided it's viable and deliverable
Gladman Developments, Landowner of Hare and Hounds site (submitted by David Marjoram, England and Lyle), Loxley Valley Protection Society and 1 individual	Support subject to sustainability / appropriateness
Landowner of Hare and Hounds site (submitted by David Marjoram, England and Lyle), Ecclesfield Parish Council and 3 individuals	Decreases pressure on Green Belt
2 individuals	Develop land off Periwood Lane (Millhouses Freehold Society)
Grenoside Conservation Society (submitted by see below) and 1 individual	Increased population will increase the need for open space
3 individuals	Inconsistent with the vision of protecting green space
1 individual	Need to retain open space for climate change adaptation
Rae Watson Development Surveyors	Not sustainable
Natural England	Need to consider biodiversity, recreational access and ecosystem services
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 5 individuals	Object
1 individual	Only develop poor quality open space

Commenter	Summary of comment
1 individual	Need more detail
1 individual	Only in the circumstances of disused ex-housing land or industrial land
1 individual	Open space is important for quality of life
Sheffield Association National Trust	Only in exceptional circumstances
Rotherham Metropolitan Borough Council	Efficient use of land
1 individual	Somehow, this will come back to population control
Archaeological Research Services Ltd and 2 individuals	Helps to meet housing demand
Hallam Land Management Ltd	Modest capacity for housing
1 individual	We are a city not a giant park
1 individual	Turn open space into woods
The University of Sheffield (submitted by DLP Planning Ltd)	Housing should not be the default use
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Public consultation is essential
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option B Sheffield has a lot of poor quality and underused open spaces, the loss of most lacklustre and disused could be developed and remaining open spaces improved therefore win situation

What are the Citywide Options for Growth to 2034?

Option C: Urban Remodelling

Q35 - (a) Do you support the option of significant urban remodelling at Neepsend/Shalesmoor?

Answer	Number of responses	Percentage of responses
Yes	54	33%
No	18	11%
No response	90	56%

Type of comment	Number of responses	Percentage of responses
Support	37	47%
Conditional Support	15	19%
Not Support	20	26%
Neither support nor not support	6	8%

Commenter	Summary of comment
2 individuals	Remodelling of areas of poor housing quality is an excellent solution
3 individuals	Even if it takes time the benefits could be considerable
Rae Watson Development Surveyors, Sheffield and Rotherham Wildlife Trust and 2 individuals	There are flooding issues in the area
Rae Watson Development Surveyors	There are ownership issues in the area
Rae Watson Development Surveyors, Hallam Land Management Ltd	There is limited market demand
Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	The Council do not have the expertise or financial capacity to deliver wholesale remodelling
Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	Potential conflict with relocated businesses taking up quality employment land at AMID and in the Lower Don Valley area
Portland Works (Business, Education and Culture Group) and 2 individuals	Viable businesses should not be lost when planning for housing - a mix of housing and employment sites should be maintained
Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths)	Significant evidence would be required to prove deliverability and pass the tests of soundness
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), North East Derbyshire, Derbyshire County Council, Peak District National Park Authority and 1 individual	Better than the alternative of using new land that could be greenfield or Green Belt
1 individual	This is already in progress and working well

Commenter	Summary of comment
Dore Neighbourhood Forum, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Friends of the Peak District/CPRE, North East Derbyshire and 7 individuals	It would bring life/regenerate/transform the area
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 4 individuals	Quality sustainable housing design is a must
Ecclesfield Parish Council and 2 individuals	It should not result in loss of historic buildings of character
Ecclesfield Parish Council	Land contamination concerns
Archaeological Research Services Ltd and 2 individuals	Re-use buildings rather than destroying and starting again
Grenoside Conservation Society (submitted by see below), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sheffield and Rotherham Wildlife Trust, Dore Neighbourhood Forum, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), North East Derbyshire and 10 individuals	Efficient use of land that is relatively close and accessible to the City Centre
Dore Neighbourhood Forum, North East Derbyshire and 2 individuals	Help create sustainable and viable district centres
Dore Neighbourhood Forum, North East Derbyshire and 3 individuals	Helps support public transport infrastructure
Archaeological Research Services Ltd, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Friends of the Peak District/CPRE, Young people - Sheffield Futures and 9 individuals	It would improve the area's appearance
1 individual	The incentives for businesses to relocate must be right
3 individuals	Highway network is unfit for purpose
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Gladman Developments and 1 individual	Concerns about timescales and if it will be worth it - phasing the plan could be a solution
1 individual	Leisure and retail should be included
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Affordable housing should be included
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	It will improve the safety and the environment for residents
1 individual	Objective should be for the benefit of residents rather than financiers
Ackroyd and Abbott Ltd (submitted by Stainton Planning), Gladman Developments, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths)	Should not be pursued instead of releasing significant higher value sites in the city to maintain a 5 year supply. The priority is to have a sound plan
2 individuals	More trees
Sheffield and Rotherham Wildlife Trust and 1 individual	Improve the ecological corridor of the River Don
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Avoid 'low density generic housing'
Friends of the Peak District/CPRE	The 'place-making' agenda should be a priority
Young people - Sheffield Futures	Ensure mixed communities
Highways England	Impact on the local strategic road network will need assessing
1 individual	Good road and transport links
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option C seen as an important way of achieving denser sustainable development of a different type to that typically expected. Large parts of Neepsend and Shalesmoor offer this opportunity for major regeneration which should be firmly grasped
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option C will result in the relocation of business but the benefits will outweigh this

Q35 - (b) What would be the main challenges to delivering this option and the most effective way for the Council to enable the development? Please provide reasons for your answer

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	5	8%
Neither support nor not support	58	92%

Commenter	Summary of comment
1 individual	Minimising the impact on other areas that are being developed
Rae Watson Development Surveyors, Grenoside Conservation Society (submitted by see below), Yorkshire Housing Association., SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited) and 7 individuals	Relocating successful businesses operating on cheap rents and compensating them.
Rae Watson Development Surveyors, Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 4 individuals	Land assembly will take a long time with multiple ownerships
Rae Watson Development Surveyors, Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 4 individuals	Creating an environment separated from industry that is attractive to house builders/ investors.
Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited)	Balancing housing delivery with the employment relocation needs of existing businesses. Lower skilled or lower density employment uses relocating to the AMID area would not meet the SEP objectives.
Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited)	The risks suggest that it can only be considered as one of a number of options.
Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP	Creating an appropriate delivery model (e.g. development corporation, CPO,

Commenter	Summary of comment
Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 11 individuals	housing assoc., incentives for developers, CIL, Council funding among the suggestions.
Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited) and 1 individual	Land receipts of Green Belt/Greenfield sites and urban extensions could help fund this option.
Archaeological Research Services Ltd	Ensuring critical mass
Archaeological Research Services Ltd and 4 individuals	Sufficient investment to build on the scale necessary and deliver creative design
Strip the Willow and 2 individuals	Historic/ social attitudes towards the area
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 3 individuals	Providing community facilities / services
3 individuals	Land contamination
4 individuals	Dealing with flood risk
1 individual	Increasing footfall in the area rather than just a busy thoroughfare. Encouraging businesses to locate there might help.
Grenoside Conservation Society (submitted by see below), Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 2 individuals	Ensuring the built heritage is conserved and sympathetically re-used.
Strip the Willow and 1 individual	Needs more public consultation
Strip the Willow, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 2 individuals	Lack of creative ideas
Highways England and 4 individuals	Transport and highways improvements
Portland Works (Business, Education and Culture Group)	Ensuring a mix of employment and housing
2 individuals	Maintaining bus and transport routes during construction
1 individual	Car free developments (high density, low rise)
Yorkshire Housing Association. and 1 individual	Retain businesses within Sheffield to minimise commuting
1 individual	Master plan the areas
1 individual	Copying the Kelham Island model across a large area would reduce its desirability
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Significant investment and project management by the Council

What are the Citywide Options for Growth to 2034?

Option C: Urban Remodelling

Q36 (a) - Do you support the option of significant urban remodelling at Attercliffe?

Answer	Number of responses	Percentage of responses
Yes	54	33%
No	19	12%
No response	89	55%

Type of comment	Number of responses	Percentage of responses
Support	35	51%
Conditional Support	11	16%
Not Support	19	28%
Neither support nor not support	3	4%

Commenter	Summary of comment
Gladman Developments, Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Should not be pursued instead of releasing significant higher value sites in the city to maintain a 5 year supply
Friends of the Peak District/CPRE	The 'place-making' agenda should be a priority which not reflected in the plan
North East Derbyshire, Peak District National Park Authority and 1 individual	Better than developing greenfield or Green Belt
North East Derbyshire, Strip the Willow and 3 individuals	Best use of existing services, infrastructure and brownfield land
Young people - Sheffield Futures, Strip the Willow, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 6 individuals	It would improve the area's appearance
Highways England and 1 individual	Traffic and highways issues / Impact on the strategic road network will need assessing
Rae Watson Development Surveyors, Hallam Land Management Ltd and 1 individual	Doubts about whether area is attractive to the market and demand exists
Rae Watson Development Surveyors	CPO and delivery will take too long and will not happen in the plan period
Baco Investments (submitted by DLP (Planning) Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited)	Lack of evidence on delivery
Baco Investments (submitted by DLP (Planning) Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited)	Potential conflict with relocated businesses taking up quality employment land at AMID
Sheffield Hallam University (submitted by DLP Planning Ltd)	Poor linkages to local facilities

Commenter	Summary of comment
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Ensure affordable housing is delivered
Strip the Willow, Dore Neighbourhood Forum, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 6 individuals	It would bring life/regenerate/transform the area
Sheffield and Rotherham Wildlife Trust, Dore Neighbourhood Forum, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 6 individuals	Efficient use of land that is relatively close and accessible to the City Centre
1 individual	Close to the motorway network
Portland Works (Business, Education and Culture Group) and 3 individuals	Viable businesses should not be lost when planning for housing - a mix of housing and employment sites for manufacturing should be maintained
3 individuals	Even if it takes time the benefits could be considerable
Dore Neighbourhood Forum and 4 individuals	It will help create sustainable and viable district centres
Dore Neighbourhood Forum and 1 individual	It will help support public transport infrastructure
1 individual	Attercliffe has no character due to poor design, shop signage and lack of open space
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	New housing would support significant job growth in high skilled technology and manufacturing, and retail and leisure at Meadowhall
2 individuals	Lack of local facilities and services
Ecclesfield Parish Council	Land contamination
Ecclesfield Parish Council	Preserving buildings with heritage value
Grenoside Conservation Society (submitted by see below) and 1 individual	Revisit the vision for a city centre - Meadowhall corridor
1 individual	The incentives for businesses to relocate must be right
1 individual	Efficient use of land around Meadowhall and Don Valley area
2 individuals	Excellent transport links to Meadowhall and leisure uses
Strip the Willow	Decent links via HS2 should be made
1 individual	It will support the redevelopment of the Don Valley stadium site
1 individual	Too costly, Attercliffe is a vibrant and varied area already
Sheffield and Rotherham Wildlife Trust and 2 individuals	Flooding concerns
2 individuals	Remodelling of areas of poor housing quality is an excellent solution
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 2 individuals	Quality sustainable housing design is a must
1 individual	It should not result in loss of historic buildings of character
1 individual	Re-use buildings rather than destroying and starting again
Sheffield and Rotherham Wildlife Trust	Improve the ecological corridor of the River Don
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	It will improve the safety and the environment for residents
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Avoid 'low density generic housing'

Q36 (b) - What would be the main challenges to delivering this option and the most effective way for the Council to enable the development? Please provide reasons for your answer

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	52	91%
Not Support	0	0%
Neither support nor not support	5	9%

Commenter	Summary of comment
Highways England and 1 individual	Transport and highways improvements
Baco Investments (submitted by DLP (Planning) Ltd)	Could detriment investment in other parts of the city.
Dore Neighbourhood Forum and 4 individuals	Relocating businesses within Sheffield and compensating them - start this process as soon as possible to limit timescales
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield and Rotherham Wildlife Trust, Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited) and 2 individuals	Flooding concerns for housing which are of higher risk compared to employment uses
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths) and 1 individual	Land assembly will take a long time with multiple ownerships.
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)	Attercliffe does not have a 'flagship' area like Kelham Island that gives confidence to developers.
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)	The Wicker to the City Centre is a perceived block between neighbourhoods. The inner ring road also severs Attercliffe from the City Centre which Shalesmoor does not have to the same degree.
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)	Balancing housing delivery with the employment relocation needs of existing businesses. Lower skilled or lower density employment uses relocating to the AMID area would not meet the SEP objectives.

Commenter	Summary of comment
Limited) and 1 individual	
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)	Some businesses cannot be relocated due to operational /market reasons
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)	Such an aspiration is unlikely to pass the test of soundness
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Member of the public, Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited) and 3 individuals	Long lead-in time for CPOs and relocation of businesses
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)	Could work if an appropriate delivery model can be created
1 individual	There is limited market demand
2 individuals	It would bring life/regenerate/transform the area
Grenoside Conservation Society (submitted by see below), Sheffield and Rotherham Wildlife Trust and 3 individuals	Efficient use of land that is relatively close and accessible to the City Centre
1 individual	a mix of housing and employment sites should be maintained
Grenoside Conservation Society (submitted by see below) and 1 individual	Good road and public transport links
1 individual	Helps support public transport infrastructure
1 individual	Desperate need for it
1 individual	Help create sustainable and viable district centres
1 individual	Helps support public transport infrastructure
Strip the Willow and 1 individual	Involve the community in developing ideas
Strip the Willow	Large scale demolition of properties facing main roads
Strip the Willow	More public art
Strip the Willow, Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	Sympathetic architecture for new build
Strip the Willow	Themed and coordinated design style
1 individual	Requiring developers to include eco features will not work, a more comprehensive affordable solution is needed like in the Netherlands
Hallam Land Management Ltd, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 2 individuals	Cost (for infrastructure and land assembly) will be prohibitive

Commenter	Summary of comment
Portland Works (Business, Education and Culture Group)	Employment zones to allow manufacturing and business uses to continue with new housing around them
1 individual	Removing down market shops
1 individual	Community cohesion to tackle gang culture and bring vitality
1 individual	People do not want to live there, and those that do find it difficult to have pride in the area
1 individual	Boundary walls will be less of a problem here
1 individual	Land contamination
1 individual	Complete demolition and rebuild is the only way
	Poor access to local services and facilities
1 individual	Produce master plan to give certainty to developers
1 individual	Use CPO powers and reinvest receipts from open space sales to enable land assembly
1 individual	Persuading landowners to sell once they see this option
1 individual	A mix of leisure and retail should be allowed
1 individual	A need for affordable housing
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Significant investment and project management by the Council
1 individual	Needs more public consultation
1 individual	Ensuring the built heritage is conserved and sympathetically re-used.
Sheffield and Rotherham Wildlife Trust	Improve the ecology of the Don Valley corridor
Archaeological Research Services Ltd	Targeted CPOs at developers

What are the Citywide Options for Growth to 2034?

Option C: Urban Remodelling

Q37 (a) - Are there other locations where the urban remodelling approach should be considered?

Answer	Number of responses	Percentage of responses
Yes	34	21%
No	20	12%
No response	108	67%

Type of comment	Number of responses	Percentage of responses
Support	1	6%
Conditional Support	1	6%
Not Support	4	24%
Neither support nor not support	11	65%

Commenter	Summary of comment
Gladman Developments	Agrees with the plan's approach of re-allocating employment heavy areas and welcomes the acknowledgement that it will take a significant amount of time and contribute to housing delivery in the latter part of the plan period
Friends of the Peak District/CPRE	Supports the approach already taken at Kelham Island, and suggests the plan should aim high when it comes to option C
Friends of the Peak District/CPRE	Sees benefits to the River Don ecology
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)	More urban remodelling could flow from Shalesmoor / Neepsend or Attercliffe
Rae Watson Development Surveyors	Uneconomic for Sheffield and unsustainable
Ackroyd and Abbott Ltd (submitted by Stainton Planning), Hallam Land Management Ltd	The market potential is questionable
Cheetham & Co (submitted by Signet Planning)	Good intentions but won't make a significant contribution to the 5 year supply which is a priority for the Plan to be sound

Q37 (b) - What would be the main challenges to delivering this option and the most effective way for the Council to enable the development? Please provide reasons for your answer

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	38	100%

Commenter	Summary of comment
3 individuals	Relocating successful businesses and residents on cheap rents and compensating them.
1 individual	Retain businesses within Sheffield to minimise commuting
1 individual	Providing affordable housing
The University of Sheffield (submitted by DLP Planning Ltd)	Update policy designations around the two universities to enable the flexible use of land and accommodation.
1 individual	Land contamination
6 individuals	Creating an appropriate delivery model (e.g. master plan, development corporation, CPO, housing assoc., incentives for developers, CIL, Council funding among the suggestions.
1 individual	High quality sustainable design is a priority
Hallam Land Management Ltd and 5 individuals	Money
1 individual	Support from existing residents
1 individual	It will create a sense of community which will have knock on benefits to communities in Burngreave.
Strip the Willow	Let planning be led by people who live there
1 individual	Work as a city Region
1 individual	Poor access to facilities and services
	Proximity to transport links
1 individual	Increasing footfall in the area rather than just a busy thoroughfare. Encouraging businesses to locate there might help.
Hallam Land Management Ltd	Lack of demand
1 individual	Lack of skills in the Council to deliver
1 individual	Lack of education, aspiration and vision in the Council
Rae Watson Development Surveyors	Market conditions and not enough sites
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Persuading Barnsley MBC to designate more housing
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Reclamation of Smithy Wood tip would be difficult. Retail and other significant developments would be needed to make it viable which may not receive local support.
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Persuading Rotherham MBC to designate more housing.
Cheetham & Co (submitted by Signet Planning)	Land assembly will take a long time with multiple ownerships
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	option C weakness is identification, master planning, relocation, land assembly takes several years but could be mitigated if SCC is willing to act as a facilitator to a market led approach
Gladman Developments	Agrees with the plan's approach of re-allocating employment heavy areas and welcomes the acknowledgement that it will take a significant amount of time and contribute to housing delivery in the latter part of the plan period

What are the Citywide Options for Growth to 2034?

