

The Sheffield Plan: Our City, Our Future

Issues and Options
(Consultation: 1 September - 13 October 2020)

Interim Consultation Report
Summary of comments

March 2021

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1. Purpose of this document

- 1.1 This report summarises the comments received to the questions that were asked within the Sheffield Plan Issues and Options document (September 2020), published for consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 on 1 September 2020. The responses received will be used to inform the content of the Publication Draft Sheffield Plan (to be published under Regulation 19).
- 1.2 A final consultation report on the Issues and Options document, which will include the Council's responses to the comments, will be published alongside the Publication Draft Plan.
- 1.3 The Issues and Options stage (Regulation 18) is the first stage in preparing a new Sheffield Plan to guide development in the city. It was not a draft plan and nor was it a statement of Council policy but it was about giving people the opportunity to give their views on what the new plan should contain. The document was written to help stimulate debate and discussion on the most important planning issues facing the city. Importantly, the document set out a number of options for how future housing growth could be accommodated.
- 1.4 The comments made in response have been used to help us identify and move forward on key issues and options, and inform the next stage of making the Sheffield Plan for the city, including policies and site allocations.
- 1.5 The main period of consultation ran from 1 September to 13th October 2020, though we accepted comments up to 29th October 2020. We followed the principles for consultation as set out in the [Council's Statement of Community Involvement](#) (revised July 2020). The consultation took place during the Covid-19 pandemic and meant that the usual public meetings, drop-in sessions and briefings were wholly replaced by an online consultation.
- 1.6 The Issues and Options document was available to download and make comments on it at Citizen Space: <https://www.sheffield.gov.uk/home/planning-development/emerging-sheffield-plan-draft.html>
- 1.7 Consultees were strongly encouraged to comment online using Citizen Space. This would allow their comments to be accurately linked to the document, and also allowed us to easily assess their comments.
- 1.8 To raise awareness of the consultation, we wrote to 1,598 contacts on the Local Plan database, issued a press release and contacted individuals and organisations that had signed up to receive Council news alerts.
- 1.9 We also held briefings with the following organisations via online Zoom sessions:

- Broomhill, Broomhall, Endcliffe, Summerfield, Tapton (BBEST) Neighbourhood Forum
- Dore Neighbourhood Forum
- Kelham and Neepsend Neighbourhood Forum
- Access Liaison Group
- Sheffield Green City Partnership
- Sheffield Property Association
- Sheffield Age Friendly Forum
- Sheffield Equalities Partnership: LGBT and Partner's
- Bradfield Parish Council
- Ecclesfield Parish Council
- Stocksbridge Town Council

1.10 A meeting was also held with Clive Betts MP.

1.11 We also held 3 public Zoom sessions (on 3rd, 16th and 23rd September 2021) that were advertised on the Council's website and in the emails and letters sent to consultees on the Local Plan database. 34 members of the public attended the public sessions. Notes from the 3 [online question and answer sessions](#) are available on the Council website.

1.12 A further session was run specifically for planning agents and developers.

1.13 Further information and event details were provided on the Citizen Space landing page.

1.14 The full Issues and Options document and supporting documents are available on [The Sheffield Plan](#) dedicated webpage.

1.15 There were 29 main questions (plus sub-questions) spread throughout the Issues and Options document located at key points in the text. Each question was also set out within the Council's online consultation system known as 'Citizen Space'. Respondents could then choose which questions to answer and were able to make detailed comments under each question.

1.16 Altogether 575 individuals or organisations responded to the consultation. Not all questions were answered by all the respondents. For some questions, more than one comment was recorded in answer to a question.

1.17 This report summarises the comments made by respondents. The report reflects the structure of the Issues and Options document and so covers the Vision and 8 Aims, the spatial options and implementation of the plan. It also summarises comments made on supporting documents that were published alongside the Issues and Options document.

1.18 The report sets out each question in turn with an overview of who made comments and the type of answers. For each question there is:

- a bullet point list summarising the comment or issue
- a list of all those who made the same or a similar comment (including individuals, interest groups, named agents, landowners, etc)

1.19 Some comments were made that related to typographical issues and these are noted. Other comments raised issues that were clearly not relevant to the questions asked but we have included them in this document under the relevant issue wherever possible.

2. Summary of the comments on the Issues and Options document

Comments on the consultation process

Comment / Issue	Respondent
Lack of real public debate on the options and consultation not publicised sufficiently	Grenoside Conservation Society and 1 individual
Questionnaire too long /complicated	2 individuals
Engage more effectively with disabled people (than in the past) in housing and the built environment - but encouraging to see that these issues are being acknowledged directly	Access Liaison Group
Rotherham MBC will continue to engage positively with Sheffield in meeting the Duty to Cooperate	Rotherham MBC
More public involvement needed - tap into knowledge, with partnerships with local voluntary & community sector organisations (e.g. Access Liaison Group, Conservation Advisory Group, TARAs, Sheffield Green Spaces Forum) & more devolved funding	Friends of Waterthorpe Park; Sheffield Green Party and 1 individual
Need better consultation with residents and businesses on planning applications	Sheffield Green Party
Planning Service website needs overhauling to make it easier for public to engage	Sheffield Green Party
Green Belt maps published as part of the Issues and Options consultation were illegible	Sheffield Green Party

Comments on the Introduction

Comment / Issue	Respondent
Radical changes in 2020 mean that this is already out of date e.g. long-term recession, pandemic, changes to the Planning System and new housing need assessments that means no need to allocate any Green Belt / reconsider amount of housing needed.	4 individuals
Wish to see every Council policy and decision contribute towards tackling the climate emergency	Sheffield Green Party
Plans and policies should be carbon-audited so that the zero-carbon target of 2030 can be achieved	Sheffield Green Party

3. Comments on the Vision and Aims

Q1a: Do you agree with the draft vision? Q1b: Please explain your answer

Row Labels	Number of responses	Overall %	Respondents
Agree	117	43.33%	Councillor Andy Bainbridge, Councillor Chris Rosling-Josephs, Councillor Ian Auckland, Councillor Julie Grocutt, Councillor Simon Geller, Bradfield Parish Council, CPRE, the countryside charity, D2 Planning Limited (On behalf of London and Cambridge Properties Limited), DLP Planning Ltd (On behalf of Ackroyd and Abbott Ltd), DLP Planning Ltd (On behalf of Arthurs Skips), DLP Planning Ltd (On behalf of Avant Homes), DLP Planning Ltd (On behalf of Baco Developments Ltd), DLP Planning Ltd (On behalf of Bawtry Road Plot Owners and Committee Members), DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), DLP Planning Ltd (On behalf of Ground Residential Properties Ltd), DLP Planning Ltd (On behalf of Hallam Land Management), DLP Planning Ltd (On behalf of HFT Ltd), DLP Planning Ltd (On behalf of Hollis's Hospital), DLP Planning Ltd (On behalf of Inspired Villages), DLP Planning Ltd (On behalf of J F Finnegan Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Taylor Wimpey (Yorkshire)), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Zedra Trust Company (UK)), Dore Neighbourhood Forum, Dore Neighbourhood Forum Steering Group , DTSsystems, Friends of Burngreave Cemetery, Friends of Dore and Totley Station, Friends of Sheaf Valley Park, Hallamshire Historic Buildings , Highways England, JEH Planning (On behalf of Harworth Group plc and Fitzwilliam Wentworth Estate), Joined Up Heritage Sheffield, Knight Frank (On behalf of Girls' Day School Trust), Martyn Gregory Wealth Management Ltd, North East Derbyshire District Council, Owlthorpe Fields

Row Labels	Number of responses	Overall %	Respondents
			Action Group, Peak District National Park Authority (Planning Service), Planning Prospects Ltd (On behalf of Junction 34 Ltd), Rivelin Valley Conservation Group, Rotherham Metropolitan Borough Council, Sheaf and Porter Rivers Trust, Sheffield Business Park Limited, Sheffield Civic Trust, Sheffield Friends of the Earth, Sheffield Futures and 64 individuals
Conditionally Agree	90	33.33%	Miriam Cates MP, ADAS (On behalf of Motspa Holdings Ltd), Aylward Town Planning Ltd (On behalf of Derwent Group), Barton Willmore (On behalf of Hague Farming Ltd), Bolsterstone Community Group, Cadenza Architecture + Design, DLP Planning Ltd (On behalf of The University of Sheffield), Five Rivers Cohousing Company Ltd. Sheffield, Friends of Hollin Busk, Friends of the Porter Valley, Friends of Waterthorpe Park, Hunter Archaeological Society, JEH Planning (On behalf of St Pauls Developments plc and Smithywood Business Parks Development LLP), Johnson Mowat Planning Ltd (On behalf of an individual), Love Wincobank Campaign, Loxley Valley Protection Society, National Trust, Nether Edge Neighbourhood Group, NJL Consulting (On behalf of Aberdeen Standard Investments), Patriot Games Ltd, Quod (On behalf of British Land Company plc), Quod (On behalf of Newett Homes), Richard Wood Associates (On behalf of Chatsworth Settlement Trustees), Sheaf & Porter Rivers Trust, Sheffield & Rotherham Wildlife Trust, Sheffield and Rotherham Wildlife Trust, Unite the Community Sheffield branch and 63 individuals
Disagree	44	16.30%	Friends of Wincobank Hill, Historic England, Ndr enterprises likuted, Sigma Planning Services (On behalf of Hallam Land Management) and 40 individuals
Neither Agree Nor Disagree	19	7.04%	Forestry Commission, MASKK, Quod (On behalf of Berkeley DeVeer Ltd), Sport England and 15 individuals
Grand Total	270	100.00%	

General comments about the vision

Comment / Issue	Respondent
The vision is well written / worthy set of expectations	Elaine Trippet; Andrew Tabor
Vision and aims appear sensible, measured, as hoped for, very agreeable and broadly supported and are consistent with the principles of sustainable development	North East Derbyshire District Council; Rotherham MBC; Friends of Sheaf Valley Park; and 3 individuals
Particularly support the vision of an environmentally sustainable city with thriving neighbourhoods and communities and having a distinct urban and rural identity.	Dore Neighbourhood Forum
Good that the vision focuses on makers / engineering sectors as well as Sheffield's green surroundings	Friends of Hollin Busk and 1 individual
Support the prerogative for Sheffield to be a fair, inclusive and environmentally sustainable city	Baco Developments Ltd, Arthurs Skips; Limes Developments Ltd, Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital; Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Inspired Villages; Bawtry Road Plot Owners and Committee Members and 3 individuals

Q2a: Do you agree with the 8 aims? Q2b: Please explain your answer

Response	Number of responses	Overall %	Respondents
Agree	124	48.25%	Miriam Cates MP, Councillor Andy Bainbridge, Councillor Chris Rosling-Josephs, Councillor Ian Auckland, Councillor Julie Grocutt, Councillor Simon Geller, Bradfield Parish Council, CPRE, the countryside charity, D2 Planning Limited (On behalf of London and Cambridge Properties Limited), DLP Planning Ltd (On behalf of Ackroyd and Abbott Ltd), DLP Planning Ltd (On behalf of Arthurs Skips), DLP Planning Ltd (On behalf of Avant Homes), DLP Planning Ltd (On behalf of Baco Developments Ltd), DLP Planning Ltd (On behalf of Bawtry Road Plot Owners and Committee Members), DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), DLP Planning Ltd (On behalf of Ground Residential Properties Ltd), DLP Planning Ltd (On behalf of Hallam Land Management), DLP Planning Ltd (On behalf of HFT Ltd), DLP Planning Ltd (On behalf of Hollis's Hospital), DLP Planning Ltd (On behalf of Inspired Villages), DLP Planning Ltd (On behalf of J F Finnegan Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Taylor Wimpey (Yorkshire)), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Zedra Trust Company (UK)), Dore Neighbourhood Forum, Friends of Burngreave Cemetery, Friends of Hollin Busk, Friends of Sheaf Valley Park, Friends of Waterthorpe Park, Friends of Wincobank Hill, Knight Frank (On behalf of Girls' Day School Trust), Martyn Gregory Wealth Management Ltd, Planning Prospects Ltd (On behalf of Junction 34 Ltd), Rotherham Metropolitan Borough Council, Sheaf & Porter Rivers Trust, Sheffield & Rotherham Wildlife Trust, Sheffield Business Park Limited, Sheffield Civic Trust, Sheffield Futures, Sport England and 77 individuals
Conditionally Agree	89	34.63%	ADAS (On behalf of Motspa Holdings Ltd), Aylward Town Planning Ltd (On behalf of Derwent Group), Bolsterstone Community Group, Cadenza Architecture +

Response	Number of responses	Overall %	Respondents
			Design, Dore Neighbourhood Forum Steering Group , DTSystems, Five Rivers Cohousing Company Ltd. Sheffield, Friends of Dore and Totley Station, Friends of the Porter Valley, Hallamshire Historic Buildings , Hunter Archaeological Society, JEH Planning (On behalf of St Pauls Developments plc and Smithywood Business Parks Development LLP), Johnson Mowat Planning Ltd (On behalf of an individual), Joined Up Heritage Sheffield, Loxley Valley Protection Society, National Trust, Nether Edge Neighbourhood Group, NJL Consulting (On behalf of Aberdeen Standard Investments), Owlthorpe Fields Action Group, Patriot Games Ltd, Peak District National Park Authority (Planning Service), Quod (On behalf of British Land Company plc), Richard Wood Associates (On behalf of Chatsworth Settlement Trustees), Rivelin Valley Conservation Group, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Friends of the Earth, Unite the Community Sheffield branch and 61 individuals
Disagree	32	12.45%	Barton Willmore (On behalf of Hague Farming Ltd), Ndr enterprises likuted, Quod (On behalf of Newett Homes), Sigma Planning Services (On behalf of Hallam Land Management) and 28 individuals
Neither Agree nor Disagree	12	4.67%	Forestry Commission, MASKK, Quod (On behalf of Berkeley DeVeer Ltd) and 9 individuals
Grand Total	257	100.00%	

4. Comments on Aim 1: A fair inclusive and healthy city

Summary of the main points raised:

- Provision of housing in all areas (especially affordable) (overlaps with Aim 3)
- Mix of housing types important which may have implications for the spatial strategy
- Housing standards, in particular heating costs
- Proximity of homes to main employment areas and transport links between homes and jobs
- Provision of local facilities close to homes
- Investment in active travel
- Access to and protection of greenspaces

Q3a: How can new development help to create a fairer and healthier city?

General comments

Comment / Issue	Respondent
New development can improve physical and mental well-being	1 individual
Encourage people to live in healthier, less polluted, rural locations with access to countryside away from the City Centre	Hague Farming Ltd
No more new development	2 individuals
You will end up dragging down good areas rather than improving poor ones	1 individual

Comment / Issue	Respondent
New developments to positively contribute to decreasing noise, air and light pollution, provide green open space and reduce use of car	Friends of Sheaf Valley Park; Love Wincobank Campaign; and 3 individuals
Focus on the most needy and their requirements first	1 individual
Not on the scale the document outlines. It should be self-sufficient. Currently most new developments are a drain on the current facilities	2 individuals
Encourage a healthier lifestyle for those in the east if the city	1 individual
Reference the importance of the historic environment in contributing to local character and distinctiveness, sense of place, belonging and identity which has a positive impact on well being	Historic England; Joined Up Heritage Sheffield

Housing type / mix

Comment / Issue	Respondent
Provision of high-quality housing in all areas	Bradfield Parish Council; Strata Homes; RecyCoal; Five Rivers Cohousing; Newett Homes; and 10 individuals
The health impacts of climate change should be noted - many of the measures that address climate change also benefit health	Sheffield Green City Partnership
Development of areas that have previously experienced limited improvements and investment	Sheffield Futures
Majority of dwellings built need to be affordable housing to create a fair and healthy city	1 individual
Provide more houses and fewer flats	2 individuals
Provision of a mix of private and affordable housing that meets a range of needs types, sizes	Bradfield Parish Council; Strata Homes; RecyCoal; Arshad; Sheffield Civic Trust; Owlthorpe Fields Action Group; Nether Edge Neighbourhood Group; Unite the Community Sheffield Branch; Newett Homes; and 9 individuals

Comment / Issue	Respondent
Prohibit the sale of Council Houses	1 individual
Need to ensure that a clear and public strategy exists to build homes that are fully accessible and adapted to meet the needs of disabled people in each local area	Access Liaison Group
Provide more affordable housing	Motspa; Sheffield Civic Trust; Rivelin Valley Conservation Group; Nether Edge Neighbourhood Group; Unite the Community Sheffield Branch; Dore Neighbourhood Forum; and 11 individuals
A significant number of new homes need to be delivered to enable affordable housing to be delivered through the private sector on major housing schemes	Hague Farming Ltd
Insufficient new family homes will decrease fairness	1 individual
Meet the needs of existing residents / meet local housing needs	Loxley Valley Protection Society; Brian Cave
Affordable housing should be dispersed throughout the city, not just concentrated in poorer areas	1 individual
Provision of spacious family housing	DT Systems; and 3 individuals
Ensure any affordable housing requirement is tested for viability	Hague Farming Ltd
Policies should be informed by evidence of different housing needs - specifically family housing	Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Bawtry Road Plot Owners and Committee Members; and 5 individuals
Provide more homes for disabled people	2 individuals
Provide more homes for older people	Cinnamon group and Charterpoint Senior Living, Inspired Villages; and 1 individual
Provide land for self-build houses	2 individuals

Comment / Issue	Respondent
More homes in more deprived areas	Derwent Group
Prioritise family housing over student housing in the City Centre	1 individual
More family housing in the City Centre	1 individual
More affordable housing in the south west	Motspa
Must reference First Homes as part of the suite of affordable housing	Derwent Group
Consider existing residents, building houses in wrong place can create tensions	1 individual
Developers must fully contribute towards affordable housing, prevent viability assessments negotiating down requirements for affordable housing	3 individuals
Build more single storey dwellings / bungalows	1 individual
Ensure policies are flexible to enable housing development to be viable where obligations are required	Newett Homes
Rather than including policies that are prejudicial against students, the Local Plan should plan positively for increased student numbers and recognise that students represent a significant benefit to the city's economy. A large amount of city centre regeneration has been underpinned by the investment made by operators of Purpose-Built Student Accommodation. The future house type choices of students as well as other residents should be considered.	The University of Sheffield

Housing standards

Comment / Issue	Respondent
Provide better quality housing in poorer areas.	2 individuals
Ensure homes are built to better design standards - access for disabled people, better spaces standards, private amenity space	2 individuals
Providing new, better quality housing but not at the expense of greenspace that is used by the community	2 individuals
Quality not quantity in terms of population growth	1 individual
Provision of good quality homes near to jobs in the city centre and business districts	4 individuals
Make homes more energy efficient and cheaper to heat (to Passive Haus standards)	4 individuals
More affordable housing with all access to garden space	Sheffield & Rotherham Wildlife Trust; and 4 individuals
Bigger gardens where fruit and veg can be grown and larger pedestrian areas between	DT Systems
All homes with generous space standards	2 individuals
Better quality affordable / social housing	1 individual
Make all accommodation bigger than the minimum	1 individual
Improve existing poor quality housing	2 individuals
Utilise empty houses	1 individual
Better quality homes but not to the detriment of existing communities	1 individual
Provide better quality, affordable housing - but developers don't do it because they are only interested in profit	2 individuals
Housing built to decent standards in terms of size /energy efficiency	1 individual
Provide homes with loft space that can be developed at a later stage as families grow	1 individual
Better design and environmental standards / sustainable	Dore Neighbourhood Forum; and 5 individuals

Comment / Issue	Respondent
Ensure buildings are built in the right places and are of sufficient quality	1 individual
Minimum house size standards are needed	1 individual
All dwellings should be wheelchair accessible	1 individual
Don't allow unsustainable housing developments	1 individual

Employment

Comment / Issue	Respondent
Provision of good quality homes near to jobs in the city centre and business districts	4 individuals
Provide enough employment land of the right type and quality	Strata Homes; RecyCoal
Provision of employment land in attractive, accessible locations	Junction 34 Ltd
Employment land developed close to less advantaged communities to benefit from new jobs training to improve social mobility	Junction 34 Ltd; and 3 individuals
Any economic development should be welcomed, especially in the City Centre	2 individuals
Create more businesses	1 individual
Promote employment land away from residential for air quality and amenity reasons e.g. Wincobank	Love Wincobank Campaign
Better paid jobs	1 individual

Local facilities

Comment / Issue	Respondent
Build grammar schools but only in disadvantaged neighbourhoods	1 individual

Comment / Issue	Respondent
Provision of local facilities /services (schools, healthcare, libraries) close to homes and homes near to infrastructure	Bradfield Parish Council; Derwent Group; Unite the Community Sheffield Branch; Dore Neighbourhood Forum; CPRE, the countryside charity; and 16 individuals
Provision of local healthcare facilities and opportunities for life-long learning	1 individual
Look at how people use their area and listen to the communities	2 individuals
Creation of walkable neighbourhoods	1 individual
Ensure infrastructure investment is equally spread across the city allowing equitable access to services	1 individual

Transport / travel

Comment / Issue	Respondent
Better transport networks including between where people live and work	Bradfield Parish Council; Junction 34 Ltd; Dore Neighbourhood Forum; and 12 individuals
Concentrate most new homes close to jobs including more affordable housing near the City Centre and business districts to reduce people's travel costs / reduce emissions and pollution	Dore Neighbourhood Forum; Sheffield & Rotherham Wildlife Trust; Friends of Dore and Totley Station; Derwent Group; and 5 individuals
Integrated public transport across the whole city	2 individuals
More sustainable transport links	1 individual
Segregating different modes of transport	1 individual
Good bus services at reasonable cost or free	DT Systems; and 1 individual
Increase the number of bus routes	1 individual
Maintain public transport services even on unprofitable routes	1 individual
Homes located to encourage active travel	3 individuals
Place more emphasis on investment in active travel (walking and cycling)	Upper Don Trail Trust; Dore Neighbourhood Forum; and 15 individuals

Comment / Issue	Respondent
Ensure everyone has access to cycle /walking routes	Sheffield & Rotherham Wildlife Trust; Friends of Dore and Totley Station; and 2 individuals
Schemes to help people buy an e-bike	1 individual
Investment in 'non car related' accessibility to help create healthier city	6 individuals
Homes located to encourage public transport use	1 individual
Ensure everyone has access to public transport	1 individual
Extend the tram system	1 individual
Only allow electric vehicles into the City Centre	1 individual
Electric vehicle charging infrastructure	2 individuals
Better public transport on the north west edges of the city	1 individual
Ensure infrastructure is in place before development takes place	1 individual
Reduce pollution	5 individuals
Increase City Centre density to reduce need to travel by car	1 individual
Hydrogen buses	1 individual
Reduce car use in the City Centre	2 individuals

Energy / natural resources

Comment / Issue	Respondent
Minimise energy use	1 individual
Minimise water usage	1 individual

Access to and protection of greenspace

Comment / Issue	Respondent
Protect green space	8 individuals
Protect green space and wildlife	Junction 34 Ltd; and 6 individuals

Comment / Issue	Respondent
Improve open spaces / access to green spaces / more green spaces	Cadenza; Sheffield & Rotherham Wildlife Trust; National Trust; and 18 individuals
Create green spaces on flood plains	1 individual
Good parks for exercise	Sheffield & Rotherham Wildlife Trust; and 2 individuals
Provide sports facilities in all parts of the city and for every school	Sheffield & Rotherham Wildlife Trust; and 1 individual
More green space in areas of shortage /need	MASKK; and 1 individual
More street trees and urban forests	Forestry Commission
Incorporate green and blue infrastructure to improve well-being and support biodiversity	Environment Agency; and 1 individual
Incorporate sustainable drainage systems (SuDS) to reduce flood risk outside the development, minimise pollution impacts, improve aesthetics and promote biodiversity	Sheffield and Rotherham Wildlife Trust; and 1 individual
Building on Green Belt does not help create fairer city.	7 individuals
Open space near to disadvantaged communities	2 individuals
Include waterways as multi-functional asset providing economic, social and environmental benefits of people living close-by.	Canal & River Trust
Improve access to countryside for all via green corridors	National Trust
Private amenity space / garden space	1 individual
Land incorrectly designated as open space in the current plan should be re-designated for development to promote healthier communities	1 individual
Ensure a variety of high quality green spaces with biodiversity is planned in all areas as part of Nature Recovery Networks and Green Infrastructure. Good for physical and mental health.	Sheffield and Rotherham Wildlife Trust

Comment / Issue	Respondent
See Natural England's Accessible Natural Green Space Standards and Green Infrastructure Guidance for standards relevant to Sheffield Plan.	Sheffield and Rotherham Wildlife Trust
See Building with Nature Initiative and Biodiversity Net Gain in relation to equitable access to green spaces and nature.	Sheffield and Rotherham Wildlife Trust
Housing developments should all provide community spaces e.g. allotments, community centre, for socialising and general well being	1 individual

Sport and leisure

Comment / Issue	Respondent
The document is missing key facts about the health of the city's residents and there seems to be little to no mention of infrastructure to support healthy lifestyles both indoor and outdoor. We would welcome inclusion of policies on active design.	Sport England
We recommend having an up to date evidence base including a Playing Pitch Strategy and Built Facilities Strategy	Sport England

Reuse of brownfield sites

Comment / Issue	Respondent
Develop brownfield sites where there is access to existing greenspace	1 individual
Regeneration of brownfield sites	Junction 34 Ltd; 6 individuals
By developing /regenerating waste land in the City Centre	3 individuals
Change the use of empty business premises to housing	1 individual

Comment / Issue	Respondent
Refurbish disused property to higher standards than most developers get away with	1 individual
Promote development of derelict or underutilised land near to existing residential areas	2 individuals
Redevelop surplus offices and shops for housing and community facilities	1 individual
Re-use derelict / empty buildings	3 individuals
Bring derelict areas back into use to provide affordable housing	1 individual

General design issues

Comment / Issue	Respondent
High quality architecture and public realm	Cadenza; CPRE, the countryside charity
Better communication between SCC and developers - joint working and positive approach	Hallam Land Management
Ensure new housing is equally spread around the whole city	1 individual
Respect the historic environment and enable people to connect to the environment	Hallamshire Historic Buildings; Joined Up Heritage Sheffield

Consultation issues

Comment / Issue	Respondent
Have more representation from BAME communities	1 individual
Better community engagement and more / better community spaces	Friends of Waterthorpe Park; Sheffield & Rotherham Wildlife Trust; Owlthorpe Fields Action Group
Use Sheffield residents to plan, work and project manage new development	1 individual

Crime and community safety

Comment / Issue	Respondent
Good policing in areas with high crime	1 individual
Promoting safety and avoiding risks from extremism, racism and discrimination	1 individual

Health care

Comment / Issue	Respondent
Invest in health and social care, particularly mental health services and in education options for those over 23	1 individual
Improve healthcare	1 individual
Bridge gap between life expectancy of residents in most deprived areas compared to those in least deprived areas	1 individual

Climate change

Comment / Issue	Respondent
Take account of climate change	Loxley Valley Protection Society; Sheffield Climate Alliance

Other development issues

Comment / Issue	Respondent
Tax land sales	Sheaf and Porter Rivers Trust
Speed up development land assembly	Sheaf and Porter Rivers Trust
Not possible whilst developers only build for profit - creates substandard and unaffordable housing	1 individual

Other non-planning issues

Comment / Issue	Respondent
A child poverty strategy	1 individual
Replace food banks with food co-ops	1 individual

Comment / Issue	Respondent
Aspirational but depends on actions of others beyond SCC control. Needs buy in from residents and investors who must satisfy financial markets.	1 individual
Need to tackle unhealthy lifestyles more effectively	1 individual

6. Comments on Aim 2: An environmentally sustainable city

Summary of the main points raised:

- Many urging further radical action or suggesting specific steps to be taken
- Many comments on renewable energy / energy conservation and travel /transport
- Some concerns that the 2030 target is unrealistic
- Overlaps with Aim 7: Green City

Q4a: Do you agree with our suggestions for how the Sheffield Plan could help to deliver a zero carbon city?

Response	Number of responses	Overall %	Respondents
Agree	61	26.18%	Councillor Andy Bainbridge, Councillor Julie Grocutt, Councillor Simon Geller, Dore Neighbourhood Forum, Friends of Sheaf Valley Park, Friends of Waterthorpe Park, Hunter Archaeological Society, Martyn Gregory Wealth Management Ltd, National Trust, Planning Prospects Ltd (On behalf of Junction 34 Ltd), Sheaf & Porter Rivers Trust, Sheaf and Porter Rivers Trust and 49 individuals
Conditionally Agree	107	45.92%	ADAS (On behalf of Motspa Holdings Ltd), Aylward Town Planning Ltd (On behalf of Derwent Group), Bolsterstone Community Group, Cadenza Architecture + Design, CPRE, the countryside charity, DLP Planning Ltd (On behalf of Ackroyd and Abbott Ltd), DLP Planning Ltd (On behalf of Arthurs Skips), DLP Planning Ltd (On behalf of Avant Homes), DLP Planning Ltd (On behalf of Baco Developments Ltd), DLP Planning Ltd (On behalf of Bawtry Road Plot Owners and Committee Members), DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), DLP Planning Ltd (On behalf of Ground Residential Properties Ltd), DLP Planning Ltd (On behalf of Hallam Land Management), DLP Planning Ltd (On behalf of HFT Ltd), DLP Planning Ltd (On behalf of Hollis's Hospital), DLP Planning

Response	Number of responses	Overall %	Respondents
			Ltd (On behalf of Inspired Villages), DLP Planning Ltd (On behalf of J F Finnegan Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Taylor Wimpey (Yorkshire)), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Zedra Trust Company (UK)), Dore Neighbourhood Forum Steering Group , Friends of Dore and Totley Station, Friends of Hollin Busk, Friends of the Porter Valley, Love Wincobank Campaign, Loxley Valley Protection Society, Nether Edge Neighbourhood Group, NJL Consulting (On behalf of Aberdeen Standard Investments), Owthorpe Fields Action Group, Patriot Games Ltd, Peak District National Park Authority (Planning Service), Rivelin Valley Conservation Group, Sheffield & Rotherham Wildlife Trust, Sheffield Futures, Sport England, Unite the Community Sheffield branch and 64 individuals
Disagree	35	15.02%	DTSystems, Friends of Wincobank Hill, Hallamshire Historic Buildings, Joined Up Heritage Sheffield, Sheffield and Rotherham Wildlife Trust, Sheffield Friends of the Earth, Sheffield Green City Partnership, Sigma Planning Services (On behalf of Hallam Land Management) and 27 individuals
Neither Agree nor Disagree	30	12.88%	Miriam Cates MP, Canal & River Trust, DLP Planning Ltd (On behalf of The University of Sheffield), Five Rivers Cohousing Company Ltd. Sheffield, Forestry Commission, Friends of Burngreave Cemetery, Knight Frank (On behalf of Girls' Day School Trust), MASKK, Quod (On behalf of Berkeley DeVeer Ltd), Quod (On behalf of British Land Company plc) and 20 individuals
Grand Total	233	100.00%	

Q4b: What other ways could the Sheffield Plan help with this?

General comments about how to make Sheffield zero carbon

Comment / Issue	Respondent
Should be environmentally sustainable as well as zero carbon	1 individual
Make all developments carbon neutral	1 individual
Change to a green economy	1 individual
Suggestions are not feasible	1 individual
Policy on' impact of all the policies should be tested / ensure requirements are viable	Derwent Group; Royal Mail; Newett Homes
More detail is needed on what this will mean in practice	Friends of Hollin Busk; and 1 individual
I & O lacks ideas on how zero carbon can be reached	1 individual
Draw on experience from other local authorities	1 individual
Wording is too soft /vague	Five Rivers Cohousing; Friends of Sheaf Valley Park; and 1 individual
Agree with the vision but sceptical that it can be delivered	1 individual
What's the cost of zero carbon	1 individual
Suggestions do not go far enough and critical of the lack of progress after declaring Climate Emergency.	Sheffield Friends of the Earth; and 2 individuals
All the measures need to be speeded up	4 individuals
Emphasise how we will achieve zero carbon much more strongly and tangibly	Owlthorpe Fields Action Group; and 3 individuals
Vital for the Sheffield Plan to take on board the recommendations of the forthcoming Zero Carbon Commission	Sheffield Green City Partnership
Make firm commitments to improvements	1 individual
Climate change needs to be woven through the Plan	Sheffield Green City Partnership
SCC need to establish Citizens assembly and emphasise the need for real ambition and vision over the green	4 individuals

Comment / Issue	Respondent
agenda that informs every other decision. We don't need to wait for the pandemic to be over.	
Poor prioritising in relation to essential net zero demands - it should be the first consideration of the Sheffield Plan	Sheffield Friends of the Earth; Friends of Loxley Valley
Citizens Assembly will just cause more delays through talk & not enough action	Nether Edge Neighbourhood Group; and 1 individual
Resilience to the impact of climate change needs actions to guard against increasing heat, both water stress and flood risk, extreme weather events, ecological and biodiversity loss, soil erosion and loss of nutrients, and so on. Vulnerable groups and areas would need to be identified, considering the lifetime of potential development.	Sheffield Climate Alliance; Natural England
Carbon neutrality is not necessary - carbon dioxide is not the cause of climate change; other gases are more harmful	1 individual
Climate mitigation needs action and policies relating to reducing emissions, promoting carbon sinks, improving energy efficiency, and providing low and zero-carbon energy supplies.	Sheffield Climate Alliance

Comments about the zero carbon 2030 target

Comment / Issue	Respondent
Unclear whether we are 'working towards' zero carbon by 2030 or to be zero carbon by 2030	Sheffield and Rotherham Wildlife Trust; and 1 individual
Need a firm commitment to be zero carbon by 2030	Sheffield and Rotherham Wildlife Trust; Sheffield Green City Partnership; and 2 individuals
2030 is unrealistic - should be 2040 to 2050	1 individual
Sheffield should aim to reduce carbon emissions in line with the national strategy rather than ahead of it	1 individual