Option D: Limited number of Larger Urban Extensions into Green Belt

Q38 - (a) Do you support the option of focusing major growth at Stocksbridge and in the Upper Don Valley (including land in Barnsley Borough)?

Answer	Number of responses	Percentage of responses
Yes	30	19%
No	46	28%
No response	86	53%

Type of comment	Number of responses	Percentage of responses
Support	17	8%
Conditional Support	44	20%
Not Support	147	67%
Neither support nor not support	12	5%

Commenter	Summary of comment
Grenoside Conservation Society (submitted by see below), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 2 individuals	Housing development in the Green Belt should only be considered as a last resort
Grenoside Conservation Society (submitted by see below), Sheffield Association National Trust, Concerned Worrall Residents, Worrall Environment Group and 71 individuals	Development should be limited to Brownfield Sites
Grenoside Conservation Society (submitted by see below) and 3 individuals	Some Greenfield Sites will need protection from development to maintain the environment
Grenoside Conservation Society (submitted by see below)	Poor access via Middlewood to Stocksbridge route (A616)
Grenoside Conservation Society (submitted by see below) and 1 individual	Poor W - E connections (excluding Stocksbridge Bypass)
Don Valley Railway and 5 individuals	Development conditional on improved transport links and infrastructure
2 individuals	Existing Development has led to increased traffic on Jawbone Hill/Stephen Lane link to Penistone Road
2 individuals	Development conditional on mitigating flood risk
2 individuals	Supports development of cross boundary sites subject to not in the Green Belt and agreement with neighbouring authority
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), J F Finnegan Ltd (submitted by DLP Planning Ltd)	Stocksbridge could be a focus for growth
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Concerned Worrall Residents, Worrall Environment Group and 59 individuals	No development of greenfield/Green Belt sites
2 individuals	Houses on greenfield sites unsupported by infrastructure improvements will generate future problems
Rae Watson Development Surveyors and 2 individuals	Better more sustainable areas available to focus growth
Rae Watson Development Surveyors and 7 individuals	Poor transport connections to the City Centre and housing Growth in this area would make things worse
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 2 individuals	focus major growth in Stocksbridge Upper Don Corridor but not at the expense of allocating high quality green sites for housing
2 individuals	development on Green Belt is inconsistent with the Plan's aim to promote a green and healthy city

Commenter	Summary of comment
2 individuals	Statements, Facts or Questions: "Do the Locals Want it?", or "There's already communities in those locations", etc
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	If development of Green Belt land is necessary, it should be minimised
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 2 individuals	Enhanced use of Railway, Tram connections and Park and Ride make this corridor a sensible location for housing growth
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	This option with improved transport connections combined with Option C would lead to significant housing growth
2 individuals	Concerned that valuable local resources i.e. environmentally valuable greenspaces and valued leisure and recreation spaces could be lost to development.
Hallam Land Management Ltd	Insufficient land resources available in this area to accommodate 2000 new homes.
1 individual	Respondent doesn't travel to or is unfamiliar with the area
4 individuals	Significant building will destroy the Character of the area
2 individuals	Housing growth already planned in the industrial valley bottom
1 individual	Housing growth conditional on protecting the environment (trees, greenspaces, wildlife habitats, etc)
1 individual	Potential for development along Bitholmes
Hallam Land Management (submitted by DLP Planning Limited), Sheffield and Rotherham Wildlife Trust and 2 individuals	Stocksbridge could be a focus of major growth, however not at the scale of growth envisaged in the Plan.
9 individuals	Preserve the unique surroundings and character of the area at all costs
2 individuals	Housing Growth supported not just in this area but in other areas as well
Loxley Valley Protection Society	Supporting growth is not within the Organisations remit.
	Limit growth to Stocksbridge
1 individual	Housing growth subject to a 5 year review and proven delivery of options A, B and C
1 individual	Option D not necessary if options A, B and C deliver results
Royal Mail (submitted by Cushman & Wakefield)	Implementing Option D will result in our organisation needing to either expand or relocate existing premises in Stocksbridge Upper Don and the South East.
Miller Homes (submitted by DLP Planning Ltd)	Stocksbridge could be a focus of major growth, but Sheffield as the heart of the City Region should be looking to meet its requirements within its own boundaries
Concerned Worrall Residents and 50 individuals	Major Housing development will increase existing surface water flooding/waterlogging/runoff problems
8 individuals	Towns Sewage system cannot cope with major housing growth
15 individuals	Inadequate transport infrastructure and poor Public transport can't cope with major housing growth option
1 individual	Chosen Option should align with the Sheffield City Councils plan to make Sheffield an outdoor City and gateway to the peak district
Bradfield Parish Council and 11 individuals	Housing development would need to be conditional on infrastructure (school, shops, Highways, public transport, sewage capacity, flood risk, community facilities, medical facilities, etc) improvements.
3 individuals	consultation with local people has not taken place and is required
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	No need for major growth or need for major growth not proven
1 individual	Option D is the most sustainable of the two Green Belt options
1 individual	Only large scale development will justify the required investment in new or improved infrastructure
Sheffield and Rotherham Wildlife Trust and 2 individuals	Need more information on the sites affected and infrastructure required to support major growth development before commenting further
Archaeological Research Services Ltd and 2 individuals	There is space for growth or there is substantial potential for growth.
1 individual	Some settlements could be enhanced by supplementary building
1 individual	Not the right location

Commenter	Summary of comment
1 individual	Area too remote from employment zones
1 individual	urban sprawl will cause harm to quality of life for residents
Worrall Environment Group and 33 individuals	option will permanently endanger wildlife, flora and fauna
25 individuals	option will permanently endanger the environment
3 individuals	option would not result in providing sustainable, affordable housing
2 individuals	Option conflicts with national planning policies, e.g. NPPF para. 80 "to assist in safeguarding the countryside from encroachment", Sustainable development and prioritising brownfield development, or Green Belt policy
Concerned Worrall Residents and 31 individuals	will cause traffic congestion and or pollution from increased number of cars
Bradfield Parish Council, Concerned Worrall Residents, Worrall Environment Group and 76 individuals	Option will place unreasonable strain on existing inadequate local facilities, public transport, schools, medical facilities, shops, highway links, etc.
1 individual	low density development will increase social exclusion and will not address lack of homes for single people
Dore Neighbourhood Forum	This option gives the opportunity to create distinctive new neighbourhoods with a good range of services, shops, local employment and infrastructure, including improvements to the public transport networks.
and 1 individual	Lack of confidence in SCC's ability to deliver sustainable housing development
2 individuals	Gannister mines in the Wadsley Common area point to poor land stability and potentially make the land unsuitable for development
Gladman Developments	Support Housing Growth subject to a strategic review
Gladman Developments	Area is a suitable and sustainable location for Housing growth
Bradfield Parish Council, Worrall Environment Group and 64 individuals	The scale of development proposed would detrimentally harm the character and heritage of the area
2 individuals	Land suggested includes overhead power cables
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Concerned Worrall Residents, Worrall Environment Group and 119 individuals	Raise numerous concerns about the amount of housing sites proposed around Worrall
3 individuals	Building on the Green Belt, including on the edge of the Peak District will damage the City's reputation as a green and environmentally friendly city
	By building on the Green Belt the opportunity is lost to regenerate brownfield land
7 individuals	building in expensive housing market areas like Worrall will not help to provide affordable or low cost housing or homes for the homeless
Angela Smith MP	Would lead to an unacceptable loss of Green Belt in the Stocksbridge/Upper Don area as well as potentially harming the ability of the area to support outdoor pursuits, activities and businesses.
1 individual	development conditional on full disclosure of detailed site information and full public consultation
1 individual	development conditional on detailed information on the information proposed to support proposed development
1 individual	Development Conditional on Prioritising development on Brownfield Land
1 individual	Property values will decline as a result of more development
1 individual	Accepts the need for new housing
	New housing development should be spread equitably across the City and not just concentrated in one or two locations
1 individual	Your planning website is almost Kafkaesque in use and next to useless in trying to inform the public of forthcoming plans
3 individuals	There should be no building on agricultural land
Bradfield Parish Council	If all these sites were to be developed there would be a very significant and unacceptable impact on all the main communities in the Parish. Wadsley Park Village, Worrall, Oughtibridge and Wharncliffe Side would become more or less linked as a ribbon extension of the urban development of Hillsborough

Commenter	Summary of comment
North East Derbyshire	Supports Options A – C set out in the document as these options appear to be the most sustainable, focusing upon concentration and regeneration and/or making the best use of previously developed land that can connect into existing service and infrastructure. The opportunities provided by these Options should be fully explored and maximised before consideration is given to the release of less central Greenfield and Green Belt sites.
1 individual	Consultation is far too technical and difficult to comprehend
CEG (submitted by Nathaniel Lichfield & Partners)	Focus major growth in Stocksbridge Upper Don Corridor including villages like Oughtibridge. growth in these locations outside the City Centre will enable housing targets to be met
HBF	Chosen Options must be able to deliver the necessary number of homes needed to meet annual targets
18 individuals	Information provided by the Council is vague
	High density development on a site (SHLAA site S02433) adjacent to us used as an illustration by mistake!
Tata Steel	wholly supports major growth directed to Stocksbridge as set out by Option D.
Peak District National Park Authority	A study should therefore be carried out, as a priority, into the landscape and biodiversity sensitivity of the Green Belt areas proposed for development including Stocksbridge and in the Upper Don Valley. The most environmentally sensitive areas should be removed as options and attention should be focussed on growth in less sensitive areas and particularly on brownfield land wherever possible. The area bordering the National Park should be recognised, as in the URBED report, as an area constrained for development but offering many opportunities for recreation and enhancement of a sense of well-being for the Sheffield City Area.
Peak District National Park Authority	A study should be carried out identifying and excluding the less sensitive areas. Areas adjacent to the Peak park should be developed.
Tangent Properties	Support the focus of growth at Hoyland (Barnsley borough) which has scope to accommodate both significant employment and housing.
Highways England	Development in this area will impact on the A616 and A61 in addition to M1 junctions 35A and 36. This will add to the cumulative impact caused by the development proposed as part of the Barnsley Local Plan along these routes and junctions.
Highways England	Stocksbridge and Upper Don Valley area does not have currently have a heavy rail or Supertram link. In the absence of these it is possible that sites in this location could generate more vehicle trips than the other development areas identified.
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option D Stocksbridge is not considered to be a sustainable location. Demand is linked to location and south west Sheffield has potential
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option D additional benefits are those to existing business and residents

Q38 - (b) What would be the main challenges to delivering this option, and the most effective way for the Council to enable the development?

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	66	100%

Commenter	Summary of comment
Don Valley Railway	The challenges is building the Stocksbridge and Upper Don social and economic structure to make the area an attractive proposition to house builders and home owners
Don Valley Railway	Improved facilities making Stocksbridge more attractive to home owners and support to develop the tourist potential of the area
Don Valley Railway and 1 individual	Improved access to countryside as a leisure resource such that the area becomes a tourist area similar to other areas on Sheffield Region's Pennine/ Peak District
Don Valley Railway	Improved sustainable access, as Don Valley Railway would offer, to central Sheffield the Lower Don Valley and Advanced Manufacturing Park making Stocksbridge more attractive to home owners
Don Valley Railway	Utilising the potential of the Don Valley Railway to offer sustainable connectivity opportunities to the Upper Don Valley nearer Sheffield (Neepsend, Wadsley Bridge etc.)
Don Valley Railway	Improved engagement between the needs of the city of Sheffield (and its city region) and the local Stocksbridge and Upper Don communities
Angela Smith MP	The Stocksbridge and Upper Don area lacks adequate transport infrastructure. There's a well-used bus service providing connectivity to Supertram and Sheffield City Centre, however the A6102 is currently operating at full capacity
Angela Smith MP and 1 individual	Development will only be truly sustainable if alternative modes of transport were brought into use prior to any significant development, such as commissioning passenger services along the rail line currently servicing the Tata steel works in Stocksbridge
Highways England	We would highlight the traffic impact of a housing development of this magnitude and would like to work with Sheffield City Council to understand the impact and identify the mitigation of the development
1 individual	Opposed to Green Belt development
	Bus Services need improvement
Grenoside Conservation Society (submitted by see below)	Poor access to Sheffield by road even with rail use, with risk of flood and weather caused road closures
4 individuals	An extended and improved rail/Supertram link
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited)	Improved links to the City Centre
Baco Investments (submitted by DLP (Planning) Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP	Delivery of appropriate infrastructure and job creation

Commenter	Summary of comment
Planning Limited)	
Strip the Willow	The attitudes of the local communities, the Plan should at least involve or come from them
1 individual	Creating truly sustainable transport links from the edge of the City to the centre
Natural England	Development should take account of impacts on biodiversity and landscape interest features
1 individual	Development in the Green Belt is inconsistent with the vision of protecting the natural assets and green infrastructure
Archaeological Research Services Ltd	Ensure design of development blends with the surrounding landscape
1 individual	Even opening up the railway line might not relieve this
Ecclesfield Parish Council	Flooding, transport infrastructure and health care
1 individual	Getting the right focus on different sectors for each area that are sustainable and not just one sector focus.
1 individual	Green belt land must be protected at all cost. The risks to archaeology, heritage, flora and fauna are too great
1 individual	Prioritising the use of brownfield land while protecting green spaces
Sheffield Association National Trust, Sheffield and Rotherham Wildlife Trust and 4 individuals	Improved transport necessary
3 individuals	Improvements to sewerage and effluent treatment, schools, shops and health care are all lacking and are inadequate for current needs.
1 individual	It's a marketing challenge - publicity, promotion and reassurance
1 individual	Less houses
Rae Watson Development Surveyors	Market Area is only average
1 individual	Money
1 individual	Flood prevention
1 individual	Not overdeveloping the area
1 individual	Putting people's needs before profit
Loxley Valley Protection Society	Not within our scope
1 individual	New bridge link route from A6102 to Claywheels Lane
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Opposition from Barnsley residents
Royal Mail (submitted by Cushman & Wakefield)	Bearing in mind the large number of homes within each of these options, the highways impacts and mitigation measures should take account of Royal Mail's delivery offices trip-intensive nature at unusual times of day.
2 individuals	Timely provision of infrastructure
1 individual	Duty to cooperate with neighbouring authorities
2 individuals	Insufficient infrastructure in Stocksbridge area to support growth
2 individuals	Strain on sewers and road networks
1 individual	Build elsewhere
2 individuals	Strong local resistance
1 individual	Convincing people to live at the wrong end of a congested commuter route.
1 individual	The current transport network does not justify increased house building
1 individual	Stop Closing everything down! If locals felt that the City Council cared they might be more amenable to supporting development
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Securing funding to reinstate passenger rail services
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Using Green Belt to build new housing will generate significant objections
1 individual	Limiting development to brownfield sites
1 individual	Transport links are poor
1 individual	Infrastructure cannot support additional housing growth

Commenter	Summary of comment
1 individual	No way to enable this foolish option without destroying the environment
1 individual	No satisfactory way to achieve major growth in the areas specified
Hallam Land Management Ltd	Topography and viability
Sheffield and Rotherham Wildlife Trust	Protecting the Upper Don Valley as an ecological network and associated flood zone
1 individual	Urban sprawl must be avoided
1 individual	Change cannot happen without change of leadership within the Council
1 individual	Labour Council overcoming its hatred of trees
1 individual	Public consultation
1 individual	Safeguarding existing heritage and greenery
1 individual	Green belt
1 individual	Transport and Traffic
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Site constraints such as contamination and viability issues must be recognised
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Development will not come about without significant investment and project management by the Council and partners
Tangent Properties	Comment relates to the wider approach to the growth options

What are the Citywide Options for Growth to 2034?

Option D: Limited number of Larger Urban Extensions into Green Belt

Q39 - Do you support the option for a large urban extension in East Sheffield (as an extension to the Waverley development in Rotherham Borough)?

Answer	Number of responses	Percentage of responses
Yes	44	27%
No	23	14%
No response	95	59%

Type of comment	Number of responses	Percentage of responses
Support	24	34%
Conditional Support	17	24%
Not Support	25	35%
Neither support nor not support	5	7%

Commenter	Summary of comment
2 individuals	Y: Surrounding local authorities need to be involved in regional planning of housing
Rae Watson Development Surveyors, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Dore Neighbourhood Forum and 10 individuals	Y: Area has excellent road connections via M1 J33, improved rail and Supertram extensions, and tram train would also be an advantage
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd)	N: Very close to key sites within the proposed AMID. Should be separation between the AMID Growth points and the extended residential communities. Reasons: Potential for conflict between residential and potentially sensitive research and development uses, existing resident complaints about conflict between the residential community, delivery vehicles and other users accessing the Training Centre
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Hallam Land Management (submitted by DLP Planning Limited), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd)	N: Tinsley Golf Course is an existing amenity that workers, residents, and visitors benefit from, losing this feature would be short-sighted
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Gladman Developments, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths)	N: Would not resolve the issue of delivering a range of housing to all markets including delivery on the western and southern edges of the city where demand is strongest
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Highways England	N: Extension at Waverley would have a significant cumulative impact on the SRN. Particularly M1 (J31 &33) and on the Parkway
Sheffield and Rotherham Wildlife Trust, Sheffield Association National Trust, Archaeological	Y: Possibly if supportive infrastructure (especially transport) is in place and vision, design &

Commenter	Summary of comment
Research Services Ltd, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Mr J Philip Smith (submitted by DLP Planning Ltd), Friends of the Peak District/CPRE and 6 individuals	implementation is carefully planned and communicated
2 individuals	Y: Already developed
2 individuals	Y: If it does not encroach on sports/ leisure/ wildlife land/trees protected
Sheffield Association National Trust and 1 individual	Y: Only on brownfield sites
2 individuals	Y: Uses a large brownfield site/area needs developing
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 3 individuals	N: Opposed to extensions into the Green Belt, supports further urbanisation of existing built-up area.
Sheffield and Rotherham Wildlife Trust, Loxley Valley Protection Society and 5 individuals	Not enough information to comment/don't know the area
1 individual	N: Don't support a large urban extension anywhere
1 individual	Y: Support Housing close to jobs
Strip the Willow, Archaeological Research Services Ltd and 2 individuals	Y: Lots of space/need to build somewhere
1 individual	Y: Provided link road onto the B6200 at Woodhouse and an alternative open space is provided.
4 individuals	N: Not in the Green Belt
Rotherham Metropolitan Borough Council and 2 individuals	Y: Logical expansion/ Is well related to the development underway at Waverley
Rotherham Metropolitan Borough Council	Y: Consideration of cross boundary issues and infrastructure requirements for the area as a whole would be required
Rotherham Metropolitan Borough Council , Miller Homes (submitted by DLP Planning Ltd)	Sheffield should meet its own needs within its administrative boundaries
1 individual	N: Development will only benefit developers and landowners
3 individuals	Y: Poor quality landscape/Less environmentally sensitive than near Peak Park
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Dore Neighbourhood Forum and 3 individuals	Y: Large enough to support new local amenities/close to existing LDV facilities
The University of Sheffield (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd)	N: Should not limit the growth potential of the AMID
Grenoside Conservation Society (submitted by see below) and 1 individual	Y : Has better topography and transport links than the NW
1 individual	Any ex-mining land that could be used?
1 individual	Any potential for building underground to save on heating costs?
1 individual	Y: Major expansion should be to the east.
3 individuals	N: Reduce quality of life/ endanger wildlife and the environment would not provide sustainable, affordable housing /destroy unique city character & historic environment
Gladman Developments and 2 individuals	Only as a result of a strategic Green Belt review
Gladman Developments	Need to be realistic about the lead-in times and delivery rates for large urban extensions.
North East Derbyshire and 2 individuals	N: Options A-C should be considered first and maximised before greenfield & Green Belt options

What are the Citywide Options for Growth to 2034?