Comment / Issue	Respondent
Move towards net zero needs to take account of the impact of changes on people's lives - more work needed on how to facilitate the transition to new ways of living and working	2 individuals
Carbon offsetting should be a last resort - wherever possible carbon reductions should be made in Sheffield	Sheffield Green City Partnership
Lack of action risks carbon zero target of 2030 not being achievable	1 individual
Not ambitious enough	Sheffield Climate Change Alliance; and 1 individual
Having a tougher target of 2030 disadvantages the city compared to other areas	1 individual
Having a zero carbon city will destroy the economy	1 individual
Unclear what this actually means for the people of Sheffield / lacks substance	2 individuals
To deliver zero carbon vision need strong policies avoiding any ambiguity.	1 individual
Difficult to assess if the zero carbon vision is deliverable as no policies submitted at this stage.	Sheffield and Rotherham Wildlife Trust; and 1 individual
Target is unrealistic	Hallam Land Management; and 3 individuals
Exclude high tech energy intensive industry from meeting zero carbon targets	1 individual
Is it net zero carbon (offsetting) or zero carbon? Is the aim to be net zero by 2030 on the way to being zero carbon?	CPRE, the countryside charity
The University are directly involved with research and assessment of renewable energy and carbon capture for example the new TERC (Translational Energy and Research Centre) which will provide facilities to develop low carbon technologies. This is demonstrative of future technology investments being made by the key institutions of the City.	The University of Sheffield

Making Sheffield zero carbon - energy generation / energy efficiency

Comment / Issue	Respondent
Increase renewable energy generation	Sheffield & Rotherham Wildlife Trust; and 4 individuals
The target for 10% of energy needs in development to be met by renewables is too low	Sheffield Green City Partnership
A levy could be applied to developers who don't provide evidence of how renewable energy requirements will be met	Sheffield Green City Partnership
The wind energy study needs updating to reflect changed public perceptions and new technology	Sheffield Green City Partnership
Council should adopt the highest environmental and energy standards for new homes	Dore Neighbourhood Forum; and 1 individual
Focus on renewable energy in new housing e.g. solar panels, wind turbines. Consider energy use. Also rainwater harvesting and ground source heat pumps / good insulation	Five Rivers Cohousing; Hunter Archaeological Society; Sheffield & Rotherham Wildlife Trust; Caroline Turner; Owlthorpe Fields Action Group; Unite the Community Sheffield Branch; DT Systems; Friends of Hollin Busk; and 10 individuals
Take advantage of Peak District for supply of wind and hydro-electric power	Five Rivers Cohousing; Hunter Archaeological Society; Sheffield & Rotherham Wildlife Trust; Owlthorpe Fields Action Group; Unite the Community Sheffield Branch; and 7 individuals
Trial hydrogen heating through existing gas pipes	1 individual
Explore geothermal energy sources	1 individual
Encourage community energy projects	1 individual
Don't over promote connection to CHP - it isn't green or sustainable	Cadenza
Promote use of hydrogen and nuclear power	1 individual
Public buildings should be more energy efficient, but this requires funding	1 individual

Making Sheffield zero carbon - housing design / density

Comment / Issue	Respondent
Build high density green housing developments (as in other countries) including the City Centre	4 individuals
Build high density housing (but conditional on provision of sufficient outdoor space / green infrastructure)	Bradfield Parish Council; Rivelin Valley Conservation Group; and 3 individuals
Have a denser City Centre so more homes can use the district heating network	1 individual
New houses should be eco-friendly, well insulated and built using recycled materials	2 individuals
Host a zero carbon housing development	Sheaf and Porter Rivers Trust
All new buildings should achieve net zero or negative CO2 emissions	Jasmin Morley
Future policy needs to be based on understanding how development in different locations can respond to environmental impacts	Newett Homes

Making Sheffield zero carbon - spatial strategy / reducing the need to travel

Comment / Issue	Respondent
Compact city / focus on City Centre	Tom Froggatt; Alex Price; Duncan Froggatt; Tim Dawson; Friends of Hollin Busk
Maintain a compact city and avoid the city spreading to the west	Dore Neighbourhood Forum; Paul Johnson
Concentrate development in the centre of the city to avoid having to invest in active transport infrastructure in suburban areas	2 individuals
Develop in locations close to the City Centre where public transport, walking and cycling can be used as forms of transport	2 individuals

Comment / Issue	Respondent
By focusing on regeneration of the city	1 individual
Provide local facilities and jobs near to where people live	Friends of Hollin Busk; and 1 individual
Only develop in sustainable locations close to facilities & public transport	1 individual
Development in locations accessible by public transport	Junction 34 Ltd;
Children should attend schools near where they live	1 individual
Encourage home working	1 individual

Making Sheffield zero carbon - Green Belt

Comment / Issue	Respondent
Build on underutilised land in the urban areas and protect the Green Belt	2 individuals
Build only on brownfield and protect the Green Belt	2 individuals
Don't build on the Green Belt	5 individuals
Green Belt development will impact locally on carbon dioxide levels	1 individual
Acknowledge that suburban sprawl contributes to carbon emissions	1 individual
Some sites on the periphery of the urban area may be more sustainable than some previously developed sites. Support for development of such sites will reduce the pressure on more sensitive greenfield land.	Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Bawtry Road Plot Owners and Committee Members; and 5 individuals

Making Sheffield zero carbon - reuse of brownfield sites / existing buildings

Comment / Issue	Respondent
Reuse former retail and office locations	1 individual
Regenerate former retail areas in City Centre	1 individual
Developing derelict /brownfield sites closer to the city centre will reduce the need to travel	1 individual
Ensure the plan takes account of the role and importance of heritage assets including historic buildings in relation to environmental sustainability, specifically around reuse of buildings and flooding.	1 individual
Focus on maximising the use of previously developed and underused urban land, particularly undeveloped UDP Housing Policy Areas.	Cinnamon Group and Charterpoint Senior Living, Inspired Villages
Focus more on making best use of existing assets (including historic buildings), reducing the use of materials, re-using existing materials and recycling materials	Hallamshire Historic Buildings; Joined Up Heritage Sheffield

Making Sheffield zero carbon - existing housing stock

Comment / Issue	Respondent
Retrofit existing housing stock / buildings	Rosalind Dean; National Trust; CPRE, the countryside charity; and 5 individuals
SCC should impose requirement for higher EPC ratings on private rented properties	1 individual

Making Sheffield zero carbon - transport - general comments

Comment / Issue	Respondent
Segregate different types of road user	1 individual
Give greater priority to non-car travel	1 individual
Reduce car transport by promoting alternatives (electric scooters, car sharing schemes, leaflet all households with	1 individual

Comment / Issue	Respondent
bus /tram timetables, new fleet /retro fitting of cleaner bus engines)	
All freight to be moved by rail	DT Systems
Will be difficult to change people's habitats from driving to using public transport /active travel	1 individual
All plans should deal with the impact of aviation on climate change	1 individual

Making Sheffield zero carbon - car use / parking

Comment / Issue	Respondent
Congestion charge - central area	1 individual
Low traffic neighbourhoods	Love Wincobank Campaign; and 2 individuals
Do not expand suburban commuter traffic	1 individual
Exclude petrol and diesel vehicles from the City Centre	1 individual
Provide more car free zones across the city	1 individual
Car sharing needs to become the social norm.	1 individual
Cheaper Park and Ride	2 individuals
Larger Park and Ride car parks	1 individual
Make city centre a no car zone and run shuttle buses from P+R areas	1 individual
Provide new residents with an annual travel pass as part of the house purchase deal	1 individual
Reduce vehicle trips to the City Centre	1 individual
Extend area for proposed clean air zone	3 individuals
Include ban on cars around schools	2 individuals
Include private vehicles, SUVs should be charged more in the clean air zone proposals	3 individuals
Limit car parking in the City Centre	3 individuals
Introduce parking permit zones across the city	2 individuals

Comment / Issue	Respondent
Have weekly car free days in the city	1 individual
Fast track traffic neighbourhoods throughout the city	1 individual
Fine cars that idle	1 individual
Fine vehicles that are heavy pollution emitters	1 individual
Better road management to reduce congestion /improve air quality	1 individual
Encourage car-pools	1 individual
Reduce car usage	1 individual
Ban advertising of cars on billboards	1 individual
Use workplace parking levy and congestion charge powers, funds raised can contribute to emergency transport policies	1 individual

Making Sheffield zero carbon – active travel

Comment / Issue	Respondent
Pedestrianisation in the City Centre	1 individual
Pedestrianisation generally	Unite the Community Sheffield Branch; and 2 individuals
SCC needs to make sure developers use most up to date design standards for active travel infrastructure	1 individual
More emphasis on active travel	9 individuals
More cycleways /networks across the city	6 individuals
Emphasis on promoting cycling is unrealistic given Sheffield's hills	1 individual
Sheffield and Tinsley Canal can offer attractive walking and cycling route linking leisure and employment to surrounding communities.	Canal & River Trust
Massively encourage cycling - subsidise businesses to get e-bikes, cargo bikes and specially adapted cycles for families and disabled people.	1 individual

Comment / Issue	Respondent
Ensure land uses such as homes, schools, shops, jobs, relevant community facilities and open space are mixed, so all facilities are within a comfortable walking distance (generally within 800m) and a broader mix within 5km cycling distance	Sport England
Support small independent businesses so people are encouraged to shop locally rather than travel	1 individual

Making Sheffield zero carbon - public transport

Comment / Issue	Respondent
Electrification of rail lines including Midland Main Line	2 individuals
Extension or improvements to the tram network	Friends of Dore and Totley Station; and 5 individuals
Improved public transport	Bradfield Parish Council; Nether Edge Neighbourhood Group; Unite the Community Sheffield Branch; and 7 individuals
Make public transport the top priority and active travel after that	1 individual
Cheaper or free public transport	DT Systems; and 3 individuals
More reliable buses	1 individual
Buses need to go electric	1 individual
Introduce 'train-taxis' (as in Netherlands) - taxis wait 10 mins to take passengers to a particular location	1 individual
Improve public transport links from Sheffield train station to the AMID.	The University of Sheffield
Ensure there are good public transport links between homes and jobs and consider the impact of Covid-19 on travel patterns.	The University of Sheffield

Making Sheffield zero carbon - electric / hydrogen vehicles

Comment / Issue	Respondent
Provide facilities for /use of electric vehicles	Friends of Dore and Totley Station; Unite the Community Sheffield Branch; and 10 individuals
Electric vehicle charging points in all developments	Sheffield & Rotherham Wildlife Trust; and 2 individuals
Provision of electric solar powered vehicles for disabled people	1 individual
Incentivise people to buy and use electric cars	1 individual
Trial use of hydrogen vehicles	Unite the Community Sheffield Branch; and 1 individual
Use electric vehicles for local deliveries	DT Systems; and 1 individual
Encourage use of electric scooters in city centre	1 individual

Making Sheffield zero carbon - greenspace / biodiversity

Comment / Issue	Respondent
Protect greenspace	Wincobank Hill Connects; and 3 individuals
Provide more greenspace /urban parks	Unite the Community Sheffield Branch; and 8 individuals
Protect / manage trees	Wincobank Hill Connects; The University of Sheffield; and 2 individuals
More trees and hedgerows	Hunter Archaeological Society; Owlthorpe Fields Action Group; and 6 individuals
Ecological restoration	2 individuals
Need to address biodiversity emergency as well as climate emergency	Sheffield Climate Alliance; and 2 individuals
Set out an approach for contributing to the shift to a circular economy, support rewilding and generate mini forests.	1 individual
Provide street trees and trees in development to create shade / counter urban heat island	National Trust; Sheffield & Rotherham Wildlife Trust; Sheffield Climate Alliance; and 1 individual

Comment / Issue	Respondent
Delivering zero carbon must not be at the expense of biodiversity (e.g. tree planting should not destroy other habitats)	Peak District National Park Authority
Carbon off-setting has a role e.g. peatland restoration, woodland restoration and woodland creation.	National Trust; Sheffield & Rotherham Wildlife Trust
Include reference to natural capital e.g. biodiversity enhancement.	National Trust
Plant meadow flowers on grass verges and inner-city gardens	1 individual
Improve wildlife habitats	1 individual
More ambition in relation to outdoor city strategy	1 individual
Tree-planting on brownfield land that is unsuitable for development	1 individual

Making Sheffield zero carbon - general design considerations

Comment / Issue	Respondent
Provide canopies on streets to provide shade and to provide more solar PV	1 individual
Sustainable construction methods / zero carbon standards / eco-house design / Modern Methods of Construction (MMC)	Five Rivers Cohousing; Motspa; Owlthorpe Fields Action Group; and 7 individuals
Provide green walls /roofs	1 individual
Minimise use of concrete in new developments	1 individual
Building to higher standards is more economical than retrofitting buildings	Sheffield Green City Partnership

Making Sheffield zero carbon - food production

Comment / Issue	Respondent
Locally source as much food and materials as possible	Sheffield Climate Alliance; and 4 individuals
Make it compulsory to provide a fruit tree in every new garden	1 individual
Encourage permaculture ethics and principles	Friends of Burngreave Cemetery
Retain agricultural land for sustainability / proximity to supply chains	Sheffield Climate Alliance; and 1 individual
Existing agricultural land in Green Belt should not be developed	2 individuals
Ban use of glyphates	1 individual
Ensure local food production supplies all council owned buildings and promote its use widely in the city	1 individual

Making Sheffield zero carbon - waste management /recycling

Comment / Issue	Respondent
Reduce waste	Sheffield Climate Alliance; and 1 individual
Reduce the amount of waste going to landfill by building more incinerators	1 individual
Consider how to deliver extended district heating to new city centre developments so costs shared	1 individual
More access to recycling	2 individuals
Better doorstep recycling of plastics	1 individual

Making Sheffield zero carbon - natural resources

Comment / Issue	Respondent
Improve water quality	1 individual
What does 'make use of natural resources' mean?	Owlthorpe Fields Action Group
What minerals are to be extracted?	1 individual

Comment / Issue	Respondent
Mandatory flexible use of buildings e.g. schools, football grounds	1 individual
Natural resources could be combined with the third bullet / objective, given that Sheffield's precious natural resources include water, air and soil. Natural resources would also cover mineral assets so the third bullet / objective could also incorporate the fourth, though it's not clear how this relates to climate change e.g. is it about mineral extraction and mineral sourcing from outside Sheffield?	Sheffield Climate Alliance
No fracking	Wincobank Hill Connects
Objectives should include climate mitigation, resilience to climate change, and natural resources.	Sheffield Climate Alliance

Making Sheffield zero carbon - flood risk

Comment / Issue	Respondent
Measures to deal with flood risk / flood resilience	Sheffield Climate Alliance; Bradfield Parish Council; Sheffield Futures; and 4 individuals
Take account of any potential flooding	Junction 34 Ltd; Rivelin Valley Conservation Group; and 2 individuals
Flood storage land	1 individual
Sustainable urban drainage and green roofs	Sheffield & Rotherham Wildlife Trust
Water resources is broader than just water resources – it should encompass all habitats.	Sheffield and Rotherham Wildlife Trust
Support the identified need to protect open land from development where it is needed to store water during times of flood. As well as land needed to store water, a whole catchment approach needs to be brought into the plan, including natural flood management upstream as well as down and strong policies on SUDS and peatland	Sheffield and Rotherham Wildlife Trust; National Trust

Comment / Issue	Respondent
restoration, woodland restoration and woodland creation can mitigate flood risk	
SCC needs to work with partners to implement full range of defence measures from pocket parks to tree planting	1 individual
Avoid building on green space - can increase flood risk	1 individual
Don't build in areas where flooding can occur	1 individual
Add wording: There is, however, more to do and it is important to take account of the likelihood (please insert /consider 'and consequences')	Environment Agency
In some areas, it might also mean protecting open land from development where it is needed to store water during times of flooding.	Environment Agency
Flood risk is underplayed on Page 20, it only mentions the 2007 flood and omits other events and /or surface water issues. There's an opportunity here to present the river corridors as part of the solution to urban heat islands that you mention on page 2.	Environment Agency
Explicitly support the water Framework Directive objectives in relation to Good Ecological Status and Potential.	Environment Agency

Making Sheffield zero carbon - other comments

Comment / Issue	Respondent
All planning applications should be independently environmentally audited	1 individual
Exhortation may assist in getting householders to come on board but may need some form of financial incentive.	1 individual
Protect existing industries	1 individual
Minimising pollution - it needs to stop and reverse the damage caused by pollution.	Sheffield and Rotherham Wildlife Trust
Reduce imports from abroad	2 individuals

Comment / Issue	Respondent
Limit Sheffield's population to 500,000	1 individual
Carbon capture - just dumping carbon out of sight leaving problems for the future	1 individual
Should the total carbon cost of a development including construction and maintenance be included in carbon emission activities?	1 individual
The exclusion of carbon from imports may lead to a perverse incentive to import rather than source more locally.	1 individual
Penalise enterprise that emit high greenhouse gases	2 individuals
Reduce air pollution including support and advice to businesses and agencies on how they can reduce pollution	3 individuals
Allow for off-setting projects as part of sustainable development	J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Ackroyd and Abbott Ltd, Avant Homes, The University of Sheffield

7. Comments on Aim 3: Thriving neighbourhoods and communities -

Summary of the main points raised:

- Developers reasoned for a higher housing target to support economic growth
- Many respondents felt housing targets should be set locally
- Questions about the impact of Covid-19 and Brexit on housing need or type of housing required
- Additional opportunities suggested for housing in City Centre due to shop and office closures
- 42% agreed that we should adopt minimum space standards. Similar levels of support for provision of lifetime homes
- Some favoured more generous and more ambitious space standards
- Land for self-builders – general support for provision in all areas; brownfield sites favoured
- Some (26%) disagreed with adopted space standards citing viability concerns
- Gypsy and traveller sites – support for access to local services; integration or separation from residential areas

Q5a: Do you agree that the annual housing requirement figure in the Sheffield Plan should be the same as the housing need figure calculated by the Government? Q5b: Please explain your answer.

Response	Number of responses	Overall %	Respondents
Agree	24	11.32%	Miriam Cates MP, CPRE, the countryside charity, Dore Neighbourhood Forum, Friends of Dore and Totley Station, Friends of Sheaf Valley Park and 19 individuals
Conditionally Agree	42	19.81%	Councillor Andy Bainbridge, Aylward Town Planning Ltd (On behalf of Derwent Group), Barton Willmore (On behalf of Hague Farming Ltd), Cadenza Architecture

Response	Number of responses	Overall %	Respondents
			+ Design, Dore Neighbourhood Forum Steering Group, DTSystems, Friends of Hollin Busk, Knight Frank (On behalf of Girls' Day School Trust), Love Wincobank Campaign, Martyn Gregory Wealth Management Ltd, Patriot Games Ltd, Peak District National Park Authority (Planning Service), Sheffield Futures, Tangent Properties and 28 individuals
Disagree	97	45.75%	Councillor Simon Geller, ADAS (On behalf of Motspa Holdings Ltd), Bolsterstone Community Group, DLP Planning Ltd (On behalf of Ackroyd and Abbott Ltd), DLP Planning Ltd (On behalf of Arthurs Skips), DLP Planning Ltd (On behalf of Avant Homes), DLP Planning Ltd (On behalf of Baco Developments Ltd), DLP Planning Ltd (On behalf of Barratt David Wilson Homes), DLP Planning Ltd (On behalf of Bawtry Road Plot Owners and Committee Members), DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), DLP Planning Ltd (On behalf of Ground Residential Properties Ltd), DLP Planning Ltd (On behalf of Hallam Land Management), DLP Planning Ltd (On behalf of HFT Ltd), DLP Planning Ltd (On behalf of Hollis's Hospital), DLP Planning Ltd (On behalf of Inspired Villages), DLP Planning Ltd (On behalf of J F Finnegan Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Taylor Wimpey (Yorkshire)), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of The University of Sheffield), DLP Planning Ltd (On behalf of Zedra Trust Company (UK)), Friends of the Porter Valley, Friends of Waterthorpe Park, Friends of Wincobank Hill, Johnson Mowat Planning Ltd (On behalf of an individual), Lichfields (On behalf of Commercial Estates Group), Loxley Valley Protection Society, Nether Edge Neighbourhood Group, NJL Consulting (On behalf of Aberdeen Standard Investments), Owlthorpe Fields Action Group, Quod (On behalf of Berkeley DeVeer Ltd), Rivelin Valley Conservation Group, Sheaf & Porter Rivers Trust, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sigma Planning

Response	Number of responses	Overall %	Respondents
			Services (On behalf of Hallam Land Management), Spawforths (On behalf of RecyCoal), Spawforths (On behalf of Strata Homes), Unite the Community Sheffield branch and 52 individuals
Neither Agree nor Disagree	49	23.11%	Five Rivers Cohousing Company Ltd. Sheffield, Forestry Commission, Friends of Burngreave Cemetery, Hunter Archaeological Society, MASKK, Quod (On behalf of British Land Company plc), Sheffield & Rotherham Wildlife Trust, Sport England and 41 individuals
Grand Total	212	100.00%	

Q5b: Overall housing need and requirement - methodology issues

Comment / Issue	Respondent
The requirement should be higher to reflect the economic growth ambitions of the City and wider city region expressed in the SEP	Strata Homes; RecyCoal; Aberdeen Standard Investments; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Derwent Group; Hartwood Estates; Crossways Commercial Estates Ltd, Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, Cinnamon Group and Charterpoint Senior Living, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Inspired Villages, Bawtry Road Plot Owners and Committee Members, The University of Sheffield, Barratt David Wilson Homes; and 10 individuals
Revisit out of date evidence relating to the uplift required to account for economic growth	Hague Farming Ltd

Comment / Issue	Respondent
Provide alternative analysis that the annual figure should be 2,275 dwellings per annum	Commercial Estates Group
The Standard method does not produce a housing requirement figure - PPG allows alternative approaches	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Home Builders Federation
Support use of the standard methodology but unclear whether the 40,000 homes is a baseline figure or whether it also takes account of economic growth aspirations and the need for affordable housing	Derbyshire County Council
Does the Government figure project growth in the city? If not (using recent population data) you should exceed it.	1 individual
Government requirement (40,000) should be a minimum	Hallam Land Management; Tangent Properties; Girls Day School Trust; Aberdeen Standard Investments; Berkeley DeVeer; Motspa; Rise Management; Hague Farming Ltd; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Hartwood Estates; Newett Homes; Home Builders Federation, Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, Cinnamon Group and Charterpoint Senior Living, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Inspired Villages, Bawtry Road Plot Owners and Committee Members, The University of Sheffield, Barratt David Wilson Homes; and 8 individuals
Depends how accurate the Government calculation is for Sheffield	1 individual
Local priorities may stifle development through NIMBYism so some guidance from central Government is necessary	1 individual
Take account of most up to date evidence	1 individual

Comment / Issue	Respondent
2,185 homes p.a. is lower than average recent delivery and would not represent a significant boost to supply as per the NPPF objective	Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, Cinnamon Group and Charterpoint Senior Living, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Inspired Villages, Bawtry Road Plot Owners and Committee Members, The University of Sheffield, Barratt David Wilson Homes; and 5 individuals
Use of household /population projections	Bradfield Parish Council
Link the housing requirement to a population strategy	1 individual
Sheffield and the UK are already overpopulated. Continued growth of the population in the UK is unsustainable. Overpopulation issue needs to be addressed.	1 individual
Needs to be higher to address affordable housing need	Rise Management; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Newett Homes, Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, Cinnamon Group and Charterpoint Senior Living, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Inspired Villages, Bawtry Road Plot Owners and Committee Members, The University of Sheffield, Barratt David Wilson Homes; and 7 individuals
Housing targets should be set locally (by the Council) / Can the Plan define housing types to be built within each area? / Government should leave this to local people	Sheffield Green Party Ecclesall Ward; Sheaf and Porter Rivers Trust; Bolsterstone Community Group; Rivelin Valley Conservation Group; Nether Edge Neighbourhood Group; Unite the Community Sheffield Branch; Friends of Hollin Busk;

Comment / Issue	Respondent
	Wincobank Hill Connects; Access Liaison Group; and 25 individuals
Government calculations may at times be too constrictive for local needs	1 individual
Government figures probably provide a good starting point for planning	1 individual
Question basis of the 40,000 homes over 15 years - the current Government figure equates to a requirement of 32,000 homes. Only 26,000 homes would be required under the new proposals from Government	Sheffield Green Party
Insufficient information is presented to assess whether this represents a real need. For instance, how many homes are unoccupied?	1 individual
The requirement should reflect the availability of brownfield land for housing development	2 individuals
Support for Sheffield meeting all its own housing needs within the district	Derbyshire County Council
The requirement should reflect land availability	1 individual
Requirement should be higher to meet true level of needs and allow for flexibility	Hallam Land Management; Newett Homes; and 1 individual
The requirement needs to be higher to ensure delivery of family housing, older people's housing and meet the needs of students.	Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, Cinnamon Group and Charterpoint Senior Living, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Inspired Villages, Bawtry Road Plot Owners and Committee Members, The University of Sheffield, Barratt David Wilson Homes; and 5 individuals

Comment / Issue	Respondent
Enough homes should be provided to avoid people having move to surrounding areas and commute into Sheffield	1 individual
Consider the ageing population and reducing birth rates	1 individual
Needs to consider specific accommodation types to meet local needs	Cadenza
Can't just apply Gov targets - different places have different priorities	2 individuals
The requirement should take account of the impact of Covid-19 /Brexit on the economy	Dore Neighbourhood Forum; Wincobank Hill Connects; Friends of Loxley Valley; and 6 individuals
Requirement should not undermine the city's green city reputation / should not involve building on greenspace /Green Belt	4 individuals
The requirement should be limited by the city's unique geography	1 individual
Scepticism about the growth assumptions - particularly the relationship between jobs growth and housing growth	1 individual
Take account of the Government's new housing assessment of 1,733 dwellings per year, or 31,200 for 2020-2038	Peak District National Park Authority; and 2 individuals
Don't take account of the Government's proposed changes to LHN as this is too low, will not fully meet needs including for family and older people's housing, and likely to be changed following consultation	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Hartwood Estates, Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, Cinnamon Group and Charterpoint Senior Living, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Inspired Villages, Bawtry Road Plot Owners and Committee Members, The University of Sheffield, Barratt David Wilson Homes; 7 individuals

Comment / Issue	Respondent
Consider how housing can be more dense and still meet elderly /disabled needs	1 individual
It should be the same	3 individuals
Include / need more affordable housing	Patriot Games Ltd; CPRE, the countryside charity; and 1 individual
New housing needs to be flexible	1 individual
If green sites are protected	2 individuals
The requirement should not be higher than the Government figure if it risks loading more development onto the Green Belt	Peak District National Park Authority
Using the standard approach to the calculation is sensible / appropriate	Friends of Sheaf Valley Park; and 3 individuals
Mistrust of the Government's figures	Friends of Waterthorpe Park; and 6 individuals
CPRE research shows Government figures are overestimates. Requirement in Sheffield Plan should be lower than them.	1 individual
It should be less because there are empty homes that should be used	Friends of the Porter Valley
Take account of current number of empty properties	3 individuals
Review figure in light of proposed changes to the Planning system i.e. it might be lower	Owlthorpe Fields Action Group; Sheffield and Rotherham Wildlife Trust; and 1 individual
The need is likely to change during the Plan period	1 individual
Government housing need figure does not distinguish between different types of housing	Sheffield Green Party
Too much student accommodation at the expense of affordable housing	Sheffield Futures
The requirement is equal to the need set out in the Housing Technical Note	CPRE, the countryside charity

Comment / Issue	Respondent
The eventual housing requirement adopted in the Local Plan should be a minimum and not be used to restrict housing development on suitable underused urban land.	The Trustees CJ Sellars and JE Sellars
The housing requirement should take account of student accommodation needs over the plan period to ensure the ongoing success of Sheffield as a university city.	The University of Sheffield
A lower housing requirement risks talented young people being unable to access appropriate housing and leaving the area which has implications for the economy	The University of Sheffield

Overall housing need and requirement - land supply issues

Comment / Issue	Respondent
Free up housing used for student accommodation; this would reduce number of new homes needed.	1 individual
Conversions of shops and offices averages more than 500 /year. Has this been considered in the assessment of 40,000 dwellings? The retail and office sectors are likely to decline in the city centre	2 individuals
Funds from Council house sales should be reinvested to build new Council housing	DT Systems
Need to consider where new housing should be - there is not enough brownfield	1 individual
Need to prevent housing from being converted to other uses	1 individual
Encourage people to take in lodgers	1 individual
Work with the NHS to support sexual health awareness to ensure every child is chosen not a mistake	1 individual
Option A would be the most sustainable approach to delivering housing in the city	1 individual
Build higher densities within or near to city centre	1 individual

Comment / Issue	Respondent
Encourage people to take lodgers into their homes	1 individual
Ensure we avoid building in flood risk areas	1 individual
Ensure the city's housing and residential areas are fit for the future in the face of the need to tackle climate change.	Sheffield Climate Alliance
Need to be careful numbers don't create an imbalance between green space and space between housing areas	1 individual
Not at the expense of the Green Belt or suburban character	4 individuals

Q6: How should the Sheffield Plan respond to the housing needs of specific groups? (Examples include people on low incomes, first time buyers, older people, self-builders and people with mobility problems)

General comments about mix

Comment / Issue	Respondent
Provide a mix of housing	Hunter Archaeological Society; Patriot Games Ltd; DT Systems; Friends of Hollin Busk; Sheffield Liberal Democrats; Sheffield Green Party; and 17 individuals
Provide a mix of housing types across the City Centre and on brownfield sites in other areas	1 individual
A mix of homes should be built to reflect the evidence from each of the city's housing market areas	1 individual
Provide a mix of housing types in existing urban areas	1 individual
Vary requirements according to priorities in different locations based on evidence	Newett Homes; and 1 individual
Some specialist provision may be needed	1 individual
The Issues and Options document usefully outlines housing needs in different parts of the city	Peak District National Park Authority; and 1 individual
Social mobility requires a different approach - not more of the same in affluent / less-affluent areas	1 individual

Comment / Issue	Respondent
Deliver through overall housing requirement	Derwent Group; and 1 individual
Create mixed communities with community centres, communal green spaces, to encourage social interaction & support across all age groups	1 individual
Provide higher density housing in central areas of the city	Friends of Sheaf Valley Park; and 2 individuals
Build high rise flats in the Central Area (though not suitable for all households)	1 individual
Provide more gentle density	1 individual
Allocate greenfield sites to deliver a wide mix of housing	Motspa; and 1 individual
Increase overall housing supply to ensure affordable homes are delivered	Hallam Land Management; Home Builders Federation; and 1 individual
Increase supply in areas of identified need and high market demand	1 individual
Build the right types of homes in the right places to meet genuine demand (not where developers choose to build for maximum profit)	2 individuals
Provide a better mix of housing - less single room flats and less four-bedroom detached houses.	1 individual
Student accommodation could also accommodate elderly residents	1 individual
Prevent developers from building flats on the best sites	1 individual
Improve housing quality	Sheffield & Rotherham Wildlife Trust; and 4 individuals
By adapting or utilising the existing stock	1 individual
Assess the need and demand for different types of housing by different groups and by location	6 individuals
Stock should be built where there is need, but also some stock to allow people in the in-demand housing to move on and free that existing stock up for people in the high demand groups.	1 individual
Innovate in terms of housing style, design and functionality	1 individual

Comment / Issue	Respondent
Strategic planning needs to take place at the neighbourhood level	Bradfield Parish Council; Rivelin Valley Conservation Group; and 2 individuals
Need to cater for people with local connections	Sheffield Green Party
Must address the need for housing for families	Sheffield Green Party
Provide homes for families with children (i.e. larger homes with gardens /communal outside space)	Bradfield Parish Council; Strata Homes
Only build apartments with 3 or more bedrooms	1 individual
New housing should cater for all needs	1 individual
Provision of a variety of sized housing	CPRE, the countryside charity; and 2 individuals
Agree minimum percentages are required to cater for all groups	Martyn Gregory Wealth Management Ltd

Housing for specific groups of people - homes for older people

Comment / Issue	Respondent
Provide range homes for older people (e.g. bungalows, retirement villages, sheltered accommodation communities)	Bradfield Parish Council; Strata Homes; RecyCoal; Motspa; DT Systems; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 15 individuals
Allocate deliverable, sustainable, appropriate sites to meet older people's needs recognising the evidenced high level of current and future demand and the different economics of such provision	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management;

Comment / Issue	Respondent
	Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals
Provide bungalows or flats suitable for older people	1 individual
Changes in the populations age profile will mean increased demand for fuel-efficient, easy-access, low-maintenance homes in pleasant surroundings specifically designed for elderly people. These should be in proximity to local facilities such as shopping centres.	1 individual
Increase mix of people (particularly age) in developments	1 individual
Build homes close to public transport and local facilities that are accessible for older and disabled people	1 individual
Concentrate housing in areas close to strong public transport links	1 individual
Sell off new build apartments as freehold and set up a reasonable resident /building committee structure	1 individual
Provide affordable housing for older people	Dore Neighbourhood Forum; Dore Village Society Committee; and 3 individuals
Provide transport and other infrastructure that supports disabled and older people	1 individual
May not be practical to build adapted housing for the elderly on the edge of the city - better to build on brownfield sites where their needs can be met	1 individual
Extra-care housing provision in Stocksbridge and Deepcar	1 individual
Provision of homes for down-sizers	Strata Homes; Dore Neighbourhood Forum; Dore Village Society Committee; and 1 individual
Ensure there is evidence to support requirements for older people's and adaptable housing	Home Builders Federation
Provide homes for down-sizers in the central areas of the city	1 individual