Option D: Limited number of Larger Urban Extensions into Green Belt

Q40 - Do you support the option of focusing major growth in South East Sheffield?

Answer	Number of responses	Percentage of responses
Yes	31	19%
No	33	20%
No response	98	60%

Type of comment	Number of responses	Percentage of responses
Support	6	8%
Conditional Support	28	39%
Not Support	17	24%
Neither support nor not support	20	28%

Commenter	Summary of comment
Historic England	Prior to new development sites being allocated, assessment of heritage assets is required
Gladman Developments, Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 1 individual	Should not rely too heavily on large housing allocations; there needs to be a mix of small sites in various sustainable locations to meet market demand
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 12 individuals	Objection in principle to growth option/ release of land from the Green Belt (impact on landscape, infrastructure etc.)
1 individual	Expand Waterthorpe and Hackenthorpe
Friends of the Peak District/CPRE, Sheffield and Rotherham Wildlife Trust, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 4 individuals	Proposals for Norton and South East Sheffield are too vague to comment on
Highways England and 2 individuals	SE Sheffield has reasonable public transport links
Highways England and 1 individual	Development will impact on strategic road network especially J31 and J33 of M1 and in conjunction with Rotherham development sites/general impact on transport
North East Derbyshire, Derbyshire County Council	Potential impact on NE Derbyshire Green Belt (NEDDC - need to look at non GB locations first)
Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Archaeological Research Services Ltd, Ackroyd and Abbott Ltd (submitted by Stainton Planning), Dore Neighbourhood Forum, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths) and 10 individuals	General support for growth option (eg available land, transport links)
Sheffield Association National Trust and 2 individuals	Need to intensify urban areas/use brownfield sites

What are the Citywide Options for Growth to 2034?

Option D: Limited number of Larger Urban Extensions into Green Belt

Q41 - Do you support the option for a large urban extension to the east of Norton (Sheffield District only)?

Answer	Number of responses	Percentage of responses
Yes	31	19%
No	31	19%
No response	100	62%

Type of comment	Number of responses	Percentage of responses
Support	6	9%
Conditional Support	30	43%
Not Support	16	23%
Neither support nor not support	17	25%

Commenter	Summary of comment
Historic England	Prior to new development sites being allocated, assessment of heritage assets is required
Gladman Developments, Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Rae Watson Development Surveyors	Should not rely too heavily on large housing allocations; there needs to be a mix of small sites in various sustainable locations to meet market demand
13 individuals	Objection in principle to growth option/ release of land from the Green Belt east of Norton (impact on Green Belt, infrastructure etc.)
Friends of the Peak District/CPRE, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Sheffield and Rotherham Wildlife Trust and 4 individuals	Proposals for Norton and South East Sheffield are too vague to comment on/little knowledge of area
8 individuals	Good tram/ public transport links
Highways England	Development will impact on strategic road network
North East Derbyshire, Derbyshire County Council and 1 individual	Potential impact on NE Derbyshire Green Belt (NEDDC - need to look at non GB locations first)/ Green Belt generally
Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Rae Watson Development Surveyors, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Dore Neighbourhood Forum, Tangent Properties, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths) and 11 individuals	General support in principle for growth option to the east of Norton (eg subject to available land, transport links etc)
Sheffield Association National Trust and 2 individuals	Need to intensify urban areas/use brownfield sites

What are the Citywide Options for Growth to 2034?

Option D: Limited number of Larger Urban Extensions into Green Belt

Q42 - Are there any other areas where a large urban extension should be considered?

Answer	Number of responses	Percentage of responses
Yes	34	21%
No	20	12%
No response	108	67%

Type of comment	Number of responses	Percentage of responses
Support	2	3%
Conditional Support	27	38%
Not Support	14	19%
Neither support nor not support	29	40%

Commenter	Summary of comment
Loxley Valley Protection Society (LVPS), Sheffield Association National Trust, Loxley Valley Protection Society, Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Dore Neighbourhood Forum and 8 individuals	Do not agree with development in the Green Belt
Loxley Valley Protection Society, Sharrow Heritage Group (submitted by Sheaf Valley Heritage), not applicable (submitted by private householder), Sheffield and Rotherham Wildlife Trust and 5 individuals	Prioritise regeneration of brownfield sites
Young people - Sheffield Futures and 1 individual	Build on existing communities instead
Friends of the Peak District/CPRE	Extensions only acceptable if they are masterplanned with placemaking principles
Friends of the Peak District/CPRE	Extensions only acceptable in sustainable locations
Friends of the Peak District/CPRE	Extensions only acceptable if they meet housing needs
Friends of the Peak District/CPRE and 1 individual	Peripheral locations will be difficult to make sustainable
Friends of the Peak District/CPRE, Barratt Homes & David Wilson Homes Yorkshire West	Long timescales will mean extensions don't contribute sufficiently to housing land supply
Loxley Valley Protection Society (LVPS), Loxley Valley Protection Society and 1 individual	Green Belt sites would increase commuting
Loxley Valley Protection Society (LVPS), Loxley Valley Protection Society	Loss of farmland
Loxley Valley Protection Society (LVPS)	Impact on landscape
Loxley Valley Protection Society (LVPS)	Impact on ecology and archaeology
	Make links with adjoining authorities
4 individuals	Parkwood Springs
2 individuals	White Lane / Ridgeway
2 individuals	Brownfield sites in Loxley Valley
2 individuals	Not in the SW of Sheffield due to topography
Rae Watson Development Surveyors, Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths)	Ecclesfield/Chapelton
Rae Watson Development Surveyors	Grenoside
Rae Watson Development Surveyors	Infill ribbon development
Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited)	North East Derbyshire

Commenter	Summary of comment
Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths)	Dore and Long Line
Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Rotherham Metropolitan Borough Council, Miller Homes (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited)	SW Sheffield will broaden types of new homes needed to grow economy
Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited)	Council land in Dore could be used to cross fund regeneration elsewhere
1 individual	Aston and Anston
1 individual	Crystal Peaks and Jordanthorpe
1 individual	E of Sheffield towards M1/M18
Rotherham Metropolitan Borough Council, Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths) and 1 individual	SW Sheffield where there is demand and sites would be deliverable
1 individual	Only high quality, sustainable development
1 individual	Burngreave
2 individuals	Any area
1 individual	requires effective communication
1 individual	requires effective delivery
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 3 individuals	Unknown
1 individual	Sheaf Valley
1 individual	Lodgemoor
1 individual	Claywheels Lane
Grenoside Conservation Society (submitted by see below), Sheffield and Rotherham Wildlife Trust and 1 individual	Elsewhere in the city region
1 individual	On good transport routes
1 individual	Wait until there is demand
Grenoside Conservation Society (submitted by see below)	Requires discussion with neighbouring areas about spatial strategy
SCC	A garden town
1 individual	Extension only suitable where doesn't endanger areas of high landscape value
1 individual	British Tissues, Oughtibridge
1 individual	Smaller developments in all areas
1 individual	Redevelop pre-war council estates
1 individual	Likely to be lower density which would increase social exclusion and not meet needs of smaller households
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Option D this option needs to be explored in areas where they are well served or have potential to be served by Supertram and rail services as decentralised locations can be made very sustainable

What are the Citywide Options for Growth to 2034?

Option E: Multiple Smaller Green Belt Releases

Q43 - Do you support the option of multiple smaller urban extensions around the built up areas?

Answer	Number of responses	Percentage of responses
Yes	46	28%
No	47	29%
No response	69	43%

Type of comment	Number of responses	Percentage of responses
Support	45	43%
Conditional Support	14	13%
Not Support	42	40%
Neither support nor not support	3	3%

Commenter	Summary of comment
Rae watson Development Surveyors, Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd) and 3 individuals	Option E supported due to acute housing needs (even where respondent actively uses the Green Belt for leisure)
Rae watson Development Surveyors	Yes, because more sustainable
1 individual	Yes. This sounds like the least intrusive option.
1 individual	Yes, Spreading the population out spreads out the resources and helps everywhere grow more naturally.
HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Cheetham & Co (submitted by Signet Planning)	Multiple smaller urban extensions provide more options to the market for delivery over the plan period.

Commenter	Summary of comment
<p>Rae watson Development Surveyors, HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), Gladman Developments, CEG (submitted by Nathaniel Lichfield & Partners), Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)</p>	<p>This option would provide a greater range of sites (and flexibility to respond to different local market demands and changing demand) over the Plan period</p>
<p>HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)</p>	<p>This option is essential to provide a range and choice of homes, supporting Sheffield, city region and Northern Powerhouse growth objectives</p>
<p>HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), Barratt Homes & David Wilson Homes Yorkshire West, Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)</p>	<p>Yes, we indicate delivery rates of sites, in their experience or through published reports, to support their argument that multiple smaller extensions are required to contribute towards delivering housing supply.</p>

Commenter	Summary of comment
HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), Bovis Homes Ltd (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd)	SHLAA identifies limited strategic sites of more than 1,000 houses, so range of options required to meet Objectively Assessed Need. DLP have calculated that that 3,100 dwellings are needed annually to be accommodated in the city over the plan period.
Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning)	Yes, smaller urban extensions can be delivered quicker than large urban extensions. More sites will help consistent delivery across Plan period.
	Yes, but this Option could contribute more than the 550 homes indicated in the document. Not recognising this could undermine the Council's ability to meet its housing requirements and growth aspirations.
Cheetham & Co (submitted by Signet Planning)	Option E is needed and should have more importance attached to it than currently, as we think more than 46,000 dwellings are needed, and Options A-D will supply less housing than indicated in Table 4.
Miller Strategic Land (submitted by spawforths), Persimmon Homes (submitted by spawforths), Strata Homes (submitted by spawforths)	To achieve the level of growth aspired to, small housebuilders will also need attracting - they would favour smaller sites.
	Yes, within overall spatial strategy for new development. Land at Loxley would fall under this Option.
Dore & Totley Golf Club	Yes, e.g. a potential infill sites alongside Bradway Road currently in the Green Belt
Cheetham & Co (submitted by Signet Planning)	Land at Whitley Lane would not be sieved out on landscape and ecological grounds and does not harm the five purposes of Green Belt if developed. We also wish to promote sites at Holme Lane Farm and Midhurst Road.
1 individual	Our unproductive farm land at rear of existing development at Totley Brook Grove and Totley Brook Close could contribute to housing requirement, or be laid out as Open Space, to compensate for loss of open space resulting from more intensive development within the urban area.
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Yes, It allows legitimate expansion of Worrall and existing built up areas to the west. SHLAA sites S02437, S02390 and S02454 are all commended to the Council as appropriate examples
1 individual	Yes, multiple smaller extensions will retain character of areas better.
3 individuals	Smaller urban extensions could share existing facilities and transport links (although capacity may need to be increased)
1 individual	Smaller urban extensions could justification to enhance existing facilities and transport links

Commenter	Summary of comment
HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited)	While previously there may have been concerns that the benefits of large scale developments which can be self-sufficient in respect of the facilities and amenities they provide may be lost if smaller extensions are provided, this can now be mitigated by the contribution each development would made towards CIL.
Mr and Mrs Baxter (submitted by DLP Planning Limited)	Capacity from smaller sites can also be achieved by releasing land from the Green Belt due to untenable boundaries which are not long term or permanent.
1 individual	Don't know enough
3 individuals	The disadvantages of Option E are set out in the document (and outweigh significantly the advantages listed in the document)
1 individual	Also see Q38 - although of much larger scale the same principles apply.
Loxley Valley Protection Society (LVPS)	We support the document's ruling out of land which is important for ecological or landscape reasons
Loxley Valley Protection Society (LVPS)	We agree with URBED that Option E sites may not be sustainable in terms of public transport, schools & other facilities.
Loxley Valley Protection Society (LVPS)	We also agree that many of the sites already suggested in the latest SHLAA are unsuitable for development.
Loxley Valley Protection Society (LVPS)	We agree with the sustainability appraisal criteria, (P68) for assessing site suitability. But also assess: Impact of the loss of high quality farmland/ floodplain land.
1 individual	Existing houses for sale are not selling therefore no housing need to justify Green Belt encroachment
1 individual	This is not an acceptable solution for the citizens of Sheffield.
Dore Neighbourhood Forum, Loxley Valley Protection Society (LVPS)	This option may not be needed depending on accuracy of the projections of population and economic growth, which are subject to question. The range of 40,000 to 46,00 dwelling capacity is arbitrary.
1 individual	No. Instead make a very minor reduction in the estimated requirement and/or reduce the planned period and/or look to meeting this small need from elsewhere in the City Region.
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Loxley Valley Protection Society (LVPS), Friends of the Peak District/CPRE and 1 individual	Not support as developers would choose to develop these easier sites (before less profitable (possibly brownfield), lower market value area sites where affordable housing is badly needed) but also still not provide on-site the affordable housing needed (example given in west of city)
Friends of the Peak District/CPRE	More analysis is needed to understand how the factors highlighted in Table 4 will combine: The gap between the housing target and the actual amount of new housing delivered in the plan period; The Council's choice of a housing target figure within a fairly wide range presented, and the implications this choice has for calculations of land supply and buffer; and The degree to which the Plan can be effective in implementing the sequential preference A to E.
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	No support. Increase in car-based commuting/travel (particularly as in affluent West where sites most likely to be released (and most profitable to developers; transport routes are already heavily congested with no possibility to alleviate, or spare capacity. Public transport can not avoid this congestion. There is no opportunity to expand schools and other services already in great demand in west of City.

Commenter	Summary of comment
Dore Neighbourhood Forum	Piecemeal approach of Option E would detract from the strategic approaches in Options A-D for urban regeneration and recycling of derelict and other land
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Derbyshire County Council and 2 individuals	Unlike Options C and D, this Option does not provide sufficient scale of development to enable new schools, medical facilities and other services to be funded by the development. Also, it is unlikely that, in the foreseeable future, public funding will be available.
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Option is pitched as the option of last resort.
1 individual	It will have knock on effects for existing rural businesses on edge of city.
1 individual	No because of lack of connection of rural areas to electricity and sewage system.
1 individual	Access to many small sites could be a problem.
2 individuals	No, Infrastructure (roads, services, medical services) is currently insufficient to cope with a doubling in size of Worrall
2 individuals	No, currently waterlogged fields near Worrall which help with natural drainage would be developed, combined with steep sided valleys in North West (around Worrall) would lead to flooding.
1 individual	No, doubling size of Worrall would impact on its character (which predates Domesday in 1086)
1 individual	No, due to impact on flora & fauna e.g. skylarks around Worrall
2 individuals	No, Worrall is not well served by public transport and little employment in the area. So increased congestion and pollution due to more cars travelling in Worrall
1 individual	Many children walk to school between Oughtibridge and Worrall -increased traffic would increase risk of traffic accidents.
1 individual	Object to development around Worrall, particularly on the north side of Worrall between Walshaw Road and Haggstones Road and around The Asplands towards Boggard Lane. Because: potential harm to the Site of Importance for Nature Conservation adjacent to Boggard Lane site; erosion of the gap between the settlements of Worrall and Oughtibridge; adverse impact on the landscape and reducing the overall openness in this area; harm to the rural character of Worrall.
Dore Neighbourhood Forum	Contrary to Government Guidance about purposes of Green Belt in relation to preventing urban sprawl, and safeguarding the countryside
1 individual	Object to Option E(a). Even if last resort, it's a change of stance from a city previously vowing to protect the Green Belt.
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Loxley Valley Protection Society (LVPS)	It contributes negligibly to the housing supply, which in addition, is outweighed by damage to Green Belt.
7 individuals	No building on Green Belt at all (Option D or E)
2 individuals	Green Belt between Sheffield and North East Derbyshire on southwest side of Sheffield is already thin and required to prevent urban sprawl

Commenter	Summary of comment
2 individuals	The settlements of Dungworth and Bradfield are too valuable an asset to be covered by urban extensions however small.
4 individuals	No, Green Belt surrounding the smaller villages e.g. Grenoside protects them from urban sprawl and ensures village identity. This is an important part of Sheffield's heritage, character and unique selling point.
1 individual	I am particularly concerned about those areas of green belt around the village of Worrall, as identified in the Strategic Housing Land Availability Assessment.
Loxley Valley Protection Society (LVPS) and 1 individual	No support because we agree with Sheffield's provisional view on Green Belt on page 45 of the document (environmental sensitivity; Peak District; countryside surrounding Sheffield as selling point). Although it is not black and white and merits a case-by-case consideration.
Grenoside Conservation Society (submitted by see below), Dore Neighbourhood Forum and 2 individuals	Sheffield's proximity to open countryside (including Moss Valley on south side and to Peak District) is a major selling point for the city ("The City in the Golden Frame") and would be quickly lost by Green Belt erosion.
1 individual	Against Option E as Green Belt erosion would be to the detriment to the environment enjoyed by the people of Sheffield, and a precious resource not enjoyed by all cities.
Grenoside Conservation Society (submitted by see below), Sharrow Heritage Group (submitted by Sheafvalleyheritage) and 2 individuals	No, Option E adversely impacts on the landscape of Sheffield, it's character and unique selling point.
1 individual	No to Option E because the land near the Peak District is of high landscape value and outstanding beauty
1 individual	No, because it provides significant environmental benefits in terms of biodiversity, water retention (flood mitigation) as well as being visually attractive.
1 individual	No, Development on Green Belt is inconsistent with the vision of 'protecting natural assets & green infrastructure' as described in section 3 of the consultation document.
Grenoside Conservation Society (submitted by see below)	Changes to the Green Belt should only be to improve and enhance the landscape or increase opportunities for City residents to enjoy it.
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Many of the areas in Rivelin Valley suggested by landowners and developers are in or near areas of high environmental value and their footpaths/bridleways/local roads are well-used for informal recreation. Development would destroy rural character.
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Area of Green Belt west of Long Lane in Stannington – West Riding Development Plan Inquiry Inspector said Long Lane should be limit of spread of urban Sheffield westwards.
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Land even further west of Sheffield, to north and south of Manchester Road, suggested by developers, is too remote and unsustainable.
1 individual	No to Green Belt extensions. Instead have more thorough-going urbanisation of the built up area.
2 individuals	Instead, develop the many small urban sites and unused property which must be developed instead.