Comment / Issue	Respondent
Range of housing for older people - bungalows as well as flats	4 individuals
Creation of safer neighbourhoods - to attract older /vulnerable people	Bradfield Parish Council
Older people's and family housing needs are not reasonably likely to be met within inner city locations	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals
Downsizing and mobility in the home are key issues identified for older people	Cinnamon Group and Charterpoint Senior Living; Inspired Villages

Housing for specific groups of people - homes for disabled people

Comment / Issue	Respondent
By ensuring that every development includes features that enable disabled people to buy or rent suitable properties	Access Liaison Group
Provide accessible /adaptable homes for disabled people	Bradfield Parish Council; Sheaf and Porter Rivers Trust; and 7 individuals
Build adaptable homes	3 individuals
Ground floor homes with better adaptations / lifts /ramps /railing for people with mobility problems / More mobility housing	Loxley Valley Protection Society; and 1 individual
The increased provision of adaptable homes for older people is supported	Derbyshire County Council
Provide affordable housing for older people in urban /suburban locations with access to open space / services	Sheffield & Rotherham Wildlife Trust; Wincobank Hill Connects

Comment / Issue	Respondent
Need more, affordable, mobility housing	Loxley Valley Protection Society; and 3 individuals

Housing for specific groups of people - starter homes

Comment / Issue	Respondent
Supply of 1-bed and 2-bed properties in Stocksbridge and Deepcar	1 individual
Provide starter homes and opportunities for down-sizing in Beighton	2 individuals
Need more starter homes	3 individuals
Provide a 1-bed and 2-bed homes, other than in medium and high rise developments	1 individual
Provide smaller, cheaper homes and /or apartments for younger people /first-time buyers	Bradfield Parish Council; Rise Management; and 4 individuals
More 1-2 bed homes /flats for younger adults & people on low incomes	1 individual
Housing for first time buyers should be high quality 'green homes' to ensure a good quality of life.	2 individuals

Housing for specific groups of people - housing for homeless people

Comment / Issue	Respondent
Provide housing for homeless people	1 individual

Housing for specific groups of people - affordable housing

Comment / Issue	Respondent
Provide / require more / prioritise affordable housing	Bradfield Parish Council; Strata Homes; RecyCoal; Rise Management; Sheffield & Rotherham Wildlife Trust; Bolsterstone Community Group; Friends of Dore and Totley Station; Dore Neighbourhood Forum; Dore Village Society Committee; Sheffield Futures; CPRE, the countryside charity; DT Systems; Loxley Valley Protection Society; Sheffield Liberal Democrats; Sheffield Green Party; Grenoside Conservation Society; and 25 individuals
Affordable housing should be integrated with market housing to create mixed communities	Sheffield Green Party
To assist cash flow, cash contributions towards affordable housing may be secured through (interest-bearing) deferred payments in appropriate cases	Sheffield Green Party
Most affordable housing should be social rented accommodation	Sheffield Green Party
Provide affordable family housing	3 individuals
Provide affordable housing for first time buyers	1 individual
By building affordable housing on derelict /brownfield sites	1 individual
Ensure the quality of affordable homes is as good as the market homes	Sheffield & Rotherham Wildlife Trust; and 1 individual
Providing sufficient affordable housing will require use of Council land, master planning, CPOs, Community Infrastructure Levy and Government funding	Dore Neighbourhood Forum; CPRE, the countryside charity

Comment / Issue	Respondent
Provide more affordable housing in Beighton	1 individual
Concur with the demand for smaller, more affordable homes for downsizers in Market Area 7 (South West)	Dore Neighbourhood Forum
Provide affordable housing in Ecclesall Ward	Sheffield Green Party Ecclesall Ward
Affordable housing should be in the City Centre or on Council estates	1 individual
Questions what we class as 'affordable'	MASKK
The Council should build affordable housing	Five Rivers Cohousing; Friends of Sheaf Valley Park; and 3 individuals
Council should require developers to set aside sites & funding for affordable homes	1 individual
Identify specific suitable sites with named developers for each category on a rolling year basis	1 individual
Affordable housing should be kept affordable in perpetuity. Building affordable housing in wealthy areas only benefits the first owner then price rises.	1 individual
There must be equality based spread of housing to enable access to affordable homes	1 individual
Affordable housing should be spread across the city and not just located in deprived areas	2 individuals
Where affordable housing is in poorer areas, residents should be given excellent schools and open spaces to make the areas a pleasure to live in.	1 individual
Built for rent to include affordable houses for buying	Nether Edge Neighbourhood Group; and 1 individual
Current threshold too low which means developers avoid it. A higher threshold (site size) would mean more AH delivered.	Cadenza; and 1 individual
Affordable housing targets should take account of viability as well as need	Strata Homes; RecyCoal; Aberdeen Standard Investments

Comment / Issue	Respondent
There is a shortfall of affordable housing delivery and a need for it to be delivered in locations that are currently not delivering much of the housing land supply	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals

Housing for specific groups of people - student housing /HMOs

Comment / Issue	Respondent
Provision of more student housing	Strata Homes; RecyCoal
Less student accommodation	4 individuals
Assess / consider need for student housing	The University of Sheffield; and 1 individual
Need to address the amount of multi-occupancy housing in the city - some is very overcrowded	1 individual
Support for control over HMOs in areas where there is a lack of diversity in the housing mix	Sheffield Green Party

Housing for specific groups of people – self-builders

Comment / Issue	Respondent
Provide land for self-builders	2 individuals
No need to provide for self-builders because they are indulgent	1 individual

Housing for specific groups of people - delivery mechanisms

Comment / Issue	Respondent
Use legal agreements / S106 to ensure developers provide appropriate housing	3 individuals
Specific groups need specific strategies	1 individual
The planning system is too weak to secure specific proposals on sites	Rivelin Valley Conservation Group
Support allocation of land for co-housing schemes and Community Land Trusts were advocated by local communities	Five Rivers Cohousing; Sheffield Green Party
Ensure requirements for specialist homes and affordable housing are tested to ensure viability / deliverability / don't over burden sites	Derwent Group; Aberdeen Standard Investments; Home Builders Federation
The Council should provide land and assist with assembly	Sheaf and Porter Rivers Trust
Council housing should be made available for all needs	Friends of Burngreave Cemetery
Identify & apply best practice models from other councils, voluntary sector, universities	1 individual

Housing for specific groups of people - family-sized housing

Comment / Issue	Respondent
Need larger homes for extended families - many people are extending properties	1 individual
Too many 4 / 5 bedroom properties	2 individuals
Strong evidence in SHMA and recent surveys for preference for homes (low rise) with access to private garden / terrace space as an indicator of home satisfaction.	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Planning permission for 4 and 5 bedroom houses on Owlthorpe Fields will not meet local housing need with most people in the area unable to afford them.	Owlthorpe Fields Action Group

Comment / Issue	Respondent
Support provision of more homes for large /extended families	Bradfield Parish Council

Housing for specific groups of people - other comments

Comment / Issue	Respondent
Redevelop low quality areas with higher density, quality, homes with access to transport and greenspace	1 individual
Should not be used as a reason to build on the Green Belt	1 individual
Plan needs to address tendency for people who don't live or work in Sheffield buying houses here.	1 individual
Plan needs to help those who do live and work in Sheffield to buy homes as a priority with grants and incentives e.g. first time buyers	1 individual
No specific response needed / treat everyone the same	1 individual
Provide ground floor parking beneath flats	1 individual
Promote projects in which young people refurbish homes, learning skills and then they occupy the homes	1 individual
Unrealistic to meet all needs across whole of city, but if areas are not a no go area then they should be allowed to develop naturally	1 individual
Need to ensure 'Issues & Options' proposals are clearly embedded in the Plan & SCC's management of planning applications	1 individual
Inclusion of all classes, ages, ethnicity, which are integrated into British values of society	1 individual
Make it mandatory to plant fruit trees in every garden in new housing	1 individual
Improve energy efficiency of housing	3 individuals
Provide quality low carbon homes for all	1 individual
Give more weight to local opinion	Friends of Waterthorpe Park

Mapping of housing market areas

Comment / Issue	Respondent
Map is incorrect. Area 9 is Beighton Ward not Area 10. Does this mean the housing requirements are the wrong way round?	Owlthorpe Fields Action Group; Dore Neighbourhood Forum

Q7a: Should the Sheffield Plan adopt the Government's minimum space standards for new homes? Q7b: Please explain your answer.

Response	Number of responses	Overall %	Respondents
Agree	91	42.13%	Miriam Cates MP, Councillor Andy Bainbridge, Councillor Brian Holmshaw, Aylward Town Planning Ltd (On behalf of Derwent Group), Bolsterstone Community Group, Bradfield Parish Council, CPRE, the countryside charity, Dore Neighbourhood Forum, Dore Neighbourhood Forum Steering Group, Dore Village Society Committee, DTSystems, Five Rivers Cohousing Company Ltd. Sheffield, Friends of Burngreave Cemetery, Friends of Dore and Totley Station, Friends of Hollin Busk, Friends of Sheaf Valley Park, Friends of the Porter Valley, Hallamshire Historic Buildings, Hunter Archaeological Society, Knight Frank (On behalf of Girls' Day School Trust), Love Wincobank Campaign, Loxley Valley Protection Society, MASKK, Owlthorpe Fields Action Group, Sheffield & Rotherham Wildlife Trust, Sheffield Green City Partnership, Unite the Community Sheffield branch and 64 individuals
Conditionally Agree	27	12.50%	Access Liaison Group, Friends of Waterthorpe Park, Friends of Wincobank Hill, National Trust, Nether Edge Neighbourhood Group, NJL Consulting (On behalf of Aberdeen Standard Investments), Patriot Games Ltd and 20 individuals
Disagree	57	26.39%	Barton Willmore (On behalf of Hague Farming Ltd), Cadenza Architecture + Design, DLP Planning Ltd (On behalf of Ackroyd and Abbott Ltd), DLP Planning Ltd (On behalf of Arthurs Skips), DLP Planning Ltd (On behalf of Avant Homes), DLP Planning Ltd (On behalf of Baco Developments Ltd), DLP Planning Ltd (On behalf of Bawtry Road Plot Owners and Committee Members), DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), DLP Planning Ltd

Response	Number of responses	Overall %	Respondents
			(On behalf of Ground Residential Properties Ltd), DLP Planning Ltd (On behalf of Hallam Land Management), DLP Planning Ltd (On behalf of HFT Ltd), DLP Planning Ltd (On behalf of Hollis's Hospital), DLP Planning Ltd (On behalf of Inspired Villages), DLP Planning Ltd (On behalf of J F Finnegan Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Taylor Wimpey (Yorkshire)), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of The University of Sheffield), DLP Planning Ltd (On behalf of Zedra Trust Company (UK)), Quod (On behalf of Newett Homes), Sheaf & Porter Rivers Trust, Sheaf and Porter Rivers Trust, Sheffield Civic Trust, Sheffield Futures, Sigma Planning Services (On behalf of Hallam Land Management) and 26 individuals
Neither Agree nor Disagree	41	18.98%	Councillor Simon Geller, ADAS (On behalf of Motspa Holdings Ltd), Forestry Commission, Martyn Gregory Wealth Management Ltd, Peak District National Park Authority (Planning Service), Quod (On behalf of Berkeley DeVeer Ltd), Quod (On behalf of British Land Company plc) and 34 individuals
Grand Total	216	100.00%	

Q7b: Housing space standards - comments supporting adoption of national standards

Comment / Issue	Respondent
Need high quality living spaces	Derwent Group
Deter development of very small bedsit /flats	Friends of Sheaf Valley Park; and 2 individuals
Essential to avoid exploitation by developers and to ensure a healthy living space for all.	1 individual
Small homes are bad for health; mental health	CPRE, the countryside charity; and 5 individuals

Comment / Issue	Respondent
Wish to see an end to very small "rabbit hutch" accommodation / concerned about small and subdivided buildings	Sheffield Liberal Democrats; Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Homes in the UK are the smallest in Europe /UK standards below international norms	3 individuals
The standards should be applied to all new developments including those under permitted development rights.	1 individual
Should be a legal requirement to meet the standards	1 individual
As an absolute minimum only	DT Systems
Especially for older people	DT Systems
All homes should, as a minimum, comply with Building Regulations Options Technical Standards Part M4(Category 2)	Access Liaison Group
Minimum standards should be met	Five Rivers Cohousing; and 4 individuals
Developers are building too many small homes and apartments	Sheffield Green City Partnership; and 1 individual
Houses are getting smaller	2 individuals
New flats built recently are too small	1 individual
Concerns about sub-standard accommodation in recently approved schemes	Sheffield Green Party
New houses currently being built are too small	1 individual
Some accommodation is too small to live in	1 individual
Concerned about the impact that homes below minimum space standards have on health and well-being	Sheffield Green Party
There must be a quality to the space and design of any new build. Otherwise Sheffield will become an uninspiring place to live.	1 individual
Will ensure new homes are fit for purpose / habitable	2 individuals
Need larger new build houses	Sheffield Futures; and 1 individual

Comment / Issue	Respondent
Pandemic has highlighted the need for more spacious homes with access to outdoor space	CPRE, the countryside charity; and 2 individuals

Housing space standards - comments not supporting adoption of national standards

Comment / Issue	Respondent
Need to consider impact of space standards on development viability	Strata Home; RecyCoal; Sheffield Property Association; Newett Homes
Provision of some homes below the minimum space standard helps provide homes for people on lower incomes	Strata Homes; RecyCoal; Home Builders Federation
Consider the impact of larger homes on density and land take	Strata Homes; RecyCoal; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals
The impact of higher space standards on density and site capacities	Strata Homes; RecyCoal; Sheffield Property Association; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals
Smaller homes meet some people's needs	Rise Management; Home Builders Federation

Comment / Issue	Respondent
Requiring minimum space standards will discourage housebuilders from Sheffield.	Cadenza
Younger people may tolerate less space	1 individual
These standards which should be standard	Hallam Land Management
Home builders know the market and deliver homes of sizes that people choose to buy	Home Builders Federation
The success of certain house types in different locations demonstrates demand and preference and therefore demonstrates the design quality that people want to buy	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals
People may only be able to afford smaller homes due to the effect of the pandemic on incomes	1 individual

Housing space standards - supporting standards above national standards

Comment / Issue	Respondent
Should be more generous than the Government's minimum standards	Sheffield Civic Trust; National Trust; Unite the Community Sheffield Branch; and 20 individuals

Housing space standards - other comments

Comment / Issue	Respondent
Larger homes provide more flexibility	Sheaf and Porter Rivers Trust; and 1 individual
Suggest using the old 'Parker Morris' standards	Sheaf and Porter Rivers Trust; and 1 individual
Space standards should be set locally	4 individuals

Comment / Issue	Respondent
There should be a transition period for the introduction of new space standards so developers can factor it in when purchasing land	Strata Homes; RecyCoal
An ideal target but students, young professionals and the elderly may need less space	1 individual
Needs to be provision of evidence to justify the introduction of the minimum space standards	Strata Homes; RecyCoal; Rise Management; Hague Farming Ltd; Newett Homes
Get the best achievable standards	1 individual
People with mobility issues need more spacious homes	1 individual
Space is important for good living conditions	2 individuals
Build 3-storey houses rather than 2-storey to provide more space	1 individual
The standards are not stated / as long as they are sufficient	Patriot Games Ltd; and 3 individuals
Standards should be in SPD not the Plan to enable flexibility if standards change over time.	Aberdeen Standard Investments
Standards must be applied flexibility to enable development of new forms of housing e.g. co-living	Aberdeen Standard Investments
If national standards are required there should be a degree of flexibility to allow for a wider range of products and reflect the different uses that occupants have for their homes	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals
Any standards should be flexible to allow for individual site circumstances, as with the South Yorkshire Residential Design Guide for example	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company

Comment / Issue	Respondent
	(UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals
A flexible approach is needed that reflects that specialist accommodation may not meet minimum standards, for example accommodation for older downsizers	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; Barratt David Wilson Homes; and 5 individuals
Cannot find relevant section in Aim 3 section of the Sheffield plan	Martyn Gregory Wealth Management Ltd
Poor space standards affect people's prospects, making it harder to home study or work from home and adds to the health and economic divide.	CPRE, the countryside charity
Include on sites in affluent areas and on sites with lower risk	1 individual
Housing should be lower density as this provides the space & private gardens that improve people's quality of life	1 individual
Plan for some houses to have bigger gardens	1 individual
Private outdoor space is important for mental well-being	1 individual
As long as standards are based on evidence to ensure that they provide adequate living space	1 individual

Comment / Issue	Respondent
Clive Betts MP not happy about small flats being built in his ward	1 individual
Don't know what the standards are. Standards should be good as per best practice	1 individual
Majority of families, especially those with children, do not want to live in 1 or 2-bed flats	1 individual

Q8a: Should all new homes be designed to be adaptable for lifetime use at minimal cost? Q8b: Please explain your answer.

Response	Number of responses	Overall %	Respondents
Agree	88	41.51%	Councillor Andy Bainbridge, Councillor Brian Holmshaw, Councillor Chris Rosling-Josephs, Access Liaison Group, Bolsterstone Community Group, Friends of Burngreave Cemetery, Friends of Dore and Totley Station, Friends of Sheaf Valley Park, Hunter Archaeological Society, Love Wincobank Campaign, Loxley Valley Protection Society, Martyn Gregory Wealth Management Ltd, MASKK, Patriot Games Ltd, Rivelin Valley Conservation Group, Sheaf & Porter Rivers Trust, Sheffield Futures, Sport England and 70 individuals
Conditionally Agree	38	17.92%	ADAS (On behalf of Motspa Holdings Ltd), Barton Willmore (On behalf of Hague Farming Ltd), CPRE, the countryside charity, Five Rivers Cohousing Company Ltd. Sheffield, Friends of Hollin Busk, Friends of Wincobank Hill, Hallamshire Historic Buildings, Joined Up Heritage Sheffield, NJL Consulting (On behalf of Aberdeen Standard Investments), Sheffield Civic Trust, Unite the Community Sheffield branch and 27 individuals
Disagree	51	24.06%	Aylward Town Planning Ltd (On behalf of Derwent Group), Cadenza Architecture + Design, DLP Planning Ltd (On behalf of Ackroyd and Abbott Ltd), DLP Planning Ltd (On behalf of Arthurs Skips), DLP Planning Ltd (On behalf of Avant Homes), DLP Planning Ltd (On behalf of Baco Developments Ltd), DLP Planning Ltd (On behalf of Bawtry Road Plot Owners and Committee Members), DLP Planning Ltd (On behalf of Ground Residential Properties Ltd), DLP Planning Ltd (On behalf of Hallam Land Management), DLP Planning Ltd (On behalf of HFT Ltd), DLP Planning Ltd (On behalf of Hollis's Hospital), DLP Planning Ltd (On behalf of Inspired Villages), DLP Planning Ltd (On behalf of J F Finnegan Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Taylor Wimpey

Response	Number of responses	Overall %	Respondents
			(Yorkshire)), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of The University of Sheffield), DLP Planning Ltd (On behalf of Zedra Trust Company (UK)), Sheaf and Porter Rivers Trust, Sigma Planning Services (On behalf of Hallam Land Management) and 25 individuals
Neither Agree nor Disagree	35	16.51%	Councillor Simon Geller, DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), DTSystems, Forestry Commission, Friends of the Porter Valley, Friends of Waterthorpe Park, Knight Frank (On behalf of Girls' Day School Trust), Nether Edge Neighbourhood Group, Owlthorpe Fields Action Group, Peak District National Park Authority (Planning Service), Quod (On behalf of Berkeley DeVeer Ltd) and 24 individuals
Grand Total	212	100.00%	

Lifetime Homes - comments supporting the requirement

Comment / Issue	Respondent
New build houses should automatically be able to be adapted for disabled people	Sheaf and Porter Rivers Trust; Sheffield Futures; and 1 individual
All new homes should be accessible to all	1 individual
Homes should be built for lifetime use whatever the cost	1 individual
All new homes should, as a minimum comply with the Building Regulations Optional Technical Standard Part M4(2)	Access Liaison Group
At least 10% of homes should be wheelchair accessible - a lot of Sheffield's housing stock is old and inaccessible	Access Liaison Group
All new homes should be accessible to visitors in wheelchairs and mobility scooters	Sheffield Green Party

Comment / Issue	Respondent
Strong and enforceable policies should be in place to ensure that there is a supply of wheelchair accessible housing in every area of the city	Sheffield Green Party
Where parking is provided, adequate priority for suitable spaces must be accessible to people with mobility needs and to mobility-impaired visitors. There should be storage for mobility scooters	Sheffield Green Party
All apartment complexes should be built with step-free access to all floors	Sheffield Green Party
New student accommodation should be adaptable to be converted if demand changes	Sheffield Civic Trust
Homes that can accommodate wheelchairs can also accommodate prams	1 individual
Will reduce future waste - demolishing & rebuilding	2 individuals
Enables people to stay in the same home throughout their lives and reduces inequality	5 individuals
Helps communities stay together	Hunter Archaeological Society; and 1 individual
Saves money for people because they must spend less money having to adapt homes	Friends of Sheaf Valley Park; and 3 individuals
Commendable to make homes adaptable for occupiers given cost of getting on property ladder in first place	1 individual
Needed to take account of ageing population	Motspa; and 1 individual
Should also apply to student accommodation	1 individual

Lifetime Homes - comments against the requirement

Comment / Issue	Respondent
Difficult to achieve	Bradfield Parish Council; Rivelin Valley Conservation Group; and 8 individuals
Majority rather than all (e.g. site constraints make it difficult to achieve)	Unite the Community Sheffield Branch; CPRE, the countryside charity; and 3 individuals
There would need to be clear evidenced justification to introduce this taking account of viability	Newett Homes; Home Builders Federation; Strata Homes; RecyCoal; Rise Management; Hague Farming Ltd
Technology and adaptations change - may not be necessary in the future	1 individual
Consider impact on viability	Derwent Group; Martyn Gregory Wealth Management Ltd; Hague Farming Ltd; and 1 individual
Depends on the initial cost	2 individuals
Poor quality materials are used which make future repairs expensive	1 individual
No, different household types don't all need the same thing	1 individual
No property can be designed to meet all needs	1 individual
Not appropriate for all new developments	2 individuals
Good idea but builders will reject it due to cost	1 individual
Why would you want to live in the same house all your life?	1 individual
Starter homes do not need this adaptability and it will make them less affordable	Cadenza
There may be a need for smaller homes for older and single people	1 individual
Needs of older and disabled people should be met through specialist housing not general needs	Hallam Land Management; Sheffield Property Association

Comment / Issue	Respondent
Provision of 'Lifetime' homes could have a negative impact on the market by discouraging downsizing	1 individual
This approach would be inefficient and lead to unimaginative design	Hallam Land Management
Changes in housing needs over time should be accommodated in the range of housing provided so that people can progress through the housing market appropriate to their requirements and preferences.	Baco Developments Ltd, Arthurs Skips, Limes Developments Ltd, The Trustees CJ Sellars and JE Sellars, Zedra Trust Company (UK), J F Finnegan Ltd, Taylor Wimpey (Yorkshire), Ground Residential Properties Ltd, Hollis's Hospital, Ackroyd and Abbott Ltd, Avant Homes, HFT Ltd, Hallam Land Management, Bawtry Road Plot Owners and Committee Members, The University of Sheffield; Barratt David Wilson Homes; 5 individuals
Residential care homes and purpose built older people's accommodation are designed and adapted specifically to meet the needs of the elderly community and hence are unlikely to require significant adaption. However a range of accommodation can meet changing needs over time.	Cinnamon group and Charterpoint Senior Living; Inspired Villages

Lifetime Homes - comments neither for or against the requirement

Comment / Issue	Respondent
Policies should secure flexible accommodation to provide for work and family growth	Sheffield Liberal Democrats
Also note that any long-term home must have sufficient storage space	2 individuals
Build big apartments to start with, then they won't need to be adapted	1 individual

Comment / Issue	Respondent
Might be possible for social housing	Cadenza
No they need to last many lifetimes. Much of the best housing in Sheffield is Victorian. They did not think short term.	1 individual
Majority of existing houses already fulfil this requirement.	1 individual
Get it right for longevity	Sheaf and Porter Rivers Trust; and 6 individuals
Level access should be obligatory	Five Rivers Cohousing
Deliver homes specifically designed for older / disabled people	Motspa
Ensure accessibility and amenity space	1 individual
Existing properties should be adapted to allow lifetime use	1 individual
Encourage reuse rather than replacement	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
As long as it provides value for money	1 individual
Need details on how easy this is & good examples of how it's done	1 individual
Should also include environmental future proofing - insulation / solar panels	1 individual
Focus on low carbon / non-fossil fuel developments	1 individual
As long as 'minimal cost' does not have environmental costs	1 individual
It might increase the cost of housing	1 individual
Agree in principle but without knowing the costs incurred to make all houses adaptable for lifetime use vs. cost of adapting them later it is difficult to give a valid answer to this question.	2 individuals

Comment / Issue	Respondent
Should promote downsizing for older people - mixed communities offers potential to 'swap' to smaller house but stay in community they know	1 individual
Flats are not lifetime homes - they encourage a fast turn-over of residents	1 individual

Q9: In which areas of the city should homes be provided for self-builders?

Suggested locations

Comment / Issue	Respondent
Provision supported in all /any parts of the city	Bradfield Parish Council; Sheffield Green Party Ecclesall Ward; Cadenza; Hallam Land Management; Five Rivers Cohousing; Motspa; Hunter Archaeological Society; Patriot Games Ltd; Martyn Gregory Wealth Management Ltd; DT Systems; Loxley Valley Protection Society; and 18 individuals
Support allocation of land for self-builders and cohousing schemes	Sheffield Green Party
In most areas	Friends of Sheaf Valley Park; and 1 individual
Anywhere where there are no planning objections	1 individual
Anywhere as long as scheme meets planning requirements	1 individual
Every developer given permission should be required to allocate space for self-builders	1 individual
As a percentage of large (over 100 properties) development sites	1 individual
No particular area should be identified	Unite the Community Sheffield Branch; and 4 individuals
Should be part of the overall plan, not separate from it	1 individual
On the eastern side of the city because more land is available there	Sheffield Green Party Ecclesall Ward
Wherever achievable opportunities / demand arises	Sheaf and Porter Rivers Trust; and 3 individuals
Everywhere, within reason	1 individual
Not the Green Belt, greenspaces or agricultural land	7 individuals
Near to other self-builders	1 individual

Comment / Issue	Respondent
In suburban areas	1 individual
In rural areas	2 individuals
Where people on the register have suggested preferred locations / where self-builders want to build	Hallam Land Management; and 4 individuals
Only on brownfield sites	Friends of Burngreave Cemetery; Sheaf and Porter Rivers Trust; Bolsterstone Community Group; Friends of Dore and Totley Station; Owlthorpe Fields Action Group; Wincobank Hill Connects; and 21 individuals
On brownfield sites but on other sites if they are a community of self-builders trying to build a sustainable community	1 individual
On derelict or underutilized land	3 individuals
Sites with vacant properties	1 individual
In the City Centre	4 individuals
On brownfield sites closer to the City Centre	1 individual
Anywhere except city centre	1 individual
On former industrial land	1 individual
Where social housing has been demolished	1 individual
Postcode areas S2, S3, S4	1 individual
Provide land at Chapeltown	1 individual
At Dore, Totley and Fulwood	1 individual
At Dore, Handsworth, Hillsborough	Sheffield Futures
Stocksbridge and Don Valley	1 individual
Don Valley	1 individual
Attercliffe	Wincobank Hill Connects; and 2 individuals
On infill sites	2 individuals

Comment / Issue	Respondent
Brightside	1 individual
Firth Park	1 individual
Fox Hill	1 individual
Parson Cross	1 individual
Shiregreen	Sheffield Futures; and 1 individual
Wincobank	1 individual
Bawtry Road (S01230)	Bawtry Road Plot Owners and Committee Members
Not the Green Belt	5 individuals
Not in wildlife areas	1 individual
Land parcel WSN-2-a	1 individual
Where there is good access to public transport	1 individual
In limited numbers in all areas to avoid too much low density development	CPRE, the countryside charity
Possibly on edge of city	1 individual
Close to infrastructure	1 individual

Land for self-builders - against making specific provision

Comment / Issue	Respondent
No need to provide land for self-builders / not required	5 individuals
The market should set this, unless land is in public ownership	1 individual

Land for self-builders - other comments

Comment / Issue	Respondent
More support /encouragement should be given to groups who want to self-build together	1 individual

Comment / Issue	Respondent
Start on a small site, allow architects & builders opportunity to work together to create a community that will appeal to people.	1 individual
Encourage 'self-renovation' of historic dilapidated buildings	1 individual
More challenging sites may lend themselves to self-builders	1 individual
Give self-builders 1st pick on sites over volume housebuilders - avoids monotonous new build they deliver. Could improve quality across city	1 individual
Difficult to answer because there will be a range of budgets and plot requirements	1 individual

Q10a: What are the most important factors to consider when allocating Gypsies and Travellers and Travelling Showpeople sites?

Comment / Issue	Respondent
Same as for other types of housing / fair conditions	Bradfield Parish Council; and 2 individuals
Access to local facilities and services	Bradfield Parish Council; MASKK; Sheaf and Porter Rivers Trust; Rivelin Valley Conservation Group; Patriot Games Ltd; CPRE, the countryside charity; Wincobank Hill Connects; and 14 individuals
Availability of utility services and facilities to dispose of /recycle rubbish	3 individuals
Access to temporary education and healthcare facilities	Bradfield Parish Council; Sheaf and Porter Rivers Trust; Rivelin Valley Conservation Group; and 3 individuals
Choice of sites should reflect the fact that there is a benefit to society of heritage and culture of all kinds - these are communities with rich cultural heritage	Joined Up Heritage Sheffield
Where there are schools to support Traveller children	3 individuals
Where existing infrastructure already exists	Sheaf and Porter Rivers Trust; Superfast South Yorkshire; and 1 individual
Where sites are suitable and don't impose strains on local services	1 individual
Where it would meet the needs of Gypsies and Travellers (consult with them)	Unite the Community Sheffield Branch; and 12 individuals
Needs of / acceptable to the local community / consideration of local residents	Unite the Community Sheffield Branch; and 16 individuals
Seclusion /separation /screening from neighbours / residential areas	Sheffield Green Party Ecclesall Ward; Friends of Burngreave Cemetery; Friends of Sheaf Valley Park; Hunter Archaeological

Comment / Issue	Respondent
	Society; Martyn Gregory Wealth Management Ltd; DT Systems; and 9 individuals
Getting local residents to overcome prejudices & fears	1 individual
Learn from problems encountered elsewhere - locally & nationally	1 individual
Should not create "ghettos" for these groups	Friends of Hollin Busk; and 1 individual
Where they can create their own community	1 individual
Safety of all involved	1 individual
Minimum impact on current residents	1 individual
Where their presence won't cause tensions with existing residents / don't impact existing households	Loxley Valley Protection Society; and 3 individuals
Away from built-up areas	4 individuals
On old industrial sites except on those needed for affordable housing	1 individual
Edge of the city to enable travelling	Cadenza; and 1 individual
Gypsy and Traveller sites should not be provided / not in Sheffield	5 individuals
Ensuring adherence to national and local laws	3 individuals
Smaller sites are preferable	1 individual
Where there is demand for them	2 individuals
Open space	Five Rivers Cohousing
Large enough for residents to feel safe / where (G and T) residents are safe	Five Rivers Cohousing; and 3 individuals
Where there are good transport links	2 individuals
Where there are public transport links to shops /schools	1 individual
Near main roads / road network	5 individuals

Comment / Issue	Respondent
Near public transport	1 individual
Management of access and egress	1 individual
Where required facilities can be provided by the Council	1 individual
Where the site can be properly maintained / managed / left unspoilt	5 individuals
Level of local objection	1 individual
Integrated with nearby neighbourhoods	CPRE, the countryside charity; Friends of Hollin Busk; and 6 individuals
Well designed to encourage use and long-term occupation	1 individual
Provision of an enhanced police presence	1 individual
Should be located near to a police station	1 individual
Not in areas with high levels of deprivation	1 individual
Not on contaminated land	Unite the Community Sheffield Branch
Boundaries and waste disposal	1 individual
Not in areas of flood risk	1 individual
Not in the Green Belt	2 individuals
Impose a set length of stay	Sheffield Futures
Charge rent for operating businesses	Sheffield Futures
Lack of understanding of or willingness to accept Travelling Community near homes or land - this needs to be urgently addressed	1 individual
Suitable sites are needed to prevent illegal use of parks and car parks	1 individual
Permanent sites for travellers are not needed	1 individual
Along and within proximity of historic travelling routes	1 individual

Comment / Issue	Respondent
Consider granting planning permission for additional pitches at existing sites	1 individual
Encourage owners of underutilised sites to allow occupation of vacant pitches	1 individual
Imposing and enforcing clean up requirements when site is vacated	1 individual
No provision should be made for Gypsies and Travellers	2 individuals
Don't know, would refer to individuals & organisations with the relevant experience to decide	1 individual
Support for the provision of gypsy and traveller sites that are properly maintained, and which meet national standards	Sheffield Green Party

Q10b: Do you have any suggestions where these sites could be provided?