Commenter	Summary of comment
3 individuals	Support the development of brownfield sites but not greenfield sites
1 individual	Object to Option E(a) but support to Option E(b)
Young people - Sheffield Futures	Some of young people say "nibble at Green Belt", e.g. in one of the valleys, as long as "island" of green space/Green Belt kept. Other young people say no Green Belt development.
Derbyshire County Council	Fewer implications for undermining North Derbyshire Green Belt. However it may be difficult to control design quality of smaller extensions (in comparison to Option D) where there is greater scope for a design brief to be developed.
Ecclesfield Parish Council	Yes, providing development does not alter the character of the area and compromise other policies e.g. Green Belt. Affordable housing also required.
Archaeological Research Services Ltd and 1 individual	Green Belt adjoining built-up areas stops urban sprawl, and would be affected by Option D. So Option E is better (fewer well thought out Green Belt intrusions, with mitigation)
Loxley Valley Protection Society (LVPS) and 1 individual	Option D and E only once Options A-C fully explored and developed.
Sheffield and Rotherham Wildlife Trust and 1 individual	No as Green Belt is there for a reason. Only as option as last resort once Options A-D have been exhausted. Urbed Report suggests sufficient housing could be found within the urban area.
Hallam Land Management Ltd, Rotherham Metropolitan Borough Council	Supported but larger urban extensions must also be considered to enable the delivery of housing to meet Sheffield's Objectively Assessed Housing Need within its administrative boundaries.
1 individual	No. Reduce need for Option E by instead redesignate green space which is actually wasteland, e.g. land off Periwood Drive and develop many other derelict sites closer to city centre.
1 individual	Support Option E only if Urban regeneration also took place with most new housing stock focused in the city areas (Options A-C)
1 individual	Support Option E only if the extensions were of low density and in proportion to the surrounding built-up areas
1 individual	Support Option E only if Additional infrastructure was built prior to the housing extensions in preparation for the increase in residents - schools, GP/ dental surgeries/ shops
1 individual	Support Option E only if Improved public transport improved to support population increase (supertram, bus network linking to supertram and city centre)
1 individual	Support Options E only if Council ensures access to main transport hubs is maintained in bad weather, particularly in areas that suffer the most when snow and ice are forecast
1 individual	Support Option E only if Modern, forward-thinking housing was built. Possibly incorporating green elements like those in the Kelham Island development.
BBEST Neighbourhood Planning Forum and 1 individual	These generate increased car use, any such development should only be done if directly linked to public transport and with limited car spaces.

Commenter	Summary of comment
1 individual	Option E(a) would be more attractive for urban housing, than having large-scale sites urban-type housing in the middle of the countryside e.g proposed Dyson works development at Stannington (Option E(b)). Housing schemes should be individually modeled to the geography and topography of the area.
Loxley Valley Protection Society (LVPS)	The NPPF's consultation proposal for starter homes in the Green Belt, supported by neighbourhood plans would not ensure long term affordability as they can be re-sold after 5 years.
Loxley Valley Protection Society (LVPS)	Option E(b) only acceptable on previously developed sites in existing settlements for the perpetual benefit of those living in the rural communities, e g Bradfield Water works, and benefits assessed on a case-by-case basis. Elsewhere in Green Belt & in rural settlements for city workers, would cause commuting, which would be unsustainable and bad for the environment.
Loxley Valley Protection Society (LVPS)	Options E(b) - Unclear what falls under this option, as none listed on P70 Table 4.
Loxley Valley Protection Society (LVPS)	Option E(b) should only be pursued if sites should be sustainable, suitable, not harm the openness of the Green Belt & be subject to consultation.
Loxley Valley Protection Society (LVPS)	We support the fact that neither the NPPF nor the Sheffield Plan supports the large-scale free-standing new settlement in the countryside, which would be created if developing the Hepworths 77 acre site, Loxley Valley. The site is prone to flooding, not sustainable and the local infrastructure (including roads, bridges and local facilities) would be unable to support such a development. The redevelopment of the brownfield site(s) within the Loxley Valley Green Belt for housing would have a greater impact than the previous factory use when dereliction, quiet & darkness have been the norms for many years.
Loxley Valley Protection Society (LVPS)	We support the fact that neither the NPPF nor the Sheffield Plan supports the large-scale free-standing new settlement in the countryside But notice the planning permission for Dysons-Griffs Works, Stannington (88 dwellings) which will be a settlement equivalent in size to Dungworth. It will not contain any on site affordable housing for the benefit of the neighbouring rural community.
Loxley Valley Protection Society (LVPS) and 1 individual	Yes, If done sensitively
Rotherham Metropolitan Borough Council , Gladman Developments	Support for Option E(a) where sites could deliver sustainable development.
1 individual	No, only if sustainability was guaranteed and it was an exception rather than being an accepted policy.
Sheffield and Rotherham Wildlife Trust	We would also like to see the results of the Green Belt Review which have not been made publicly available.
Strip the Willow	Local identity is very important in Sheffield. Local areas are less impersonal, and this reduce problem requiring the police.
1 individual	Lack of confidence in Sheffield City Council's ability to make decisions resulting in proper standards of quality and sustainability in development. Instead decisions seemed to have benefited a handful of speculators and shareholders, rather than the needs of the city.
Grenoside Conservation Society (submitted by see below) and 1 individual	I support well thought out growth to Sheffield in all areas. However, the thinking needs to be joined up and the plan needs to be communicated effectively to local people and implemented carefully.
Loxley Valley Protection Society (LVPS)	No developments in the Green Belt should be allowed where there could be a negative impact on Special Areas of Conservation or Special Protection Areas. Including Stocksbridge and Upper Don Valley
Peak District National Park Authority	Peak District National Park Authority willing to work with Sheffield City Council, in relation assessing site-specific impacts and in-combination effects on the Peak District National Park, in line with NPPF pars 14 (ref 9) and 115 and in relation to the Habitats Regulations Assessment.

What are the Citywide Options for Growth to 2034?

Option E: Multiple Smaller Green Belt Releases

Q44 - Should redevelopment of existing previously developed (brownfield) sites within the Green Belt for housing be permitted?

Answer	Number of responses	Percentage of responses
Yes	60	37%
No	23	14%
No response	79	49%

Type of comment	Number of responses	Percentage of responses
Support	31	36%
Conditional Support	34	39%
Not Support	21	24%
Neither support nor not support	1	1%

Commenter	Summary of comment
Derbyshire County Council, Friends of the Peak District/CPRE, Peak District National Park Authority, Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Rae Watson Development Surveyors, Dore Neighbourhood Forum, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Natural England, J F Finnegan Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd) and 5 individuals	Y: Not always a suitable surrounding environment or sustainably located for residential development, other uses (including greenspace) may be more appropriate / Depends on site and circumstances
Derbyshire County Council, Friends of the Peak District/CPRE, CEG (submitted by Nathaniel Lichfield & Partners), Miller Homes (submitted by DLP Planning Ltd), Cheetham & Co (submitted by Signet Planning) and 1 individual	Y: Where it is considered as a result of a strategic Green Belt review
Loxley Valley Protection Society (LVPS), Sharrow Heritage Group (submitted by Sheaf Valley Heritage Group), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 2 individuals	N: Majority of Green Belt is too environmentally sensitive to be suitable for development
Loxley Valley Protection Society (LVPS), Friends of the Peak District/CPRE, CEG (submitted by Nathaniel Lichfield & Partners), HFT Ltd (submitted by DLP Planning Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Loxley Valley Protection Society	N: Sites should be considered on a case by case basis
Loxley Valley Protection Society (LVPS) and 3 individuals	N: Should not offer any sites, until Options A-C have been fully explored & developed to avoid 'cherry picking' as a last resort.
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Loxley Valley Protection Society, Dore Neighbourhood Forum and 4 individuals	N: Infrastructure capacity issues (especially road capacity for extra traffic)
Gladman Developments, Loxley Valley Protection Society and 1 individual	N: Should not be prioritised ahead of other sites
HBF, CEG (submitted by Nathaniel Lichfield & Partners), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Dore & Totley Golf Club, Bovis Homes Ltd (submitted by DLP Planning Ltd), Cheetham & Co (submitted by Signet Planning) and 1 individual	Y: Can assist in delivering a range of housing to all markets including local needs

Commenter	Summary of comment
Sheffield Association National Trust, Archaeological Research Services Ltd and 12 individuals	Y: Used already so less harm on surroundings /avoids pockets of dereliction
1 individual	N: Could lead to numerous small developments without good connections and facilities
HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Bovis Homes Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)	N: At Waverley and at Tinsley Golf Course this may conflict with the AMID objectives for the Sheffield / Rotherham corridor. Previously developed Green Belt land here should be considered as an extension to business or education functions in the surrounding area
Rotherham Metropolitan Borough Council and 5 individuals	Y: Provided there is suitable supporting infrastructure (including transport links)
Loxley Valley Protection Society and 2 individuals	N: Delivering supporting infrastructure will itself impact on the environment
Loxley Valley Protection Society and 2 individuals	Options E(b) - Unclear what falls under this option, as none listed on P70 Table 4
Loxley Valley Protection Society	N: Scale of development should be a consideration as the option of building a major new settlement in the countryside is ruled out in this consultation, there are some very large sites equivalent size of existing villages (Dysons/Hepworths)
6 individuals	Y: Better 'brownfield' green belt than undeveloped greenbelt/greenfield
Loxley Valley Protection Society and 3 individuals	N: Not likely to be affordable housing
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 2 individuals	N: Difficult to control further spread once approved
1 individual	Not enough information to comment/don't know the area
Friends of the Peak District/CPRE, HBF, CEG (submitted by Nathaniel Lichfield & Partners), Baco Investments (submitted by DLP (Planning) Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sheffield and Rotherham Wildlife Trust, Rotherham Metropolitan Borough Council, Cheetham & Co (submitted by Signet Planning), Persimmon Homes (submitted by Spawforths) and 4 individuals	Y: Only where they are sustainably located
Sheffield Association National Trust, Archaeological Research Services Ltd, Grenoside Conservation Society (submitted by see below), Bovis Homes Ltd (submitted by DLP Planning Ltd), Ecclesfield Parish Council and 8 individuals	Y: Provided density/design is appropriate for the surroundings and respects surrounding landscape
Strip the Willow and 5 individuals	N: Under no circumstances/should be returned to Green Belt uses
1 individual	Y: A practical approach
Barratt Homes & David Wilson Homes Yorkshire West, Miller Strategic Land (submitted by Spawforths), Strata Homes (submitted by Spawforths)	Y: Should not be a question – issue already supported by the NPPF

What are the Citywide Options for Growth to 2034?

Option E: Multiple Smaller Green Belt Releases

Q45 - What factors should be given greatest weight when deciding which sites should be allocated for development?

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	105	100%

Commenter	Summary of comment
Sheffield and Rotherham Wildlife Trust	Consideration of quality of life
Cheetham & Co (submitted by Signet Planning) and 4 individuals	Need access to schools
Historic England, Rotherham Metropolitan Borough Council , Cheetham & Co (submitted by Signet Planning) and 10 individuals	Good accessibility to public transport required
Historic England	Assess potential impact on loss of currently undeveloped area
Historic England	Assess impact on Listed Buildings
Historic England and 2 individuals	Assess impact on heritage assets
Historic England and 2 individuals	Assess impact on landscape setting
Landowner of Hare and Hounds site (submitted by David Marjoram, England and Lyle), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)	Sites need to be suitable
Landowner of Hare and Hounds site (submitted by David Marjoram, England and Lyle), HBF, Rae Watson Development Surveyors, HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Hallam Land	Sites need to be deliverable

Commenter	Summary of comment
Management Ltd, Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Barratt Homes & David Wilson Homes Yorkshire West, Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths), Cheetham & Co (submitted by Signet Planning)	
Rae Watson Development Surveyors, HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Sheffield and Rotherham Wildlife Trust, Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths)	Sites need to be available
HBF	Housing market assessment required
Peak District National Park Authority, Loxley Valley Protection Society	Assess impact on Peak District National Park
Gladman Developments	Need to balance benefits against detrimental impacts
Rae Watson Development Surveyors, Cheetham & Co (submitted by Signet Planning)	Sites need to be sustainable
2 individuals	Assess pollution risks
1 individual	Assess impact on flooding
5 individuals	Assess impact on infrastructure provision
Archaeological Research Services Ltd and 2 individuals	Assess impact on wildlife
Sheffield and Rotherham Wildlife Trust, Loxley Valley Protection Society, Rotherham Metropolitan Borough Council and 1 individual	Avoid damage to the environment
Loxley Valley Protection Society and 2 individuals	Avoid damage to the Green Belt
1 individual	Critical mass needed for new shops/services/schools etc. To be built and sustained to service new housing
1 individual	Proximity to high capability public transport into the city centre
1 individual	Critical mass such that any new & appropriate public transport systems can be afforded to provide access to the city centre
HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J	Sufficient/appropriate land should be allocated to provide a range of sites for development to

Commenter	Summary of comment
<p>Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)</p>	<p>provide market choice of size, location and type of housing</p>
<p>HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)</p>	<p>Sufficient/appropriate land should be allocated to proactively drive and support sustainable economic development as set out in the Strategic Economic Plan</p>
<p>HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)</p>	<p>Sufficient/appropriate land should be allocated to deliver the homes required to meet the future requirements of the population as well as the labour increase needed to match the job creation associated with the economic growth plan</p>

Commenter	Summary of comment
Planning Ltd)	
<p>HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)</p>	<p>Sufficient/appropriate land should be allocated to give a favourable policy context to support locations for business and industrial development</p>
<p>HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)</p>	<p>Sufficient/appropriate land should be allocated to take a definitive approach to future infrastructure requirements including extensions to the Supertram and the necessary links to the new HS2 station</p>
<p>HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan</p>	<p>Sufficient/appropriate land should be allocated to support thriving local places which recognise the role of the major institutions within the city including the universities and their students, the NHS and their staff and patients</p>

Commenter	Summary of comment
Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)	
Peak District National Park Authority, HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Natural England, Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis` s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths)	Need to meet the requirements of NPPF
HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Warborough Investments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bovis Homes Ltd (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Mr Keith Vessey (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis` s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Mr and Mrs Baxter (submitted by DLP Planning Limited), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd) and 1 individual	Consideration should be given to market signals, including land prices and housing affordability, as well as creating a positive policy
Strip the Willow and 1 individual	Access to both public and private transport
Strip the Willow and 1 individual	Access to good green space
Strip the Willow	Access to superfast broadband
1 individual	Proximity to Peak District
1 individual	Need protection for high landscape value in Green Belt like in UDP
Rotherham Metropolitan Borough Council and 3 individuals	Consideration for Flood risks and alleviation
1 individual	Consideration for biodiversity value
Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 3 individuals	Brownfield sites should be developed on
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Consideration of market demand

Commenter	Summary of comment
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Consideration of viability
Ackroyd and Abbott Ltd (submitted by Stainton Planning)	Consideration of how constraints can be overcome
and 1 individual	Need desirability, access and amenities otherwise no-one will want to live there
Grenoside Conservation Society (submitted by see below) and 2 individuals	Does development meet local needs?
Sheffield Association National Trust	Extent of dereliction and lack of other options
1 individual	Extent to which amenities are already in place
1 individual	Likely modal split of travel emanating from the site (minimising likely car travel)
1 individual	Consideration of the defined and long-established status of Green Belt sites
1 individual	Consideration of health
5 individuals	Consideration of the views of local people
Ecclesfield Parish Council	Consideration of housing demand
Ecclesfield Parish Council and 2 individuals	Consideration of employment opportunities
Ecclesfield Parish Council and 1 individual	Need infrastructure and transport links
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Do not agree with any development of this type
2 individuals	Impact on surrounding community & countryside; particularly traffic
1 individual	Consider impact on the environment
Natural England	Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.
Natural England, Archaeological Research Services Ltd	Avoid areas of high landscape value
Natural England	Sufficient evidence is required to justify the site selection process to ensure sites of the least environmental value are selected
Natural England and 1 individual	Land allocations should avoid designated sites and landscape, with consideration of direct and indirect effect of development in the setting of designated landscape settings
Natural England and 1 individual	Designated sites should be protected and where possible enhanced. These should be on the proposals map so proposed developments can be seen in context
Natural England	Local Plan should be screened under R102 of the conservation of habitats and species Regulation (2010 as amended)
Natural England	Avoidance and mitigation needed at plan level and cross boundary policies included
Natural England	Management plan needed for the areas adjacent to the Peak District National Park
Natural England	Policies need to protect irreplaceable habitats
Natural England	Agricultural land should be protected
Natural England	Recognition needs to be given to Public Rights Of Way and access to the natural environment
Natural England	Consider impact on water quality and have up-to-date evidence and River Basin Management Plans should inform development proposals
Natural England	Local plan should consider climate change adaptation and recognise the role of the natural environment to deliver measures to reduce the effects
Natural England	Need to take account of Biodiversity Action Plans and priority habitats and species
Archaeological Research Services Ltd and 1 individual	Consider amenity and access
Archaeological Research Services Ltd	Assess potential impacts on archaeology
Archaeological Research Services Ltd	Make entry points into the city more attractive
1 individual	Preserve and enhance green space
1 individual	Instilling local pride and community spirit and caring for the locality
2 individuals	Protect/ improving image of Sheffield
1 individual	Make Sheffield different and interesting for visitors
1 individual	Consider aesthetic issues
1 individual	Consider transport access and disruption
3 individuals	Maintenance of Green Belt and preventing urban sprawl