Comment / Issue	Respondent
Graves Park, Darnall	1 individual
East of the city	2 individuals
Don Valley	2 individuals
Edge of industrial areas - close to metal recycling and further from communities to object	Cadenza; and 2 individuals
On unwanted industrial sites	Patriot Games Ltd; and 2 individuals
On former industrial land near Meadowhall	2 individuals
Adjacent to industrial sites along M1 corridor - transient sites not permanent	1 individual
At the old ski slope	1 individual
Attercliffe entertainment area	Owlthorpe Fields Action Group; and 1 individual

Comment / Issue	Respondent
Should be on brownfield sites	1 individual
On brownfield sites only	Sheaf and Porter Rivers Trust; Patriot Games Ltd; and 1 individual
Not on Green Belt sites	1 individual
Away from existing communities	Martyn Gregory Wealth Management Ltd; and 2 individuals
On land not suitable for other forms of housing	1 individual
Near public transport	1 individual
On small sites across the whole city	1 individual
Brownfield sites in the east of the city / Lower Don Valley	Friends of Sheaf Valley Park; Hunter Archaeological Society
On the outskirts of the city	1 individual
Consult communities and Gypsy and Travellers themselves	Rivelin Valley Conservation Group; Owthorpe Fields Action Group; Unite the Community Sheffield Branch; and 3 individuals
On large open areas that are not otherwise used	Sheffield Futures
On flood plains to keep them moving around as they are supposed to do	DT Systems
In low density housing areas and close to motorway / trunk roads for access	1 individual
Expand existing sites	1 individual
Brownfield sites near Hillsborough Football ground	1 individual
Brownfield land near Carterknowle Park?	1 individual
Brownfield land near Well Road, s8	1 individual
Requirements for travellers and gypsies should consider crime issues, so need to have appropriate policing in the local area to ensure safety and no decrease in house prices	Martyn Gregory Wealth Management Ltd; DT Systems

Other comments about housing or neighbourhoods

Comment / Issue	Respondent
Some private landlords do not maintain property properly which gives a rundown feel	1 individual
Too much focus on housing growth and not enough on the aspects of establishing thriving neighbourhoods and communities identified in the aim's title	Kelham Island and Neepsend Neighbourhood Forum
Support for higher densities in the Central Area of Sheffield	Derbyshire County Council
Important to provide gardens /communal outdoor space	Bradfield Parish Council

8. Comments on Aim 4: A strong economy

Summary of the main points raised:

- Support for more employment land to support economic growth, but some caution in relation to impact of Covid-19
- Many stated a need for accessible employment areas
- Supported locations: City Centre and existing employment areas (Upper Don Valley, Lower Don Valley)
- Agreed because they recognised accessibility benefits of other locations and did not want to see Sheffield Green Belt used
- The 7% who disagreed did so because they wanted to support growth in Sheffield

Overall employment land supply

Comment / Issue	Respondent
Employment land supply is inadequate to support economic growth ambitions	Strata Homes; St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Limes Developments Ltd
Less land will be needed in future due to online retail and working from home	Rivelin Valley Conservation Group; Nether Edge Neighbourhood Group; and 1 individual
Acknowledge that 10 years supply of employment land is identified but the position will be reviewed at the first 5 year local plan review	Rotherham MBC
Review employment strategy to take account of changes resulting from use class E, regeneration of employment areas and impact on demand for logistics and manufacturing sites	Newett Homes

Comment / Issue	Respondent
Recognise the importance of employment generation from other uses not just employment allocations, for example jobs created through care home facilities.	Cinnamon Group and Charterpoint Senior Living; Inspired Villages
Recognise the importance of employment generation from other uses not just employment allocations, for example jobs created through Universities including ancillary support staff.	The University of Sheffield

Q11: Where should land be allocated for employment uses and why?

Comment / Issue	Respondent
Not near to residential areas	1 individual
With good, sustainable transport from deprived areas	Derwent Group
Greater flexibility required to enable diversity and meeting business needs	Cadenza; Owlthorpe Fields Action Group
Not in the Green Belt	3 individuals
Where it would benefit smaller local businesses	1 individual
Where there is easy access from residential areas (within walking and cycling distance)	Bradfield Parish Council; Junction 34 Ltd; Friends of Burngreave Cemetery; Friends of Sheaf Valley Park; Friends of Dore and Topley Station; CPRE, the countryside charity; Sport England; Wincobank Hill Connects; and 7 individuals
Employment options should be dispersed across the city, including necessary infrastructure to enable homeworking	Sheffield Green City Partnership
In local neighbourhoods	Bradfield Parish Council; Access Liaison Group and 4 individuals
Provide shared office space in local areas so people can work remotely not in their own homes	1 individual

Comment / Issue	Respondent
Consider the needs of heritage trades, creative and cultural industries, as well as start-ups, that tend to be smaller scale.	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Historic character can be lost to larger scale developments - impact of development on all types of heritage should be considered before allocation rather than relying on policy to be implemented through development management	Joined Up Heritage Sheffield
Greater emphasis should be given to facilitating a wider geographical fluidity of the Advanced Manufacturing Innovation District (AMID)	Norfolk Estates; St Pauls Developments plc and Smithywood Business Parks Development LLP
Where there is good transport connectivity	DT Systems; St Pauls Developments plc and Smithywood Business Parks Development LLP; Loxley Valley Protection Society; Wincobank Hill Connects; Limes Developments Ltd; and 9 individuals
In accessible locations where there are good public transport connections	Bradfield Parish Council; Junction 34 Ltd; Highways England; and 8 individuals
As central and close as practical to everything else	1 individual
Transport to the City Centre and existing employment centres can be managed and amenities provided for workers	1 individual
Large scale employment uses should be areas with the best access to the primary road and rail network	Peak District National Park Authority; Friends of Hollin Busk
Warehousing should be located near major national transport routes	1 individual
In accessible locations where there are good options for active travel	Highways England; and 2 individuals

Comment / Issue	Respondent
A range of areas so people don't have to travel so far	Martyn Gregory Wealth Management Ltd; and 2 individuals
Mixed use developments in any area may provide small scale businesses and promote more sustainable travel patterns	Peak District National Park Authority; CPRE, the countryside charity
In / close to existing industrial /employment locations to ensure compatible uses and support co-locational advantages	Limes Developments Ltd; and 2 individuals
In existing areas or brownfield land	Patriot Games Ltd; Sheffield Futures; DT Systems; Sheffield Green Party Ecclesall Ward; Friends of Waterthorpe Park; Junction 34 Ltd; Owlthorpe Fields Action Group; and 34 individuals
Where old /outdated businesses can be upgraded	1 individual
Wherever manufacturing wants to set up	1 individual
Where heritage buildings can be conserved and upgraded	1 individual
Potential locations should be assessed in the same level of detail as other sites including through a Heritage Impact Assessment	Historic England
Former industrial land near motorways	1 individual
Where there is market demand	Berkeley DeVeer
Location depends on impact on nearby residents - assess and categorise employment uses	Sheaf and Porter Rivers Trust; Unite the Community Sheffield Branch
Depends on the nature of the activity - but generally follow current trends	1 individual
Depends on the nature of the enterprise - warehousing and noisy uses should be away from housing	1 individual

Comment / Issue	Respondent
Not where it would generate increased customer journeys (number and length)	Peak District National Park Authority
Not where transportation of goods away from the city would place pressure on local roads	Peak District National Park Authority
Depends on traffic implications	1 individual
Encourage home working as much as possible to reduce traffic	1 individual
Needs to take account of likely increase in home working	1 individual
In areas that are unsuitable for residential use due to existing employment use e.g. generating noise etc.	2 individuals
In areas that can accommodate specific uses and deliver the fourth industrial revolution	Sheffield Business Park Limited
Transport infrastructure, including National Powerhouse Rail, needs to respond to the needs of business, and also develop the most accessible parts of the City /City Region.	
In all areas where there is infrastructure	1 individual
Depends on the jobs and infrastructure needed	1 individual
Economy is not just about land - need education & training in 'green' jobs', develop 'outdoor city' more to attract visitors, economic model - shorten supply chains, local food growing	1 individual
Not in flood zones	Sheffield Climate Alliance; and 1 individual
Need to take account of possible relocation, re-organisation of big employers e.g. local health services	1 individual
Can we achieve a more compact economic area post-pandemic with more mixing of uses?	Sheffield Climate Alliance

Comment / Issue	Respondent
Create high density employment areas accessed by sustainable transport, reduce associated car parking- more efficient use of land	1 individual
Accessible to areas with high unemployment	Unite the Community Sheffield Branch
Depends on the type of employment use	1 individual
Group according to type e.g. office cluster, industrial cluster	1 individual
Take account of the implications of the new Class E use class, particularly in light of the flexibility for office allocations to be changed to retail uses and vice versa.	The University of Sheffield

Q12a: Should some of Sheffield's employment land requirements (e.g. for warehousing and distribution) be met on sites in other parts of Sheffield City Region? Q12b: Please explain your answer

Response	Number of responses	Overall %	Respondents
Agree	59	36.88%	Councillor Andy Bainbridge, Bradfield Parish Council, DLP Planning Ltd (On behalf of The University of Sheffield), Dore Neighbourhood Forum, Dore Neighbourhood Forum Steering Group , Friends of the Porter Valley, Love Wincobank Campaign, Martyn Gregory Wealth Management Ltd, NJL Consulting (On behalf of Aberdeen Standard Investments), Owlthorpe Fields Action Group, Quod (On behalf of Berkeley DeVeer Ltd), Quod (On behalf of Newett Homes), Rivelin Valley Conservation Group, Sheaf and Porter Rivers Trust, Sheffield Business Park Limited and 44 individuals
Conditionally Agree	57	35.63%	Councillor Simon Geller, Aylward Town Planning Ltd (On behalf of Derwent Group), Cadenza Architecture + Design, CPRE, the countryside charity, DTSystems, Friends of Dore and Totley Station, Friends of Hollin Busk, Friends of Sheaf Valley Park, Highways England, Loxley Valley Protection Society, Patriot

Response	Number of responses	Overall %	Respondents
			Games Ltd, Peak District National Park Authority (Planning Service), Tangent Properties, Unite the Community Sheffield branch and 43 individuals
Disagree	11	6.88%	DLP Planning Ltd (On behalf of Limes Developments Ltd), Friends of Burngreave Cemetery, Planning Prospects Ltd (On behalf of Junction 34 Ltd), Sheaf & Porter Rivers Trust and 7 individuals
Neither Agree nor Disagree	33	20.63%	Doncaster Metropolitan Borough Council, Five Rivers Cohousing Company Ltd. Sheffield, Friends of Waterthorpe Park, Friends of Wincobank Hill, Knight Frank (On behalf of Girls' Day School Trust), MASKK, Quod (On behalf of British Land Company plc), Sheffield Futures, Sport England and 24 individuals
Grand Total	160	100.00%	

Support for meeting some employment land requirements in the wider City Region

Comment / Issue	Respondent
Locate distribution and warehouse uses near to motorway and rail networks	Bradfield Parish Council; Wincobank Hill Connects; Friends of Sheaf Valley Park; Friends of Dore and Totley Station; Rivelin Valley Conservation Group; Sheffield Green Party Ecclesall Ward; Friends of Dore and Totley Station; Unite the Community Sheffield Branch; Highways England; Sheffield Climate Alliance; DT Systems; and 22 individuals
With good, sustainable transport including from deprived areas	Derwent Group; Berkeley DeVeer; and 2 individuals
If sites are limited, they should be reserved for skilled / higher income jobs - displacing warehousing and distribution	1 individual
If this is economically viable	Loxley Valley Protection Society

Comment / Issue	Respondent
Provides an opportunity to use brownfield land in other areas, and ensures the City Region is not too City Centre centric	3 individuals
Provides potential to optimise the best north-south and east-west routes into and out of the city region	Peak District National Park Authority
Warehousing and distribution / logistics could be provided on the outskirts of the city where there are good transport links (e.g. around Meadowhall) (e.g. Junction 34)	Junction 34 Ltd; Owlthorpe Fields Action Group; and 3 individuals
Potential for some of the city's B8 uses to be located in Doncaster which is already an established location. This would put less pressure on land in the AMID allowing sites to be used for advanced manufacturing, maximising benefits.	The University of Sheffield
Warehousing and distribution is best located near the motorway	2 individuals
Warehousing and distribution in Rotherham close to the Parkway and the Advanced Manufacturing Innovation District - good links to motorway network	Dore Neighbourhood Forum
Large warehousing better located away from densely populated centres - but close to public transport for workers	1 individual
Car dealerships may be better on outskirts - large area required, low employer reduces numbers commuting	1 individual
Scope for warehousing in the Lower Don Valley near the M1 /railway	1 individual

Comment / Issue	Respondent
Warehousing and distribution should be directed to Dearne Valley, which is less hilly and good transport infrastructure,	Tangent Properties
In the Don Valley, provided transport is provided	1 individual
W of Rotherham to serve people in E Sheffield more sustainably / good transport links	3 individuals
Brownfield sites only /not on greenfield sites /not on Green Belt	Sheffield Futures; Loxley Valley Protection Society; and 10 individuals
Support if that is what is necessary to keep businesses here	1 individual
Utilise land for higher skilled and better jobs rather than distribution.	1 individual
Because there is insufficient flat land in Sheffield	Friends of the Porter Valley; and 1 individual
Doncaster iPort is very well-connected, and provides an ideal location for distribution facilities	Rivelin Valley Conservation Group; and 1 individual
Only a small amount	1 individual
Conditional on warehousing not being developed on Green Belt land	Patriot Games Ltd; Loxley Valley Protection Society; and 1 individual
Support, provided it doesn't increase the need to travel	1 individual
If easily accessible from public transport /active travel	1 individual
Potentially, or even outside this in NE Derbyshire.	1 individual
Employment land uses should be delivered in areas most suited to satisfy demand and should not be constrained by political boundaries	Sheffield Business Park Limited
In ex-coalfield areas	1 individual
Plan should be flexible to cater for this if the need arises	1 individual

Comment / Issue	Respondent
Employment land should be in appropriate areas across the SCR	1 individual
If the requirement can't be met in Sheffield, then yes.	1 individual

Against meeting some employment land requirements in the wider City Region

Comment / Issue	Respondent
Not in locations that would impact negatively on the city's ecology, green infrastructure or carbon sink areas	Sheffield Climate Alliance
The Employment Land Review may not have considered all potential locations for logistics in Sheffield	Junction 34 Ltd
It is premature to look elsewhere to meet Sheffield's needs when the ELR has not taken full account of employment land in Sheffield and there are additional options to account for e.g. land advanced by Junction 34 Ltd / land at Chapeltown Road	Junction 34 Ltd; Limes Developments Ltd
The FEMA of Sheffield should be strengthened. Sheffield is well positioned to exploit opportunities rather than relying on elsewhere in the region - especially in relation to logistics.	Harworth Group Plc and Fitzwilliam Wentworth Estate
Warehouses should not be too far from the points of distribution to reduce travel distances /emissions	1 individual
Be careful it doesn't increase commuting - in conflict with overall vision	1 individual
Sheffield is well positioned within the M1 corridor and this strong North-South highly accessible link should be considered as part of the process for site allocation	St Pauls Developments plc and Smithywood Business Parks Development LLP

Comment / Issue	Respondent
Unnecessary - there is enough land already available	1 individual

Other comments about meeting employment needs in the wider City Region

Comment / Issue	Respondent
Whole businesses should be in one location - reduces need for transportation	1 individual
There should be a fair distribution	Martyn Gregory Wealth Management Ltd; and 1 individual
Sheffield as core city is likely to be best to deliver higher value activities	CPRE, the countryside charity
Travel to work mustn't be lengthened unduly or increase car use	CPRE, the countryside charity
Not in flood zones	1 individual
Not in residential areas	2 individuals
Minimise air pollution	1 individual
Request early discussions on this issue in order to develop an appropriate evidence base	Doncaster MBC
Warehousing - still need to consider last mile delivery range of future electric vehicles, so can't be too far out	1 individual
More integration of uses to reduce the need to travel	Cadenza
Local produce and businesses should be supported	1 individual
Depends on location in other districts and specifics of development	Friends of Hollin Busk; and 1 individual
Think strategically as a region about this / Involve SCR in the decision	3 individuals
Consider that freight will be moving to rail in the next 10 -20 years	1 individual

Comment / Issue	Respondent
Need to avoid inter-modal switches. e.g. rail to local delivery with no intermediate trucking	1 individual
They should be wherever they are put to most efficient (least mileage) use	1 individual

Other comments about employment

Comment / Issue	Respondent
Could the need for a carbon-free future be incorporated into the aims on page 31?	Sheffield Climate Alliance

9. Comments on Aim 5: A vibrant City Centre

Summary of main points raised:

- Some recognition that taller buildings may be needed
- Many raised concerns about impact on heritage, skyline and impact on street
- Lots of concern about future of shops and offices in the City Centre due to the impact of Covid-19
- Many locations for shops offered, but some recognition that some areas need to change (e.g. Fargate)
- Ways to encourage city centre living:
 - Wider choice of homes
 - Better housing quality
 - Improve safety
 - More vibrancy, but many suggested better segregation of night-time uses
 - More green space
 - More car parking for some, more active travel connections for others

Q13a: Should more tall buildings (over 10 storeys) be encouraged in the City Centre?

Q13b: If so, where are they best located?