Commenter	Summary of comment
Loxley Valley Protection Society and 8 individuals	No development in Green Belt
2 individuals	No development on greenfield sites
1 individual	Incentives for investment of regenerating brownfield sites near mass transport network
1 individual	Consider new homes forecast - include Loxley valley
1 individual	Shortfalls could be eliminated if development spills over into other parts of the City Region and would not require Green Belt
1 individual	If Green Belt included developers would favour these over brownfield sites that are less attractive
3 individuals	No encroachment onto playing fields, parks and open countryside used for walking. Deepcar has limited places no development at Townend Lane
1 individual	Consider current use of site and remediation
1 individual	Proximity to other housing and amenities
1 individual	Capacity of local schools
1 individual	No disruption to existing businesses
1 individual	Consider quality of open spaces
1 individual	Consider the welfare of existing residents in rural areas
Rotherham Metropolitan Borough Council	Status of land as previously developed
Rotherham Metropolitan Borough Council	Potential to relieve deprivation
Rotherham Metropolitan Borough Council and 1 individual	Quality of design and respect for the heritage assets and open countryside
Rotherham Metropolitan Borough Council	Potential to maintain and improve links to green infrastructure
Rotherham Metropolitan Borough Council	Ability to limit the loss of the best agricultural land
Rotherham Metropolitan Borough Council	Contribution of creating mixed and balanced communities
Rotherham Metropolitan Borough Council	Proximity of prospective housing to services, facilities and employment
1 individual	Need to avoid development on visually prominent or elevated sites or where there is little distance between the city and neighbouring settlements
1 individual	The long-term interests of the people not financial incentives for developers
1 individual	Only if developers agree to work within rigorous guidelines not just NPPF and informed by views of local people, civic and amenity groups/ societies
1 individual	Sac to consult more widely and take account of reasoned critique before developers can cash-in on potential offered in city
1 individual	The current status of land needs to be considered - much land classed as being open or green is actually derelict or waste condition i.e. Periwood Lane. Planning department needs to be flexible taking account of real state of land on the ground
1 individual	The unrivalled a, unity offered by the Green Belt to the people of Sheffield
Grenoside Conservation Society (submitted by see below)	There should be a presumption that brownfield sites within the Green Belt are developed for housing only if they clearly meet a local or social need and carried out so that the character and amenity of the area is enhanced in sympathetic and compatible manner
1 individual	Where transport facilities can be extended without eroding the countryside
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Before allocating sites the overall need for housing should be re-assessed and the opportunities under options A-D maximised
2 individuals	Need service provision/ amenities
1 individual	Improve the look of old industrial sites
1 individual	Availability of open space
1 individual	The demand of residents/ buyers
1 individual	Unless the site is similar to the Loxley valley no development should take place in the Green Belt
1 individual	Use the new homes forecast

Commenter	Summary of comment
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	Do not agree with piecemeal Green Belt sites being released, city planning would then be developer led and risks damaging our countryside
1 individual	What alternatives are available
1 individual	Communication links
1 individual	Should not consider developers' lust for quick profit or Council's urge for social engineering
1 individual	What would need to be built to ensure all residents would be supported
1 individual	Would additional housing change the character of the area? And how much could be built before the character would change
Dore & Totley Golf Club	Would allow development of an eco-friendly clubhouse
Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths)	Need a robust approach to identification and delivery of sites
Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths)	Table 4 shows that there is under provision in terms of meeting needs and economic aspirations. Concern that 10% flexibility needed for non-delivery allowance of the sites from SHLAA, urban intensification, urban remodelling etc
Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths)	The link between local housing markets and success in the local economy need to be acknowledged especially the number of jobs created by house building
Cheetham & Co (submitted by Signet Planning)	Sites of ecological or landscape value to be sieved out

What are the Citywide Options for Growth to 2034?

What are the implications of the options for other local authorities in Sheffield City Region?

Q46 - Should Sheffield seek to meet all its own housing needs within the district?

Answer	Number of responses	Percentage of responses
Yes	40	25%
No	33	20%
No response	89	55%

Type of comment	Number of responses	Percentage of responses
Support	42	50%
Conditional Support	2	2%
Not Support	36	43%
Neither support nor not support	4	5%

Commenter	Summary of comment
Sheffield and Rotherham Wildlife Trust, Sheffield Association National Trust, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 7 individuals	N: Surrounding districts may also have suitable land and are close enough for commuters/whole city region
1 individual	Y: More sustainable, people need to access employment and other city facilities
Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr and Mrs Baxter (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd)	Y: Would risk Sheffield losing out on growth benefits that could undermine the social, economic and environmental objectives of the Local Plan
Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr and Mrs Baxter (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Rotherham Metropolitan Borough Council , Hallam Land Management (submitted by DLP Planning Limited), Gladman Developments, Derbyshire County Council, HBF, North East Derbyshire, Barratt Homes & David Wilson Homes Yorkshire West, Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by	Y: The starting point must be that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. Sheffield, as the City Region centre and one of the Northern Powerhouse hubs, should meet its own housing needs

Commenter	Summary of comment
Spawforths), Strata Homes (submitted by Spawforths) and 3 individuals Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Sheffield Methodist Church (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr and Mrs Baxter (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Doncaster Metropolitan Borough Council, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Grenoside Conservation Society (submitted by see below), Gladman Developments, CEG (submitted by Nathaniel Lichfield & Partners), HBF, Friends of the Peak District/CPRE, Historic England, North East Derbyshire, Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths), Sheffield City Region and 8 individuals	N:There may be circumstances where to ensure headroom in the housing requirement there may need to be co-operation with neighbouring authorities to meet that level/Behave like a region
1 individual	Y: So that it's not within parts of the city with high landscape value
Harworth Estates, Doncaster Metropolitan Borough Council and 4 individuals	N: Should be Sheffield & Rotherham
Sharro Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	Y: A compact city reduces need to travel, and along with good public transport will have better air quality
2 individuals	Y: Need to access local employment and other city facilities
Cheetham & Co (submitted by Signet Planning) and 1 individual	Y: Looking further brings additional infrastructure issues (including traffic)
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 5 individuals	N: Good public transport links gives people greater flexibility and choice for school and work/people are prepared to travel further
Yorkshire Housing Association. and 2 individuals	N: Outside the district may reduce impact on the Green Belt
SCC and 1 individual	N: Isn't this the whole point of the Devolution Deal?
Harworth Estates, Hallam Land Management Ltd, Sheffield City Region and 3 individuals	N: A range of location factors/all options should be considered/properly supported by infrastructure
1 individual	N: May mean unpleasant increase in density and related traffic problems
	Not sure
Cheetham & Co (submitted by Signet Planning) and 1 individual	Y: A key link should be between housing growth and employment development
Rotherham Metropolitan Borough Council , Doncaster Metropolitan Borough Council, Gladman Developments, Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths) and 1 individual	Y: Supported by a strategic Green Belt review
1 individual	There is an assumption that business growth can only occur if land is available for new development. Need a mechanism for balancing business and housing, or a more imaginative approach (eg digital industries/working from home).
Derbyshire County Council	Y: Would place less of a burden on parts of Derbyshire having to meet the shortfall in addition to its own needs.
Grenoside Conservation Society (submitted by see below)	N: Not all residents and workers are housed within the city now
Tangent Properties and 1 individual	No comment made
Cheetham & Co (submitted by Signet Planning)	Other authorities have their own growth ambitions and development pressures

What are the Citywide Options for Growth to 2034?

What are the implications of the options for other local authorities in Sheffield City Region?

Q47 - How much of the housing need within the Sheffield/Rotherham housing market area could be accommodated in other districts in Sheffield City Region (i.e. outside Sheffield and Rotherham districts)?

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	68	100%

Commenter	Summary of comment
Gladman Developments, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Grenoside Conservation Society (submitted by see below), Loxley Valley Protection Society and 10 individuals	Can't answer/No information/a guess
Bolsover District Council, Derbyshire County Council	None in Bolsover/ Has its own challenges/ Poor housing market relationship with Sheffield
Doncaster Metropolitan Borough Council, Grenoside Conservation Society (submitted by see below) and 1 individual	Would have to consider impact of the commute and housing/work locations/infrastructure
Gladman Developments, HBF, Doncaster Metropolitan Borough Council, Rotherham Metropolitan Borough Council , Ackroyd and Abbott Ltd (submitted by Stainton Planning), Barratt Homes & David Wilson Homes Yorkshire West, Sheffield City Region and 2 individuals	It is dependent on the evidence contained in a Strategic Green Belt review, SHLAA, and the outcome of 'duty to cooperate' discussions
Tangent Properties	There may be capacity at Hoyland, Barnsley MBC
North East Derbyshire, Derbyshire County Council	North East Derbyshire unknown until completion of strategic Green Belt review
North East Derbyshire	Any potential to meet higher levels of growth identified at Green Belt review may assist in meeting any unmet needs arising from Sheffield/ City Region
1 individual	Not in the Peak District/Not in other districts
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr and Mrs Baxter (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Hollis's Hospital (Land owner) (submitted by DLP Consultants), J F Finnegan Ltd (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Hallam Land Management (submitted by DLP Planning Limited), Miller Homes (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning) and 2 individuals	Should consider several areas in North Derbyshire close to M1 J29a/J30/ Need to engage with North East Derbyshire District Council
Rae Watson Development Surveyors and 2 individuals	A small proportion may benefit other districts/very limited
Yorkshire Housing Association. and 1 individual	All of it
Hallam Land Management Ltd, SCC and 1 individual	As much as needed/is deliverable
2 individuals	All areas should be considered
1 individual	No more than 30%
Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Cheetham & Co (submitted by Signet Planning) and 4 individuals	None
1 individual	Up to 10%
1 individual	Up to 50%

What are the Citywide Options for Growth to 2034?

What are the implications of the options for other local authorities in Sheffield City Region?

Q48 - What would be the social, environmental and economic consequences of meeting some of the housing need in Sheffield/Rotherham in other districts in Sheffield City Region?

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	72	100%

Commenter	Summary of comment
Loxley Valley Protection Society, Rotherham Metropolitan Borough Council , Grenoside Conservation Society (submitted by see below) , Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 7 individuals	No answer/ not directly answered/ referenced back to previous comments
2 individuals	Could build at less density
3 individuals	May live closer to workplace
2 individuals	Could live in smaller communities rather than large city
Yorkshire Housing Association., Grenoside Conservation Society (submitted by see below) and 6 individuals	Would need improved transport links
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Doncaster Metropolitan Borough Council, Hallam Land Management (submitted by DLP Planning Limited), Gladman Developments, HBF, Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning), Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths) and 11 individuals	Would increase the number of vehicles on the strategic highway/increase commuting/longer journeys with adverse air quality consequences
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Doncaster Metropolitan Borough Council, Hallam Land Management (submitted by DLP Planning Limited), Gladman Developments, HBF, Barratt Homes & David Wilson Homes Yorkshire West, Cheetham & Co (submitted by Signet Planning)	Risk the loss of economic growth for the city (population increase to stimulate growth)
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J	Loss of spending power to those districts/lower customer thresholds to support business/leisure

Commenter	Summary of comment
Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Hallam Land Management (submitted by DLP Planning Limited), Barratt Homes & David Wilson Homes Yorkshire West	
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Hallam Land Management (submitted by DLP Planning Limited), Barratt Homes & David Wilson Homes Yorkshire West	Loss of extra jobs in house building industry
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Hallam Land Management (submitted by DLP Planning Limited), Gladman Developments	Loss of additional community benefits (incl. affordable homes, education, health and open spaces)
Sheffield Methodist Church (submitted by DLP Planning Ltd), Corker Properties Ltd (submitted by DLP Planning Ltd), HFT Ltd (submitted by DLP Planning Ltd), Baco Investments (submitted by DLP (Planning) Ltd), Mr J Philip Smith (submitted by DLP Planning Ltd), Gravitas Property Developments Ltd (submitted by DLP Planning Ltd), Clear Line Maintenance Ltd (submitted by DLP (Planning) Ltd), Taylor Wimpey UK Limited (submitted by DLP Planning Limited), Mr. P Eyre (submitted by DLP Planning Ltd), Redrow Homes Yorkshire Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Hollis`s Hospital (Land owner) (submitted by DLP Consultants), Hallam Land Management (submitted by DLP Planning Limited), Barratt Homes & David Wilson Homes Yorkshire West	Loss of tax revenue and council tax
SCC and 6 individuals	Would benefit the whole region/bigger better economic unit/more flexibility
Natural England, Rae Watson Development Surveyors, HBF, Barratt Homes & David Wilson Homes Yorkshire West, Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths) and 1 individual	Environmental consequences would depend on location & scale, eg sensitive close to or within PDNP/may involve Green Belt elsewhere/sensitive on south and west side
2 individuals	Would share the burden and dilute consequences for Sheffield/Rotherham
1 individual	Create dead dormitory areas/poorer quality of life
Yorkshire Housing Association. and 3 individuals	Lead to improvement and regeneration of these other areas/ use brownfield
J F Finnegan Ltd (submitted by DLP Planning Ltd)	Allocation of land would need to be secured in NE Derbyshire
Doncaster Metropolitan Borough Council, Gladman Developments, Barratt Homes & David Wilson Homes Yorkshire West and 1 individual	People may be forced to live away from their preferred location in the city
1 individual	Districts may resent Sheffield intrusion
Grenoside Conservation Society (submitted by see below)	A new community could serve more than one major centre of activity

Commenter	Summary of comment
Grenoside Conservation Society (submitted by see below) 2 individuals	Role of City Centre may change Sheffield would retain its Green Belt
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sheffield City region	Would need to find sustainable locations
Hallam Land Management Ltd, Barratt Homes & David Wilson Homes Yorkshire West	Should be no greater than Sheffield/Rotherham meeting its own needs
HBF, Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths) and 1 individual	There will be impacts wherever the need is met/impacts will be lessened the closer they are to the Sheffield/Rotherham boundaries
Ackroyd and Abbott Ltd (submitted by Stainton Planning), Sheffield City region and 1 individual	Needs to be assessed by others/part of the City Region discussion
Sharro Heritage Group (submitted by Sheaf Valley Heritage)	Sheffield can accommodate its own growth
Tangent Properties	Hoyland, Barnsley has stronger transport links to Sheffield than Stocksbridge and is a more sustainable opportunity to accommodate the city's growth
Tangent Properties, HBF, Miller Strategic Land (submitted by Spawforths), Persimmon Homes (submitted by Spawforths), Strata Homes (submitted by Spawforths)	Not meeting the needs within the housing market area could lead to market stress (higher house prices & rents), increased overcrowding, more concealed households and worsening affordability ratios
HBF	Businesses struggle to recruit and retain talented employees
Cheetham & Co (submitted by Signet Planning)	Extensive cooperation/negotiation between authorities leads to less certain outcome and potential for delay in delivery
Cheetham & Co (submitted by Signet Planning)	Disaggregation of informal support networks (family & friends)/ loss of local identity/sense of place

What are the Citywide Options for Growth to 2034?

Infrastructure Required to Support the Growth Options

Q49 - Where should the Supertram network be extended?

Type of comment	Number of responses	Percentage of responses
Support	71	85%
Conditional Support	12	14%
Not Support	1	1%
Neither support nor not support		

Commenter	Summary of comment
Tata Steel, SCC, Grenoside Conservation Society (submitted by see below), Miller Homes (submitted by DLP Planning Ltd), Ecclesfield Parish Council, Sheffield Association National Trust and 16 individuals	Extend to Stocksbridge, Oughtibridge, Deepcar, Upper Don Valley
Don Valley Railway, Grenoside Conservation Society (submitted by see below) and 2 individuals	Should also consider other forms of fixed track rapid transit
Don Valley Railway	Regardless of HS2, the Victoria station site offers the opportunity to increase rail capacity in the City Centre
SCC and 8 individuals	Extend to beyond the Sheffield boundary
4 individuals	Extend to Norton area / Meadowhead
Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Grenoside Conservation Society (submitted by see below), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Sheffield Association National Trust and 10 individuals	Extend to the Lower Don Valley and Advanced Manufacturing Park / AMID / Waverley
Friends of the Peak District/CPRE, Friends of Dore and Totley Station, Ackroyd and Abbott Ltd (submitted by Stainton Planning), Hallam Land Management Ltd, N/A (submitted by N/A)	Need to address congestion and air quality issues
Friends of the Peak District/CPRE and 1 individual	The emphasis should be on making the bus network more effective and reliable
Friends of Dore and Totley Station, Dore Neighbourhood Forum and 3 individuals	Introduce light rail (not Supertram) along the Sheaf Valley, and increase number of access points to reduce pressure on park and ride at Dore & Totley
Young people - Sheffield Futures	Extend Supertram to areas with poor public transport (e.g. Woodhouse, Darnall - Ecclesall Rd)
2 individuals	Herdings to Lowedges via Norton
Dore & Totley Golf Club, Miller Homes (submitted by DLP Planning Ltd), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Archaeological Research Services Ltd, Sheffield Association National Trust, Dore Neighbourhood Forum and 3 individuals	Tram-Train link - Dronfield, Dore & Totley, Millhouses and Heeley stations
Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	Links to the city centre from HS2
Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Grenoside	Universities

Commenter	Summary of comment
Conservation Society (submitted by see below), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 4 individuals	
Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Grenoside Conservation Society (submitted by see below), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Ecclesfield Parish Council, Archaeological Research Services Ltd, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sheffield Association National Trust and 15 individuals	Hospitals
Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Rae Watson Development Surveyors, SCC, Elsworth Acres Ltd (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd) and 3 individuals	Extend to Dore and Totley via Norton, and via Ecclesall Road South
Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Sheffield Hallam University (submitted by DLP Planning Ltd), Elsworth Acres Ltd (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	Fund extensions through CIL and development along routes
Baco Investments (submitted by DLP (Planning) Ltd), Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Bawtry Road Plot Owners & Committee Members (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), The University of Sheffield (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	Links to retail opportunities at Meadowhall from residential areas and employment at AMID
1 individual	Whirlow via Hallamshire Hospital, Brocco Bank and Ecclesall Road South
1 individual	Lowedges via Queens Road and Chesterfield Road
3 individuals	Totley (via Abbeydale Road)
N/A (submitted by N/A) and 1 individual	Extend along all the main arteries from the city centre
4 individuals	Extend as far as possible
1 individual	Extend to the bottom of the Moor
SCC, BBEST Neighbourhood Planning Forum and 4 individuals	South west of the city (including Broomhill, Crookes, Fulwood, Stannington)
SCC	Stannington
2 individuals	Upper Don Valley
6 individuals	Ecclesall Road
1 individual	Middlewood / Hillsborough to Northern General Hospital and Meadowhall
Sheffield and Rotherham Wildlife Trust	Need to plan for the potential impacts of proposed HS2, HS3 and trans-pennine tunnel
1 individual	Need to improve local access to the tram
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	Connect to the new housing areas
1 individual	The Plan should also ensure safe and pleasant pedestrian facilities
2 individuals	Extend to areas where it will most effectively reduce car use

Commenter	Summary of comment
and 1 individual	The cost and disruption of extending the network outweigh the benefits
Sheffield Association National Trust and 1 individual	Handsworth, Woodhouse, Beighton
1 individual	Parson Cross
1 individual	Bramall Lane
1 individual	South east Sheffield townships through Herdings
1 individual	Abbeydale Road
1 individual	Heeley Green
1 individual	A61 with Park and Ride at Batemoor
Miller Homes (submitted by DLP Planning Ltd) and 1 individual	Chapelton
Miller Homes (submitted by DLP Planning Ltd)	Link with wider rail network
Cycle Sheffield	It should be designed so that it doesn't endanger cyclists
SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE))	It depends where housing development is concentrated
1 individual	Universities and Hospitals are already well served by bus, which is still under-used
1 individual	Assess routes for tram or tram/train to Upper Don, Rother, Dearne and Sheaf valleys
1 individual	To areas of high employment density and residential areas with working age population
1 individual	To Ecclesfield and Dore
1 individual	To Fulwood and Jordanthorpe
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Ecclesfield and Pitsmoor
Sharrow Heritage Group (submitted by Sheaf Valley Heritage)	Fulwood and Ranmoor
1 individual	A circular connection between the N/S and E/W axis which are not joined by public transport
1 individual	Millhouses
1 individual	Connect residential areas to major employment zones
1 individual	Should only extend if it can be accommodated off-highway
1 individual	Unsure that it is serving the intended purpose
1 individual	Crosspool
Woodland Trust	It is essential that irreplaceable habitats are not damaged, lost or adversely impacted by developing new routes
Sheffield City Region	Key priority is to ensure key growth areas are well served by public transport, utilising mass transit where appropriate
1 individual	should consider at a City region level, improving all types of transport
1 individual	Need improved rail links to Barnsley, Doncaster and Chesterfield, and a fast service to Manchester via Barnsley and Doncaster
Friends of the Peak District/CPRE	What is the vision for transport infrastructure?
BBEST Neighbourhood Planning Forum	Through dense built up areas with high transport demands
Sheffield City Region	Should refer to the emerging SCR IIP which sets out the key infrastructure requirements for the city region

What are the Citywide Options for Growth to 2034

Infrastructure Required to Support the Growth Options

Q50 - Do you support the proposal to expand Park and Ride in the south of the city?

Answer	Number of responses	Percentage of responses
Yes	72	44%
No	4	6%
No response	86	51%

Type of comment	Number of responses	Percentage of responses
Support	48	70%
Conditional Support	10	14%
Not Support	4	6%
Neither support nor not support	7	10%

Commenter	Summary of comment
Yorkshire Housing Association., Grenoside Conservation Society (submitted by see below) and 11 individuals	Additional park and ride would reduce private vehicle trips, particularly to the city centre, and improve access for commuters from the wider area
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd)	This could support the delivery of more housing in south west Sheffield as part of a major extension
Jaguar Estates Ltd & Wortley Developments Ltd (submitted by DLP Planning Ltd), Barclaycare Ltd (Mr Paul Levack) (submitted by DLP Planning Ltd), Roger Fillingham, Rex Caplan and Peter Barnsley (submitted by DLP Planning Ltd), Archaeological Research Services Ltd, J F Finnegan Ltd (submitted by DLP Planning Ltd), Miller Homes (submitted by DLP Planning Ltd), Dore Neighbourhood Forum, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 4 individuals	Expanded Park and ride and increased capacity (for train or tram/train) at Dore and Topley station would improve public transport links from Dore to Sheffield City Centre
BBEST Neighbourhood Planning Forum	Park and ride on the Hallam Towers site would relieve the Broomhill area
4 individuals	Park and ride provision should be associated with the Supertram network, including potential extensions of the network
1 individual	The A61 into the city is inadequate
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Yorkshire Housing Association. and 15 individuals	Need to alleviate congestion
The Sheffield Antiques Quarter (submitted by The Sheffield Antiques Quarter), Ackroyd and Abbott Ltd (submitted by Stainton Planning), Grenoside Conservation Society (submitted by see below) and 8 individuals	The public transport link needs to be a direct, reliable, fast and affordable alternative to the car
4 individuals	Need to improve air quality
Dore Neighbourhood Forum and 1 individual	Yes to support new development in the south east of the City
Natural England	Development in the south west must take account of the biodiversity interests of the area
Sheffield Association National Trust	Develop park and ride at Heeley/Millhouses alongside the rail line, served by extended Supertram or tram/train
2 individuals	Would prefer more sustainable transport options including a better bus and cycle network instead
1 individual	Need more local facilities and jobs to encourage non-motorised travel
SCC	Limited capacity at existing park and ride is limiting modal switch to rail
1 individual	Negotiating Ecclesall Road is demoralising

Commenter	Summary of comment
Sheffield and Rotherham Wildlife Trust, Friends of Dore and Totley Station	Need more detail about proposed sites before commenting
Sheffield and Rotherham Wildlife Trust	How would Park and Ride at Smithywood relate to the proposed motorway service area? This is an important river and ecological corridor
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Land for park and ride should be allocated wherever major housing growth is proposed, including south of the City and other key locations served by Supertram, Tram/Train and Rail stops
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP)	Park and ride should be considered on key bus routes into the city centre
1 individual	Yes, provided sufficient, unobtrusive parking can be provided
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Dore Neighbourhood Forum	Park and ride needs to be considered on a Sheffield City Region basis, including HS2
Cycle Sheffield and 1 individual	Park and ride should link to the cycle network and include cycle hire facilities
1 individual	The southern part of the city has been neglected resulting in gridlock on Abbeydale Road and Chesterfield Road
Derbyshire County Council and 3 individuals	Park and ride may take passengers from existing public transport services, as well as resulting in increased car use and demand for parking
Derbyshire County Council	DCC does not necessarily object to the introduction of P&R within its administrative boundaries but should not be expected to meet any associated capital or ongoing revenue implications
1 individual	Support use of the old RAF site at Norton for park and ride served by the tram at Herdings
1 individual	Suggest a network of park and ride sites circling the city
SYLTE	It should be noted that provision of park and ride at Waverley is no longer expected due to a change in the development mix and uncertainty of BRT south
Highways England	The impact of park and ride on the Strategic Road Network will need to be investigated as 3 of the 5 areas shown for potential park and ride are close to J33, 34 and 35 of the M1
The Sheffield Antiques Quarter (submitted by The Sheffield Antiques Quarter) and 2 individuals	Other

What are the Citywide Options for Growth to 2034

Infrastructure Required to Support the Growth Options

Q51 - Do you support the principle of segregating the cycle network from other traffic?

Answer	Number of responses	Percentage of responses
Yes	70	43%
No	9	6%
No response	83	51%

Type of comment	Number of responses	Percentage of responses
Support	62	78%
Conditional Support	7	9%
Not Support	8	10%
Neither support nor not support	2	3%

Commenter	Summary of comment
Young people - Sheffield Futures, University of Sheffield, Cycle Sheffield, BBEST Neighbourhood Planning Forum, Dore Neighbourhood Forum, Yorkshire Housing Association., SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 16 individuals	It would encourage people to cycle more
Grenoside Conservation Society (submitted by see below) and 5 individuals	Journeys can be terrifying / dangerous / won't cycle on Sheffield's roads
University of Sheffield, Dore & Totley Golf Club, Ackroyd and Abbott Ltd (submitted by Stainton Planning), The Sheffield Antiques Quarter (submitted by The Sheffield Antiques Quarter), Archaeological Research Services Ltd, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP), Dore Neighbourhood Forum, Yorkshire Housing Association., Ecclesfield Parish Council, SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 25 individuals	It would improve safety
Sharrow Heritage Group (submitted by Sheaf Valley Heritage), Yorkshire Housing Association., SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 4 individuals	It would reduce congestion / car journeys and help to speed up journeys
Ackroyd and Abbott Ltd (submitted by Stainton Planning), Ecclesfield Parish Council and 3 individuals	It would keep cyclists away from pollution / reduce pollution
Sharrow Heritage Group (submitted by Sheaf Valley Heritage) and 1 individual	It would be better for the environment / ecological benefits
6 individuals	Drivers not aware enough of cyclists / traffic intimidating / cyclists not visible enough
University of Sheffield, SCC and 3 individuals	Cycle lanes at the side of roads / use of bus lanes inadequate, not felt to be safe, not well maintained, cars park in them
Archaeological Research Services Ltd, Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 4 individuals	It would improve amenity / space for road users
Loxley Valley Protection Society, Cycle Sheffield	Specifically in traffic heavy areas
1 individual	Segregated routes need to be better integrated with the wider road network
	Inclusive cycle tracks needed to accommodate tricycles, large family bikes and child trailers
Friends of Dore and Totley Station, Grenoside Conservation Society (submitted by see below), Canal & River Trust, The University of Sheffield (submitted by DLP Planning Ltd), SPACE (submitted by Sheffield and Peak Against City Encroachment (SPACE)) and 1 individual	Specific locations suggested e.g. Sheaf Valley Corridor should be protected, Sheffield to Rotherham towpath needs investment, consideration in University of Sheffield public realm improvements, A621 through Totley and Totley to Dore & Totley Park and Ride, River Sheaf from Totley Rise, tram/bus extensions, through Parkwood Springs, Claywheels Lane, Beeley Wood to Oughtibridge and

Commenter	Summary of comment
	Wharnccliffe Woods to Deepcar or adjacent the River through the Lower Don Valley
University of Sheffield and 1 individual	Need to create a direct network of cycle routes
Grenoside Conservation Society (submitted by see below)	Should not lead to unnecessary banning of cyclists from other routes
Friends of Dore and Totley Station, Cycle Sheffield and 3 individuals	Also need to invest in the wider road network for cycling
3 individuals	Roads should be improved to integrate cyclists / allow mixed use traffic
2 individuals	Segregated cycle tracks are: dangerous, isolated, poorly lit, not well maintained, less direct, contain obstacles
Bolsterstone Archaeology and Heritage Group and 2 individuals	Not the only answer - consider cycle parks, 20 mph zones, journey time signs
Hallam Land Management Ltd, Ackroyd and Abbott Ltd (submitted by Stainton Planning)	As long as they can be practically accommodated/sufficient space available
Bolsterstone Archaeology and Heritage Group, The University of Sheffield (submitted by DLP Planning Ltd) and 1 individual	Not practical / May be significant obstacles
Bolsterstone Archaeology and Heritage Group, Sheffield Association National Trust and 2 individuals	Not on the road / Should not remove space from roads / Could impact other transport users negatively
1 individual	Cycling should not be encouraged - dangerous/not enough room
4 individuals	Few people cycle for transport/Terrain not suitable for cycling
Loxley Valley Protection Society, BBEST Neighbourhood Planning Forum	Concern related to impact on pedestrians/need for walking strategy
The Sheffield Antiques Quarter (submitted by The Sheffield Antiques Quarter) and 6 individuals	Other

Draft Sustainability Appraisal Report

Type of comment	Number of responses	Percentage of responses
Support	0	0%
Conditional Support	1	3%
Not Support	0	0%
Neither support nor not support	32	97%

Commenter	Summary of comment
1 individual	Several Sustainability Aims are adversely affected by current programme to remove large, mature street trees
1 individual	Recycling of more types of waste
1 individual	While there are still brownfield sites, why build on Green Belt? Support development of brownfield sites in the Green Belt (Option (b) and only bits of Green Belt which are not great and could be developed not to detriment of area.
1 individual	But once gone, Green Belt can't be replaced - too much farmland is being lost to development and is not supporting UK farmers and leading to over-reliance on foreign imports.
1 individual	Support Sheffield Plan's and SHLAA approach towards excluding Green Belt from development. Don't build on any of it or Area of County Landscape Value
1 individual	Green Belt between Bradway and Dronfield Woodhouse is particularly narrow and further urban sprawl needs to be prevented.
1 individual	Sheffield acquires its character and beauty from the topography leading to and into the Pennines
1 individual	Site visits of Green Belt sites are needed to fully appreciate significance of area's topography and Green Belt value
1 individual	Protect Green Belt and Green Spaces (Aim 5)
1 individual	The sustainable approach is to redevelop urban brownfield sites (Options A-E) prior to developing greenfield (Option B(c)) and Green Belt (Options D & E)
1 individual	Sheffield Plan proposals for large scale housing development in areas with little local employment and current extensive daily commuting e.g. Stocksbridge/Deepcar, will not meet Aim 6 (sustainable travel). The proposals conflict with the sustainability issues raised by the Climate Change and Health Director of Public Health Report and the need to promote active travel
1 individual	Ensure in Sheffield Plan, development integrated with public transport networks; more biodiversity sites and woods; high quality built environment; energy efficient buildings; equipment to suck pollution from cars, especially around Meadowhall
1 individual	Health: For the aging population, provide high-quality housing in existing housing areas. Would delay need for care homes
1 individual	Sustainability Aim 6 only achieved if mass transport network improved and extended to high density housing areas and employment areas.
1 individual	Sustainability and growth are total opposites. The pressure for new housing appears to be more people moving to the UK and the Government could stop this, then less housing would be needed. Sheffield residents want quality of life, protection of Green Belt and green spaces, rather than more people, houses, cars, traffic jams, more pollution.
Environment Agency	Sustainability Aim 12: We expect a Sheffield Plan policy to reflect this Aim. Also feature 'blue corridors' in the Sheffield Plan
1 individual	Flooding Issues (Aim 14): More development will reduce potential for water to soak away, and increase flood risk
Natural England	Sheffield Plan proposals map should show all relevant SSSIs, Special Areas of Conservation and Special Protection Areas and Ramsar Sites
Hallam Land Management Ltd and 5 individuals	No comments
Natural England, Yorkshire Housing Association. and 2 individuals	Support Scoping Report
Environment Agency, Historic England	Support Scoping Report with a few amendments
1 individual	Support Scoping Report but too vague for proper discussion
2 individuals	Little confidence that Sheffield City Council will actually protect and enhance historic environment (Aim 10) and natural environment (Aim 11) and maintain open space (Aim 11). Past examples of Devonshire Green, Jessop Hospital suggest that short-termism and economic benefit for few will continue to be prioritised by the Council
Historic England	It would greatly help those commenting on the SA if the document had page numbers and numbered paragraphs
1 individual	Sustainability Aim 7 needs to be stronger and more ambitious, in a way comparable to Nottingham/Derby and Manchester. Re-think how buses are provided - with significant ambitious commercial impetus if the network is to grow e.g Trent Barton in Nottingham/Derby. Work together with Nottingham/Derby public transport authorities to rectify the lack of public transport between Sheffield City Region and these areas, due to journeys already

Commenter	Summary of comment
	made. Improve rail network links and frequency, not just in working week.
1 individual	Support Environment points. Sustainability Aim 9: "Attractive" environment should not be defined by what is economically desired by businesses
Historic England	Sustainability Aim 10: Combine two appraisal criteria into single one e.g. "Preserve or enhance those elements which contribute to the significance of a heritage asset including its setting" because the NPPF adopts a more holistic approach to the historic environment. In addition, it also emphasises the potential for developments to enhance the significance of heritage assets
Historic England	Sustainability Aim 10: Strategies, Plans, and Programmes Table: For completeness, reference should also be made to The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)
Historic England	Sustainability Aim 10: Baseline Information Table: Include the number of Registered Historic Parks and Gardens in Sheffield
Historic England	Sustainability Aim 10: Baseline Information Table, Final column - As the NPPF makes clear, the significance of Conservation Areas, Listed Buildings and Scheduled Monuments can also be harmed by inappropriate development within their setting. Therefore for the first 3 types of designated heritage assets it would be more appropriate to say:- "The Local Plan will have an important role to play in ensuring that the significance of these assets are conserved".
Historic England	Historic England strongly advises that the conservation staff of the local authority and your archaeological advisors at South Yorkshire Archaeological Service are closely involved throughout the preparation of the Sustainability Appraisal of the plan. They are many ways they can advise.
Historic England	This opinion does not prevent our obligation to provide further advice and, potentially object to specific proposals which may subsequently arise, where we consider, despite the SA/SEA, these would have an adverse effect upon the historic environment.
Grenoside Conservation Society (submitted by see below)	Support the maintenance of Sustainable Development Strategy (set out in paras 11 and 12 of the Scoping Report) but realise the difficulty of decisions to achieve this, in light of uncertainty and reliability of Government commitments to policies and rapid development in approaches to sustainability.
Peak District National Park Authority	Sustainability Aim 11 reflects the protection of the high quality natural landscapes of the Peak District National Park. Table 1 and Sustainability Issues should reflect the primary legislation of the National Parks and Access to the Countryside Act 1949 (as amended, which requires all relevant authorities to have regard to the statutory purposes in exercising or performing any functions in relation to, or so as to affect, land in a National Park (Section 11A (2)). Refer also to The Peak District National Park Authority's Landscape and Strategy Action Plan and National Character Area Profiles. Aim12: International Sites should include the EU-wide Natura 2000 ecological network of protected areas, safeguarded against potentially damaging developments. (See Habitats Directive (Council Directive 92/43/EC of 21 May 1992 and the Birds Directive 2009/147/EC.) This is in line with maximising the connectivity between wildlife habitats.
Natural England	Sustainability Aim 11 and supporting criteria welcomed as being strong and comprehensive. Refer specifically to the setting and special qualities of the Peak District in criterion one
Natural England	Sustainability Aim 12 welcomed but needs improving by reference to international, national, locally designated sites, priority habitats, protected species and priority species. Reference should also be made to ecological and geological sites (including international and nationally designated sites) outside the plan area and the impacts on them.
Natural England	Sustainability Aim 12: The Sustainability Appraisal should consider the aims and objectives of the Dark Peak Nature Improvement Area which is adjacent to Plan Area
and 1 individual	Flooding Issues (Aim 14): New build should ideally not be on flood plain; or buildings designed to minimise flood risk. Woodland (Aim 11) has a role in reducing flood risk, and support wildlife and trees and green space (Aim 5) have a role to improve air quality, population health and quality of life. So retain and provide more woodland.
Environment Agency	Please amend the Sustainability Issues table in relation to the changes we have suggested in the topic papers.
Environment Agency	Sustainability Aims 12 & 13: Welcome reference in the Strategies, plans and programmes section to the Water Frameworks Directive (WFD) for Sustainability Aim 12 but it similarly needs to be referenced for Aim 13. The WFD is now the key piece of EU legislation governing protection of the water environment, with key requirements of bringing surface water bodies and groundwater bodies to "Good" status, and ensuring no deterioration of current quality and ecological status.
Environment Agency	Sustainability Aims 12 and 13: In the Strategies, Plans and Programmes Section for Aim 12, also reference the Humber River Basin Management Plan (RBMP) as it provides a delivery mechanism to achieve the aims of the WFD. The updated RBMP will contribute to achieving habitat quality, habitat creation and restoration outcomes of Biodiversity 2020. The Humber River Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Enhancements measures should be encouraged in the Local Plan. Sheffield Plan provides the opportunity to create attractive rivers and green corridors throughout the city and suburbs that complement and enhance sustainable development.
Environment Agency	Sustainability Aim 12: Update Topic Paper and all references to sustainability issues and Sustainability Aim to include 'blue corridors' alongside 'green corridors'. Refer to 'blue corridors' in the Appraisal Criteria: 'Protect and improve green corridors and links to maximise connectivity between wildlife habitats.

Commenter	Summary of comment
Sheffield and Rotherham Wildlife Trust	Sustainability Aim 12: Update table 1 to refer to Sheffield LBAP. Also refer to Sheffield Green Commission Report
Environment Agency	Sustainability Aim 13: The Strategies, Plans and Programmes Table (and also the Sheffield Plan) should be updated to refer to the updated version of the Humber River Basin Management Plan (HRMP), which is expected to be published in early 2016. Under the 'Implications for the SA' section, include 'prevent water deterioration' in line with the requirements of the Water Framework Directive. Under the Baseline Data section, we would expect the section on River Water Quality to be revised once the updated Humber RBMP is published (expected early 2016)
Environment Agency	Sustainability Aim 13: Update 2nd sustainability issue to include 'Prevent deterioration of watercourse quality'. This would bring it in line with the Water Framework Directive (WFD) and the Humber River Basin Management Plan.
Environment Agency	Sustainability Aim 13: Welcome inclusion of reference to NPPF in relation to taking full account of water supply and demand considerations.
Environment Agency	Sustainability Aim 13: The Strategies, Plans and Programmes Table should refer to the Environment Agency's Don & Rother Abstraction Strategy (2013) for local catchment information regarding water availability.
Environment Agency	Sustainability Aim 13: Baseline Date Table: we would expect the section on River Water Quality to be revised once the updated River Basin Management Plan is published (expected early 2016)
Environment Agency	Sustainability Aim 14: The appraisal criteria should include 'all sources of flooding' and not restricted to fluvial and surface water flooding. Add an extra appraisal criteria to 'seek to safeguard land that is needed for current and future flood risk management purposes'. National planning policy states that inappropriate development in areas of flood risk should be avoided; therefore this should be factored into the appraisal criteria as the primary consideration in relation to flood risk.
Environment Agency	Sustainability Aim 14: In the Strategies, Plans and Programmes Table: Under the Sustainability Issues raised for the Sheffield Plan section of the first table, the words "and not increase to others" should be included after "and seek to minimise the risk to development". Under the Flood and Water Management Act 2010, reference to 'surface water drainage charges' seems out of context and should be taken out. Include both the Strategic Flood Risk Assessment and Environment Agency flood maps as data sources and read together. Consider the fact that the SFRA is currently in need of being updated. The Environment Agency flood maps are updated on a quarterly basis. The indicator under Table 2: Baseline Data seems to suggest that the focus is on sites in Flood Zone 3 (1% annual probability). The flood risk sequential test set out under national planning policy seeks to ensure that development in all areas of flood risk including Flood Zone 2 is avoided. Avoidance of development in all flood risk areas should also form part of the sustainability issues and appraisal criteria.
Environment Agency	Sustainability Aim 14: Please note that the 'Climate Change allowances for planners' is currently in the process of being updated. A revised document is due to be published on gov.uk in the near future.
Environment Agency	Sustainability Aim 17: Under Strategies, Plans and Programmes for 'Landfill void position statements from the Environment Agency', please refer to the work done by the Yorkshire and Humber Waste Technical Advisory Body on available landfill void. Please also refer to the Yorkshire and Humber Waste Position Statement 2014. This is soon to be updated to assist with coordination in strategic planning for waste in Yorkshire and Humber.
Environment Agency	Sustainability Aim 17: Baseline Information - should the first line read as materials recycling facilities and not 'mineral'? For further information on landfill capacity, please refer to the work done by the Yorkshire Water and Humber Waste Technical Advisory Body (WTAB) as there may be some alterations to hazardous landfill capacity. Most of the baseline data is for household waste and hazardous waste only, therefore consideration is needed for commercial, industrial, construction and agricultural waste.
Environment Agency	The Environment Agency recommends Sheffield City Council to use our Datashare website as a useful tool to gather environmental data to inform your SA.
Gladman Developments	There are cases where the failure to undertake a satisfactory Sustainability Appraisal, in accordance with section 19 of the 2004 Planning and Compulsory Purchase Act, has resulted in Plans failing the test of legal compliance at Examination.

Strategic Environmental Assessment Scoping Report

Type of comment	Number of responses	Percentage of responses
Support	3	12%
Conditional Support	2	8%
Not Support	0	0%
Neither support nor not support	20	80%

Commenter	Summary of comment
1 individual	Cherish and retain Green Belt and Greenspaces
1 individual	Little confidence in local authority, It places interests of multi-national companies and property speculators ahead of the health, wellbeing and quality of life of Sheffield residents
1 individual	I prefer the idea of option E - smaller developments- especially if they contain a mix of housing, recreation, employment and retail developments, with good bus links- as I have stressed a return to the village feel.
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	Consultation period too short to respond with my comments
1 individual	More commitment to and provision for the arts. Sheffield, with its cheap housing, low-cost industrial workshops, and highly-educated public, is all set to act as a magnet for the hundreds of creatives priced out of London.
1 individual	Sustainable development, housing and employment is only possible with infrastructure improvements (i.e. tram, rail and tram/train network connecting to Sheffield Midland and Meadowhall train stations. Also road network e.g. increase all ring road junctions to minimum of three lanes to prevent congestion.
1 individual	It's important to encourage businesses that are unique, sustainable, good employers and are key to the foci on manufacturing niche products, digital and creative industries.
1 individual	Is benefits of student population (prosperity and skills) outweighed by the population imbalance and the frantic provision of high quality accommodation in inappropriate areas e.g. Ranmoor?
1 individual	In an effort to average out fairness, do improve the poorer areas, but don't downgrade the better performing areas re health wealth etc.
1 individual	Build in resilience to climate change
1 individual	Agrees with the SA / SEA positive conclusion about the objectives of the Citywide plan, the comments regarding the difficulty of assessing impacts (being dependent on the particular site circumstances); and the need to take account of other parts of the plan in order to assess the merits of the growth options for employment and housing presented in Chapter 5 of the plan.
1 individual	I would classify the climate change impact of housing option B as 'O' rather than 'N' because there are positive as well as negative impacts: for instance, positive carbon reduction benefits (travel / district heating potential etc) as well as potential heat island negative effects. I would query the 'N' pollution impact of housing option C - surely development of these areas would clear some existing pollution from the areas and improve river and soil quality - should this be an assessment of 'O' impact?
Hallam Land Management Ltd and 6 individuals	No comments
Historic England and 1 individual	Broadly concur with the Sustainability Appraisal but there are a few areas where reconsideration of the evaluation is required.
Yorkshire Housing Association. and 2 individuals	Support Sustainability Appraisal
Natural England	Welcome early engagement on the sustainability appraisal process but no comments at this stage.
1 individual	Impact can be wider than immediate neighbours. E.g. Users of proposed spaces could include horse riders and cyclists, who live a long way away.
1 individual	Sustainable growth is an oxymoron.
Historic England	Appendix 2, Urban Extension south-east Sheffield - A number of designated heritage assets which could be affected by an Urban Extension in this area. Including extensive Moss Valley Conservation Area (in North East Derbyshire) which runs right up to the City's boundary, the Scheduled Monument at Plumley Colliery (again in North East Derbyshire just to the south of the City boundary), and a number of Listed Buildings in this area of farmland. The way to lessen the uncertainty about the potential impact that this Option might have upon the historic environment is a site assessment rather than a Policy assessment.
Historic England	Appendix 2, Urban Extension Norton - A number of designated heritage assets could be affected by an Urban Extension in this area. Including Oakes Park Conservation Area in Sheffield and the extensive Moss Valley Conservation Area (in North East Derbyshire) which

Commenter	Summary of comment
	<p>runs right up to the City's boundary, the Grade II Registered Historic Park and Garden at Oakes Park, and a number of Listed Buildings including two Grade II* buildings within the Registered park.</p> <p>The way to lessen the uncertainty about the potential impact that this Option might have upon the historic environment is a site assessment rather than a Policy assessment.</p>
Historic England	<p>Historic England strongly advises that the conservation staff of the local authority and your archaeological advisors at South Yorkshire Archaeological Service are closely involved throughout the preparation of the Sustainability Appraisal of the plan. There are many ways they can advise.</p>
Historic England	<p>This opinion does not prevent Historic England's obligation to provide further advice and, potentially object to specific proposals which may subsequently arise, where we consider, despite the SA/SEA, these would have an adverse effect upon the historic environment.</p>

Habitats Regulations Assessment of Citywide Options for Growth to 2034

Type of comment	Number of responses	Percentage of responses
Support	4	15%
Conditional Support	0	0%
Not Support	2	8%
Neither support nor not support	20	77%

Commenter	Summary of comment
Yorkshire Housing Association., Natural England and 2 individuals	Support
Hallam Land Management Ltd and 6 individuals	No comment
1 individual	Take account of experts' comments
1 individual	Protect wildlife in central sites
Loxley Valley Protection Society (LVPS) and 2 individuals	Development in GB will harm habitats and wildlife
1 individual	Building should fit in with natural environment
Grenoside Conservation Society (submitted by see below)	Apply the highest level of protection to environmental / habitat features
1 individual	SCC is disregarding the environment
1 individual	What does 'overriding public interest' mean?
1 individual	SCC should apply HRA strictly
2 individuals	GB should not be built on
Yorkshire Housing Association.	Important issue
Rivelin Valley Conservation Group (submitted by RIVELIN VALLEY CONSERVATION GROUP) and 1 individual	Insufficient time to consider
1 individual	Options D and E will need careful consideration if pursued

Miscellaneous

Type of comment	Number of responses	Percentage of responses
Support	5	7%
Conditional Support	0	0%
Not Support	0	0%
Neither support nor not support	67	93%

Commenter	Summary of comment
3 individuals	Better highways and traffic management required, for example location and sequencing of traffic lights, use of bus and cycle lanes and limit car parking in these
1 individual	Should have better land use planning for example car parking underground. Building regulations should require this on all new development
1 individual	Incorporate environmental sustainability - i.e. buses and taxis should be electric, features like solar panels should be added onto development including car parks, sustainable working patterns i.e.. Waste collections in the evening/ early morning to alleviate congestion
Sheffield Hallam University	Extent of university policy designation mentioned in terms of city and Collegiate Campus Plans
Young people - Sheffield Futures 1 individual	Affordable housing should be developed on the abundance of brownfield sites across the city
Young people - Sheffield Futures 1 individual	People should be able to live close to work and existing infrastructure as it's more environmentally friendly
1 individual	Seeking redesignation of land from open space to housing on a specific site
1 individual	New employment should be located at Stocksbridge, Ecclesfield, Chapeltown and the Upper Don as they are strategically important and should remain so
1 individual	Links to the Outdoor City Strategy should be made at Stocksbridge as it is used for walking and cycling with its links to the Peak District National Park
1 individual	Favour options A, B, C from the Urbed report
Nottinghamshire CC	Stating an interest in future involvement
Chesterfield BC	Chesterfield needs to do its Land Availability Assessment before determining how much Sheffield growth can be accommodated
Bolsover District Council	How will employment projection differences between Core Strategy and Sheffield Plan be dealt with?
Bolsover District Council	Clarification needed on the employment projections
Chesterfield BC, Bolsover District Council, Nottinghamshire CC	State an interest in working with SCC and SCR under the Duty to Cooperate
Bolsover District Council	The Sheffield Plan should reference growth areas in the SCR such as Bolsover and NE Derbyshire for employment and investigate these further
Chesterfield BC, Derbyshire County Council	Support joint approach across the Local Authorities for the Green Belt Review
	The Green Belt review currently lacks coordination across the authorities
	The Plan needs to look beyond Housing Market Areas to the wider SCR areas to accommodate housing growth, as there could be more opportunities with fewer environmental constraints and benefits from significant transport investments
	Seeking joint-working and information sharing under the Duty to Cooperate
1 individual	Need to protect residential areas such as Hunters Bar/ Broomhill for families and the universities should develop flats for their students
Sheffield College 1 individual	Comment relating to a call for site representation
1 individual	There is currently poor quality student accommodation with a lack of greenspaces
1 individual	Opposition demonstrated to demolition of independent retailers such as those at Devonshire Green
1 individual	Opposition to demolition of community assets (i.e. pubs) for student flats

Commenter	Summary of comment
Bradfield Parish Council, Young people - Sheffield Futures and 2 individuals	The Green Belt should be protected
Urbo (submitted by HOW Planning) 1 individual	Applaud the plan to regenerate the City Centre with high quality retail, office and residential uses
Bradfield Parish Council, Tata Steel and 4 individuals	Support the plan to develop on Brownfield sites
and 2 individuals	Proposed extensions to the Supertram would be good
1 individual	Welcome infill affordable housebuilding in Worrall and other villages
1 individual	Implement existing residential permissions
1 individual	Seeking planning to influence a change from leasehold to freehold developments
1 individual	The need for infrastructure to support new housing
1 individual	Council to take responsibility for environmental surveys/ clean-up for Brownfield site
1 individual	Trees should be planted on all new housing estates
SYPTE, Young people - Sheffield Futures	Support development in sustainable locations
SYPTE	Need to plan and manage traffic growth
SYPTE	Option A allows for upgrade of existing infrastructure and increase patronage
SYPTE	Option B similar to A but concerns about on street parking
SYPTE	Option C allows use of existing infrastructure but short term issues of remodelling
SYPTE	Option D potential investment in existing infrastructure and routes more commercially viable
SYPTE	Option E developments not located on existing routes and size of sites limit potential for investment
Derbyshire County Council	Support a strategic review of GB at the SCR level to identify the most sustainable options for development
Derbyshire County Council	Green Belt review to assess any harmful impacts especially in relation to the 5 purposes of GB as set out in the NPPF
1 individual	Most investors stay away from Sheffield
1 individual	Students dominate the city and there are too many flats
Bradfield Parish Council	Comments on SHLAA sites
CLH Pipeline System Ltd	Existing infrastructure details provided (via map)
UNITE	Purpose built student housing has a positive impact on housing supply and growth of HE sector
UNITE	Need sufficient infrastructure to support growth in student numbers as they make a vital contribution to the UK's growth outputs, attracting both talent and investment from around the world
UNITE	Endorse support for purpose built student accommodation as it contributes to supply but need to review density and the impact on mixed communities
Urbo (submitted by HOW Planning)	Seek to work in partnership with SCC to deliver a high quality mixed use scheme at West Bar
Derbyshire County Council	Green Belt in northern part of NE Derbyshire is highly important as its narrow and strategically sensitive serving to prevent coalescence of the settlements
Highways England	Development proposals are likely to be acceptable if they can be accommodated within existing capacity of the section of the Strategic Road Network (SRN) or do not increase demand where there is overcapacity issues whilst accounting for agreed travel plan/ traffic management etc.
Highways England	It is likely that some of the major development sites will have significant impacts on SRN and therefore require mitigation. Circular 02/2013 referenced whereby Local Plan should identify capacity enhancement and infrastructure required to deliver strategic growth
Highways England	Where sites have a severe impact on the SRN measure will be required to reduce and mitigate that impact. The government have a Road Investment Strategy (RIS) that will provide additional capacity, where there is no RIS or committed investment a site may need to deliver or contribute to schemes identified in the Infrastructure Delivery Plan. Construction of sites with greatest impact to be phased following completion of RIS
Highways England	Within Sheffield District there are 2 sections of SRN at M1 junctions 34-35a and A616(T). Key issues highlighted by the London to Scotland East Route Strategy (2015) and Evidence Report (2014) are congestion at M1 j34 and j33-36 limited capacity constraining growth. Congestion when M1 traffic

Commenter	Summary of comment
	passes local conurbations and Air Quality Management Area along M1 South Yorkshire.
Highways England	There are existing network enhancements along the M1 and the RIS has 2 schemes at A628 and A61 which duals the section between A616 roundabout and M1 j36
Highways England	A series of infrastructure studies are being undertaken that cover the SY area esp. J32-35 for Sheffield. Highways England expresses a desire to work with SCC to understand impact and identify suitable mitigation. Due to no detailed assessments to date no comments can be made on proposed development sites at this stage for any type of use (housing, employment, retail etc.)
Highways England	It is noted that the Strategic Economic Plan identifies Sheffield to have the largest number of jobs and the Employment Land Review land allocation and locations. Growth will mainly be office-based
Highways England	It is noted that there is significant cross-commuting whereby residents from Rotherham come to Sheffield for work
Highways England	The significant employment proposals at the Lower Don Valley will likely impact on M1 J33-34
Highways England	Support for office development in the City Centre
Highways England	Seek joint working with SCC and have agreed that a realistic approach to future growth projections is vital to assess impact
Highways England	Housing requirement in the options document does not yet take into consideration factors such as infrastructure and the environmental impact of development
Highways England	It is noted that some or all of these options will have to be implemented to meet the requirement
Highways England	All proposed options for housing will result in a material increase in trips travelling on the SRN due to the magnitude of development
Highways England	The distribution of the housing in Sheffield will likely impact on a number of SRN links and junctions
Highways England	Support the sequential approach to retail and leisure development encouraging development in or close to the City Centre
Highways England	The document does not identify any road infrastructure schemes
Highways England	Highways England and SCC have agreed there is currently no suitable model to investigate traffic impacts and identify potential junction improvements.
Young people - Sheffield Futures	Potential to nibble away at the Green Belt
Young people - Sheffield Futures	Should not create large scale new neighbourhoods should be redeveloping brownfield land in existing areas
Young people - Sheffield Futures	Need better housing or different types and tenure to meet the needs of everyone
Young people - Sheffield Futures	Need more leisure and retail
Young people - Sheffield Futures	Need more employment, schools and employers to link up
Young people - Sheffield Futures	A range of housing needs to be provided nearer existing communities so they do not have to leave the area to access housing that meets their needs
Young people - Sheffield Futures	Sheffield city centre needs more regeneration i.e. at Fargate
Barratt Homes & David Wilson Homes Yorkshire West	There is currently limited opportunity in Sheffield for new housing sites
Bassetlaw District Council	Support the Vision especially that the SCR is referenced within and the need for high quality transport and digital connections to support it
Bassetlaw District Council	Broadly supportive of the SCR economic growth aspirations and wish to play a role to achieve this
Bassetlaw District Council	Concern that the SEP appears to be portrayed as the fundamental basis for growth targets and that this should not replace other forms of evidence
Bassetlaw District Council	Concern about the diagram on p30 illustrating jobs growth target for Bassetlaw amongst others within any information on where this has been drawn from. Do not wish to see this target published in the next stage of the Plan and consider that it should focus on how Sheffield will meet its own obligations
Bassetlaw District Council	Strongly support an approach where Sheffield meets its own objectively assessed housing need within its own boundaries without the need to ask other authorities in the SCR to accommodate additional housing growth. Bassetlaw will be seeking to accommodate its own significant housing growth to meet its own assessed needs and does not wish to take responsibility for allocating further housing growth. if

Commenter	Summary of comment
	targets are exceeded though they will revisit this approach
	Support the development of land at Whitley Lane Grenoside as part of the SHLAA
Tangent Properties	Recommend that a closer working relationship between Sheffield City Council, Barnsley MBC and other key stakeholders is established in order to provide a co-ordinated approach to the delivery of the aims and objectives of the SEP and to maximize, from the Sheffield City Region perspective the benefits of the SCRIF programme
Tangent Properties	Much to be gained by both Sheffield and Barnsley in a joined up approach to the allocation of employment land where a substantive element of Sheffield's needs can be sustainably accommodated at both Hoyland and Goldthorpe.
1 individual	More needs to be done to make the City more user-friendly for visitors. Suggestions made to improve areas in and around the train station
Loxley Valley Protection Society (LVPS)	Worral is not a sustainable area and should not be overdeveloped.
Loxley Valley Protection Society (LVPS)	tighter control is needed for the Green Belt villages
Loxley Valley Protection Society (LVPS)	Imaginative solutions are needed for housing, need to focus on brownfield land within the urban area like Kelham
Friends of the Peak District/CPRE	Concern that a numerical approach is being taken towards growth.
Friends of the Peak District/CPRE	The document suggested economic growth aspirations are set against and at the expense of social, environmental issues
Friends of the Peak District/CPRE	CPRE supports the broad of aim of meeting housing needs, but we are deeply concerned that a strategy based on unrealistic ambitions will be counter-productive
Friends of the Peak District/CPRE	Difficult to see the relationship between new jobs and the need for homes and also population projections
Friends of the Peak District/CPRE	Methodology is questioned for how employment targets are done, the jobs need to be in the right places for the right people
Friends of the Peak District/CPRE	To stimulate the re-use of brownfield sites as they become available it is crucial to anticipate a considerable amount of new employment development taking place on land that is not currently available. To complement this, we suggest that the Plan should identify broad locations within which windfall sites will be sought on an ongoing basis, backed up by an indicative strategy for the future make-up of housing, employment and mixed-uses in those locations.
Friends of the Peak District/CPRE	Broadly support options a-c as development needs to be focused on the urban areas
1 individual	The future plan's direction should reflect the NPPF national planning guidance which is clear in its direction that (a) future development and growth should take place on previously developed urban land, (b) accessible in location and (c) served by a sustainable pattern of social and cultural land uses
1 individual	Green Belt should be protected as stated in NPPF
1 individual	The City has very significant reserves of previously developed land, redundant, urban industrial land and its regeneration through reclamation and restoration should form the core of the City sustainable development strategy
1 individual	Potential for a City Development Corporation
1 individual	Make the roads better
1 individual	Any site allocation methodology devised should consider land instability and mineral sterilisation alongside other planning factors in the site assessment process. Many of the possible options for growth are likely to result in development proposed in the Coal Authority High Risk Development Area and on surface coal resource.
	No particular comment on the options
Tata Steel	Support Stocksbridge as a Principal Town
Tata Steel	Concern about the lack of justification and absence of up-to-date and robust evidence base to support the assumptions for the level of growth for both housing and employment growth
Tata Steel	Support option A but flexibility is required for land uses

Commenter	Summary of comment
Stocksbridge Town Council	Stocksbridge: The area has a number of brownfield sites already identified as suitable land for development. These areas should be utilised prior to any development encroaching on green open space or green belt. The area is in need of commercial developments for job creation, not further residential development.
Stocksbridge Town Council	Area currently suffers from infrastructure problems particularly with regard to the current sewage plant which requires expansion for the developments already proposed and also with the transport infrastructure. Any further developments would have a serious impact on the current infrastructure.
Mineral Products Association	Generally object as Duty to Cooperate has not been fulfilled and there is a lack of Minerals Policy. Options are unsound as contrary to national policy in the matter of minerals and aggregates policy.
Mineral Products Association	Sheffield City Council is a mineral planning authority (mpa). The Local Development Scheme 2014 (LDS) contains no reference to minerals policy. There is therefore no policy vehicle apart from the Sheffield Plan where such policies are intended to be represented.
Mineral Products Association	The Options contain no mention of mineral policies or construction waste recycling or the potential rail transport of bulk materials even though they discuss matters of infrastructure.
Landowner of Hare and Hounds site (submitted by David Marjoram, England and Lyle)	Accept all options have their own advantages and disadvantages, as alluded to in the Plan and consider that a balanced approach comprising an element of all the options is likely to be the most appropriate way forward, and necessary, to ensure a flexible plan that is capable of delivering the housing required to meet the aspired economic growth
CEG (submitted by Nathaniel Lichfield & Partners)	The Council need to revisit the evidence base which underpins the emerging housing requirement to ensure it is up-to-date and considers fully the guidance set out within the PPG.
CEG (submitted by Nathaniel Lichfield & Partners)	There is potential for Sheffield to potentially meet some of its housing need within its wider housing market area through the Duty to Cooperate, as the new Local Plan progresses.
CEG (submitted by Nathaniel Lichfield & Partners)	Locations for housing growth should not be focused solely within the city centre, broad locations identified as Option D, with smaller site release promoted within Option E, will provide a more robust and flexible range of housing sites helping to deliver identified housing need and should therefore be considered in conjunction with city centre options for growth
CEG (submitted by Nathaniel Lichfield & Partners)	Subject to meeting the tests of the NPPF there should be an opportunity to identify Brownfield Land in the Green Belt
Gladman Developments	The plan should seek to meet Sheffield's own proportion of the requirement for the housing market for objectively assessed need
Gladman Developments	Need to have a full Green Belt review
Gladman Developments	Not clear if SCC is committing to the objectively assessed need in its latest SHMA. Plan need to allocate a mix of site sizes in a variety of locations
Gladman Developments	Duty to Cooperate needs to be embedded in the plan making process
Gladman Developments	Housing affordability needs to identified as a key challenge
Gladman Developments	Plan should aim for higher levels of economic growth and deliver a range of housing to support this
1 individual	Green Belt should be protected for the role it plays visually, to constrain urban sprawl, character, to support leisure including walking
1 individual	Allowing development in western and SW parts of the City will result in unwarranted extension of urban area, danger to natural environment, destruction of visual amenity
1 individual	Green Belt must be protected to preserve open space
Extra MSA (submitted by Pegasus Group)	As currently drafted, makes no reference to the need to provide for large scale infrastructure, including roadside facilities for motorists. This is a significant omission.
Extra MSA (submitted by Pegasus Group)	A 'need' exists for a new MSA located between Doncaster North (M18) and Woolley Edge (MSA (M1)); Blyth (A1M) MSA and Woolley Edge (MSA (M1)); and between Woodhall and Woolley Edge MSAs on

Commenter	Summary of comment
	the M1.
British Land (submitted by Quod)	Seeking recognition in the plan that Meadowhall and adjoining land has an important role to the City's economy and social wellbeing
British Land (submitted by Quod)	Support for maintaining and enhancing the role of Meadowhall
British Land (submitted by Quod)	Seek identification of Meadowhall as appropriate location for new retail and leisure where uses cannot be accommodated in the city centre and it will not cause a significant adverse impact on the city centre vitality and viability or existing / committed and planned public/ private investments in the centre
British Land (submitted by Quod)	Seeking recognition that the River Don District can contribute to housing and commercial needs in a sustainable manner, and could present an opportunity to limit GB release
British Land (submitted by Quod)	Seeking the spatial plan being reviewed upon a decision on the location of HS2
British Land (submitted by Quod)	The draft plan places little regard of the importance of retail and leisure jobs therefore seeking more than just B uses
British Land (submitted by Quod)	Support the number of key public transport initiatives and highway enhancements and acknowledge that Highways England are working in this area
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Challenges and opportunities should reflect the positive aspects of business, education and affluence and corresponding opportunities in the city
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	The outdoor city ambition need to feature more in the plan
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	The role of the 2 universities needs to feature more and integrated into the objectives set out in the options for growth
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	A stronger business offer should be an objective of the City Centre and there needs to be flexibility to allow mixed use developments
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Devolution Deal acknowledged and the role of the South Yorkshire Mayor being able to contribute towards more stable and positive planning atmosphere which will help guide and encourage investment in the city and SCR
Sheffield Property and Regeneration Committee (Chamber of Commerce) (submitted by Coda Planning Ltd), Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	City centre would create more jobs and dwellings than at Meadowhall
Neville Wilson (submitted by Coda Planning Ltd), MHH Contracting (submitted by Coda Planning Ltd), Aldene Developments (submitted by Coda Planning Ltd)	Specific pieces of land commented upon for removal from the Green Belt
Albany Courtyard Investments	Crystal Peaks should be elevated to Town Centre status as it has a range of shops, services and local amenities and is both accessible by car and a range of public transport routes with ample parking provision
Albany Courtyard Investments	State an aspiration for further development at the Crystal Peaks centre
Albany Courtyard Investments	Core Strategy Policy CS13 is inflexible and does not accord with the NPPF, Crystal Peaks should not be maintained around its current size
Albany Courtyard Investments	Evidence base for retail needs to be up date
Albany Courtyard Investments	Scope of the plan needs to look at roles and potential for growth at centres

Commenter	Summary of comment
Albany Courtyard Investments	Sequential test and retail impact assessments should be used for out of centre proposals
Albany Courtyard Investments	Promote existing centre developments and growth as opposed to out of centre development at Meadowhall and other out of centre retail parks
Environment Agency	Flood risk will be a main constraint when planning for growth, the local plan presents an opportunity to promote and deliver flood defences to accommodate and enable growth via site allocations and policies that complement the Flood Alleviation Scheme
Environment Agency	Investing in flood defences helps ensure that communities, businesses and economies are resilient to changing climate, strengthen local economic growth and help unlock new investment to safeguard growth
Environment Agency	Request liaison with Land Drainage and Flood Risk team
Environment Agency	The proposed options to increase housing numbers and densities will potentially have an impact on the number of sites allocated in flood zones
Environment Agency	Seeking information on the role of CS67 in the local plan going forward as it should do all it can to protect people and property from flooding as well as promoting the protection and enhancement of water quality
Environment Agency	Proposed intensification has potential implications for emergency planning and promoting on site greenspaces for managing water quality and run-off rates
Environment Agency	Strategic Flood Risk Assessment should be updated as part of the plan process
Environment Agency	Acknowledge that growth is the overarching principle of the plan therefore support an approach combining the aspirations alongside allocating development based on constraints and opportunities i.e. in lower flood risk zones
Environment Agency	Need to demonstrate the application of a sequential approach to the development of the growth strategy alongside site allocations. Suggest working with EA on the methodology
Environment Agency	As part of Duty to Cooperate the EA could work on issues relating to flood risk, capacity of infrastructure and impacts on WFD, Wildlife corridors and habitat.
1 individual	My internet would not allow me to download document. Posting documents out would be better
1 individual	Consultation period too short to respond with my comments
1 individual	Several Sustainability Aims are adversely affected by current programme to remove large, mature street trees
1 individual	Recycling of more types of waste
1 individual	While there are still brownfield sites, why build on Green Belt? Support development of brownfield sites in the Green Belt (Option (b) and only bits of Green Belt which are not great and could be developed not to detriment of area
1 individual	But once gone, Green Belt can't be replaced - too much farmland is being lost to development and is not supporting UK farmers and leading to over-reliance on foreign imports.
1 individual	Support Sheffield Plan's and SHLAA approach towards excluding Green Belt from development. Don't build on any of it or Area of County Landscape Value
1 individual	Green Belt between Bradway and Dronfield Woodhouse is particularly narrow and further urban sprawl needs to be prevented
1 individual	Sheffield acquires its character and beauty from the topography leading to and into the Pennines
1 individual	Site visits of Green Belt sites are needed to fully appreciate significance of area's topography and Green Belt value
1 individual	Protect Green Belt and Green Spaces (Aim 5)
1 individual	The sustainable approach is to redevelop urban brownfield sites (Options A-E) prior to developing greenfield (Option B(c)) and Green Belt (Options D & E)
1 individual	Sheffield Plan proposals for large scale housing development in areas with little local employment and current extensive daily commuting e.g. Stocksbridge/Deepcar, will not meet Aim 6 (sustainable travel). The proposals conflict with the sustainability issues raised by the Climate Change and Health Director of

Commenter	Summary of comment
	Public Health Report and the need to promote active travel
1 individual	Ensure in Sheffield Plan, development integrated with public transport networks; more biodiversity sites and woods; high quality built environment; energy efficient buildings; equipment to suck pollution from cars, especially around Meadowhall
1 individual	Health: For the aging population, provide high-quality housing in existing housing areas. Would delay need for care homes
1 individual	Sustainability Aim 6 only achieved if mass transport network improved and extended to high density housing areas and employment areas.
1 individual	Sustainability and growth are total opposites. The pressure for new housing appears to be more people moving to the UK and the Government could stop this, then less housing would be needed. Sheffield residents want quality of life, protection of Green Belt and green spaces, rather than more people, houses, cars, traffic jams, more pollution
Environment Agency	Sustainability Aim 12: We expect a Sheffield Plan policy to reflect this Aim. Also feature 'blue corridors' in the Sheffield Plan
1 individual	Flooding Issues (Aim 14): More development will reduce potential for water to soak away, and increase flood risk
Natural England	Sheffield Plan proposals map should show all relevant SSSIs, Special Areas of Conservation and Special Protection Areas and Ramsar Sites
1 individual	Cherish and retain Green Belt and Greenspaces
1 individual	Little confidence in local authority, It places interests of multi-national companies and property speculators ahead of the health, wellbeing and quality of life of Sheffield residents
1 individual	I prefer the idea of option E - smaller developments- especially if they contain a mix of housing, recreation, employment and retail developments, with good bus links- as I have stressed a return to the village feel.
1 individual	Consultation period too short to respond with my comments
1 individual	More commitment to and provision for the arts. Sheffield, with its cheap housing, low-cost industrial workshops, and highly-educated public, is all set to act as a magnet for the hundreds of creatives priced out of London.
1 individual	Sustainable development, housing and employment is only possible with infrastructure improvements (i.e. tram, rail and tram/train network connecting to Sheffield Midland and Meadowhall train stations. Also road network e.g. increase all ring road junctions to minimum of three lanes to prevent congestion.
1 individual	It's important to encourage businesses that are unique, sustainable, good employers and are key to the foci on manufacturing niche products, digital and creative industries.
1 individual	Is benefits of student population (prosperity and skills) outweighed by the population imbalance and the frantic provision of high quality accommodation in inappropriate areas e.g. Ranmoor?
NHS Sheffield Clinical Commissioning Group	need more detailed growth estimates, in terms of where the population growth might occur and timescale together with indication of certainty
NHS Sheffield Clinical Commissioning Group	need to plan to ensure appropriate local services and hospital capacity
NHS Sheffield Clinical Commissioning Group	need a clear communication route