Response	Number of responses	Overall %	Respondents
Agree	56	30.27%	Cadenza Architecture + Design, DLP Planning Ltd (On behalf of The University of Sheffield), Dore Neighbourhood Forum, Friends of Waterthorpe Park, Hunter Archaeological Society, Martyn Gregory Wealth Management Ltd, NJL Consulting (On behalf of Aberdeen Standard Investments), Owlthorpe Fields Action Group, Sheffield & Rotherham Wildlife Trust, Tangent Properties and 46 individuals
Conditionally Agree	44	23.78%	Councillor Simon Geller, Aylward Town Planning Ltd (On behalf of Derwent Group), CPRE, the countryside charity, Dore Neighbourhood Forum Steering Group, DTSystems, Friends of Dore and Totley Station, Friends of Hollin Busk, National Trust, Patriot Games Ltd, Sheffield Civic Trust and 34 individuals
Disagree	62	33.51%	Councillor Andy Bainbridge, Access Liaison Group, Five Rivers Cohousing Company Ltd. Sheffield, Friends of Burngreave Cemetery, Friends of Sheaf Valley Park, Friends of the Porter Valley, Friends of Wincobank Hill, Hallamshire Historic Buildings , Joined Up Heritage Sheffield, Loxley Valley Protection Society, Nether Edge Neighbourhood Group, Sheaf & Porter Rivers Trust, Sheaf and Porter Rivers Trust, Sheffield Futures, Sigma Planning Services (On behalf of Hallam Land Management), Unite the Community Sheffield branch and 46 individuals
Neither Agree nor Disagree	23	12.43%	Johnson Mowat Planning Ltd (On behalf of an individual), Knight Frank (On behalf of Girls' Day School Trust), MASKK, Peak District National Park Authority (Planning Service), Quod (On behalf of Berkeley DeVeer Ltd), Quod (On behalf of British Land Company plc), Sport England and 16 individuals
Grand Total	185	100.00%	

Support for tall buildings

Comment / Issue	Respondent
Don't be too restrictive on locations	1 individual
Makes sense to have more tall buildings because space is limited	1 individual
Tall buildings are necessary if Council is going to reach its target of 20,000 more homes in the Central Area	Dore Neighbourhood Forum
No issue with building height in the city centre	2 individuals
High quality, high rise buildings for privately owned apartments should be encouraged and will add to the skyline	1 individual
Build 30+ storey buildings - the more people living in them, the lower the ground rent and service charge	1 individual
Building tall building helps to maximise greenspace elsewhere	1 individual
Tall buildings could be used in areas just outside of city centre in need of regeneration	1 individual
There is a need for taller buildings in the city and around the periphery of the city centre, including the area around the University roundabout and Upper Hannover Way which is an evolving area for taller buildings. Taller buildings with planning permission demonstrate there is capacity for similar in the city.	The University of Sheffield

Conditional support for tall buildings

Comment / Issue	Respondent
Relationship to surrounding environment	Bradfield Parish Council
No more tall buildings	Sheffield Futures: Wincobank Hill Connects; and 5 individuals
Tall buildings can meet some employment and housing needs	Sheffield Civic Trust
Policies relating to the design of tall buildings and protection of views in the City Centre are incoherent and haphazardly applied	Sheffield Green Party; Hallamshire Historic Buildings
Consider views to surrounding hills / protected views	Sheffield Civic Trust; Sheffield Green Party Ecclesall Ward; National Trust; and 3 individuals
Whilst not necessarily a barrier to tall buildings, heritage assets are a factor to consider when considering appropriate densities. Suggest revisiting the Urban Design Compendium to take account of Sheffield's recent developments and ensure coherent policy.	Historic England; Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Residential tall buildings should adhere to space standards	Five Rivers Cohousing
Only if there is sufficient demand	Sheaf and Porter Rivers Trust; and 2 individuals
Reconsider need post Covid-19	2 individuals
Only when all empty buildings have been reused	1 individual
Only to provide one or two landmark buildings	1 individual
They could be permitted but not necessarily encouraged	1 individual
Some new tall buildings acceptable but won't meet all the city's housing needs	1 individual
Not overshadowing socialising areas /cafes /restaurants	1 individual

Comment / Issue	Respondent
Should adopt a tall buildings design standard to allow for at least 6 hours sunlight per day on pavements (May-Sept)	Sheffield Green Party
New tall buildings only of exceptional quality	Hallam Land Management; and 3 individuals
Tall buildings should only be allowed where they serve a specific function in the townscape and only then if they are of the highest design quality	1 individual
New tall buildings need to be distinctive and well-designed (unlike existing tall buildings in Sheffield)	Friends of Dore and Totley Station; 2 individuals
Buildings over 20m tall should be stepped back and adhere to 'relative height to set street width' to avoid the canyon effect	Sheffield Green Party
In gateway locations, at transport hubs	CPRE, the countryside charity
As long as commercial units are of good quality	Patriot Games Ltd
As long as they are not simply 'dotted around' the city centre	Patriot Games Ltd
Tall buildings should be mixed use	1 individual
Can be attractive to young people and to single people. Not ideal for young families.	Friends of Hollin Busk
Consider on a case-by-case basis	1 individual
Depends on what they are used for	1 individual
A tall buildings sensitivity assessment should be carried out	National Trust; Nether Edge Neighbourhood Group
Tall buildings should be located close to greenspace	Nether Edge Neighbourhood Group; and 2 individuals

Against or concerned about the impact of tall buildings

Comment / Issue	Respondent
They are an eyesore	1 individual
Tall buildings are not safe	1 individual
Concerns about adverse impact on landscape and character	Sheffield Futures; and 5 individuals
Most of Sheffield's post war tall buildings lack interest or innovation. No more - don't become another Manchester	1 individual
Concerns about the impact of tall buildings on wind flows	Sheffield Green Party; Sheffield Green Party Ecclesall Ward; Unite the Community Sheffield Branch; Access Liaison Group; and 4 individuals
Concerns about the impact of tall buildings on heritage assets	Sheffield Green Party; Sheffield Green Party Ecclesall Ward; National Trust; Hallamshire Historic Buildings; and 5 individuals
Concerns about overshadowing and loss of sun-light	Sheffield Green Party; Sheffield Green Party Ecclesall Ward; Unite the Community Sheffield Branch; and 4 individuals
The city centre is losing its human scale and open aspect with canyons of buildings too tall for their spaces	Unite the Community Sheffield Branch; and 1 individual
Human scale architecture with growing space	Sheffield Climate Alliance; and 1 individual
Sheffield shouldn't be a clone of other big cities - we need better design	1 individual
Concerns about lack of disabled parking and fire evacuation lifts in tall buildings - making them unsuitable for disabled people	Access Liaison Group
Tall buildings 'anonymise' an area, make it a place to get through rather than be in.	1 individual

Tall buildings - comments about heights

Comment / Issue	Respondent
No more than 5 storeys	1 individual
10+ storeys are not necessary to achieve density	Friends of Sheaf Valley Park
Not over 20 storeys	1 individual
Prefer mid-height (3 or 4 storeys)	2 individuals
Don't be too restrictive on height	1 individual

Other comments about tall buildings

Comment / Issue	Respondent
Preserve openness with well-designed green spaces	1 individual
Greater need for conventional family housing than flats	Hallam Land Management
Ensure tall buildings do not imbalance supply and result in failure to deliver housing that meets wider needs	1 individual
Needs to be realistic about what people will accept post-Grenfell and what the Council has the skills and resources to achieve	Dore Neighbourhood Forum
Repurpose tall office buildings that are not needed	1 individual
Siting of tall buildings close to Conservation Areas may still harm character, and transitional zones should be used which are lower than the 'tall building' threshold old 10 storeys	Hallamshire Historic Buildings; Joined Up Heritage Sheffield

Suggested locations for tall buildings

Comment / Issue	Respondent
Castlegate / Castle Market	3 individuals
Around the universities	The University of Sheffield; and 1 individual

Comment / Issue	Respondent
Rockingham Street	1 individual
The Moor / where it meets Chinatown / Moorfoot	Aberdeen Standard Investments; Hallamshire Historic Buildings; Joined Up Heritage Sheffield; and 2 individuals
Lower lying fringes of the city, such as the Lower Don Valley and around the Neepsend area	1 individual
Close to the ring road	Cadenza; and 3 individuals
Strategic locations to allow long vistas	Cadenza
Inside the ring road	4 individuals
Near the station	Tangent Properties; and 6 individuals
Amongst existing clusters of tall buildings	Gareth Heslop
Cluster them in one area	CPRE, the countryside charity; and 1 individual
Only in the very centre of the city	1 individual
Should be mixed use with opportunities for public viewing platforms	1 individual
Not on green space	1 individual
Not to affect the safe, green and open feel of the city	2 individuals
Not on top of hills	1 individual
On the higher ground so city's topography is not 'flattened'	CPRE, the countryside charity
Take account of heritage impact	Derwent Group
Not in Conservation Areas	Hallamshire Historic Buildings; Joined Up Heritage Sheffield; and 1 individual
Not in the central part of the city centre	1 individual
Tall buildings don't suit everyone	1 individual
With access to green, blue, open spaces for quality of life	Derwent Group; Owlthorpe Fields Action Group
Fargate, Pinstone Street and the Moor	1 individual
Milton Street	1 individual

Comment / Issue	Respondent
Park Square	2 individuals
West Bar	Hallamshire Historic Buildings; Joined Up Heritage Sheffield; and 1 individual
Hanover Street	1 individual
Netherthorpe	2 individuals
Near the station	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Neepsend	1 individual
Philadelphia	1 individual
Tall buildings re essential for a vibrant economy.	1 individual
In gateway locations, at transport hubs and high activity areas	CPRE, the countryside charity
Makes sure they're better designed than the 1960s blocks	1 individual
Towards the lower end of Broad Lane, towards the Courts, and to the bottom end of St Vincent's Quarter. Around St Mary's Gate where the New Era development has extended the concept of tall buildings	1 individual
On lower ground / river valleys	Hunter Archaeological Society; and 1 individual
In locations that aid affordability	Sheffield & Rotherham Wildlife Trust
In the centre, like Manchester	Martyn Gregory Wealth Management Ltd; Friends of Hollin Busk; and 2 individuals
Charter Square area	Hallamshire Historic Buildings; Joined Up Heritage Sheffield; and 1 individual
Arundel Gate	1 individual
Only if they are architecturally striking	1 individual
Near other tall buildings	1 individual
All parts of the City Centre	1 individual

Comment / Issue	Respondent
On existing surface level car parks - replace with basement parking in scheme	1 individual
Strong objection to tall buildings in Kelham Island and Neepsend	Kelham Island and Neepsend Neighbourhood Forum

Demand / need for shops

Comment / Issue	Respondent
Demand for shops in the City Centre could decline post-pandemic / review post COVID-19	Bradfield Parish Council; Friends of Dore and Totley Station; Access Liaison Group; and 8 individuals
Demand for shops in City Centre likely to decline due to online shopping /competition from Meadowhall	1 individual
Demand for shops in suburbs could grow	1 individual
More independent shops in cut-through alleyways and linked to green spaces	1 individual
Needs to be flexible to accommodate changes in retail - not frontage led requirements	Aberdeen Standard Investments
The requirement to provide shop units on the ground floor of residential blocks just creates empty units	1 individual
Re-introduce the free shuttle bus service	1 individual
Take account of new Use Class E designed to allow flexibility to retain the vitality of centres and welcome a breadth of uses to increase vitality and activity.	The University of Sheffield
As the City Centre population increases there may be more demand for smaller shops and retail needs met in different parts of the city centre	Joined Up Heritage Sheffield

Other comments about retail district centres and local centres

Comment / Issue	Respondent
Concerns about the scale of Meadowhall and its impact on town centres in surrounding areas, including Derbyshire	Derbyshire
The plan will need to consider the impact of the recent changes to the GPDO and the Use Classes Order which encourage flexible mixed use developments in town centres	Rotherham MBC
Maintain and enhance the current emphasis on district and local centres	Sheffield Green Party
Would like to see policies restricting the building of out-of-town supermarket and large stores - should be encouraged within district centres	Sheffield Green Party
Consider the impact of changes to the City Centre offer in terms of leisure, retail, office and residential offer, in relation to the historic environment and how re-use and adaptation of historic buildings to meet new requirements is often achievable.	Historic England

Q14: Which areas or streets in the City Centre should be the main focus for shops?

Comment / Issue	Respondent
Designate Meadowhall /surroundings as a major commercial area	British Land
Types of shops in different parts of the City Centre / distinct areas for different types	Bradfield Parish Council; and 1 individual
Mixing of shops with other uses	3 individuals
No restrictions on shops to certain areas	Sheaf and Porter Rivers Trust; and 1 individual
Continue with existing strategy	Sheffield Green Party Ecclesall Ward; Sheaf and Porter Rivers Trust; and 4 individuals
On existing shopping streets and vacant shops	Five Rivers Cohousing; and 10 individuals
Where they are now	2 individuals
On streets that aren't already filled with shops	1 individual
Continue focus on traffic free streets such as good recent City Centre initiatives	1 individual
Focus shops in all areas of the City Centre	Friends of Hollin Busk; and 4 individuals
Focus shops in the retail quarter / central core	Cadenza; Friends of Sheaf Valley Park; and 2 individuals
On The Moor	Cadenza; Aberdeen Standard Investments; Friends of Sheaf Valley Park; Hunter Archaeological Society; Owlthorpe Fields Action Group; Nether Edge Neighbourhood Group; CPRE, the countryside charity; Loxley Valley Protection Society; Wincobank Hill Connects; and 46 individuals
High Street	Cadenza; Hunter Archaeological Society; Rivelin Valley Conservation Group; Sheffield Futures; Wincobank Hill Connects; and 15 individuals
Eyre Street,	Rivelin Valley Conservation Group
Arundel Gate	Rivelin Valley Conservation Group; and 1 individual

Comment / Issue	Respondent
Fitzwilliam Street	Rivelin Valley Conservation Group
Not the High Street	1 individual
Allow High Street to become more diverse - focus on local businesses rather than chain stores	1 individual
Fargate	Cadenza; Hunter Archaeological Society; Friends of the Porter Valley; Martyn Gregory Wealth Management Ltd; Loxley Valley Protection Society; Wincobank Hill Connects; and 42 individuals
Fargate needs improvement	2 individuals
Small shops in historic buildings north of the Cathedral	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Not Fargate	1 individual
Between Fargate and The Moor	1 individual
Orchard Square	2 individuals
Haymarket	Hunter Archaeological Society; Unite the Community Sheffield Branch; and 2 individuals
Barkers Pool / City Hall	Martyn Gregory Wealth Management Ltd; and 14 individuals
Pinstone Street / around the Town Hall	14 individuals
Leopold Street	2 individuals
Surrey Street	2 individuals
West Street	Rivelin Valley Conservation Group; and 5 individuals
Division Street / Devonshire Green	CPRE, the countryside charity; Joined Up Heritage Sheffield; and 17 individuals
Carver Street	1 individual
Cambridge Street	1 individual
Ecclesall Road	3 individuals
London Road	1 individual

Comment / Issue	Respondent
Kelham Island for small producers	1 individual
Kelham Island	1 individual
Charles Street / Arundel Gate	1 individual
Side streets between the Moor and Devonshire Street	Hunter Archaeological Society; and 2 individuals
Castlegate	Hallamshire Historic Buildings; Joined Up Heritage Sheffield; and 1 individual
The Wicker	
All areas other than The Moor, Fargate and Barkers Pool should be rezoned for other uses	1 individual
Allow flexibility to respond to changes in retail and encourage a mix of uses	Cadenza; Sheaf and Porter Rivers Trust
Policy should allow for agility in terms of provision in the main retail area reflecting new use class E	The University of Sheffield
Where there is good access by public transport	4 individuals
The canal and Castle areas, Castlegate	Five Rivers Cohousing, and 2 individuals
From city centre out towards Meadowhall	1 individual
Around the hospitals	1 individual
From Sheffield Castle Market site through to Moorfoot. Fargate and Chapel Walk improved	Friends of Burngreave Cemetery; and 2 individuals
Chapel Walk	1 individual
Independents on Division Street and Pedestrianise it	1 individual
Independents along arterial roads to south and Don Valley	1 individual
The question should be where should the provision of culture, leisure and services be - 10 minute walk from the town hall	1 individual
Shopping areas in the City Centre need connecting	1 individual

Comment / Issue	Respondent
Cluster around pedestrianised areas to reduce the distances that people have to walk	1 individual
Anywhere well served by range of transport options and /or walkable, and that minimizes vehicles to electric only.	1 individual
Castlegate needs supporting / find a new non-retail identity	4 individuals
Consolidate shopping into the centre / The Moor. Convert Fargate for housing, cafes and other uses	Owlthorpe Fields Action Group; Nether Edge Neighbourhood Group; and 1 individual
Encourage independents	Unite the Community Sheffield Branch
Rents need to be lower to allow for local independents	Patriot Games Ltd
City centre is too big, needs consolidating to make it a strong, vibrant interesting place to shop.	5 individuals
Charter Square	1 individual
Fitzalan Square	1 individual
Reinvent the vision and purpose of Fargate	1 individual
Decision already taken with Heart of City development	1 individual
Possibly look more at local shops than city centre type retail. Pandemic shown people have come to value local shops more	1 individual
Need to retain heritage buildings (and not just their frontages)	1 individual
Historic buildings have a crucial role in improving shopping offer	Joined Up Heritage Sheffield
Need to raise awareness of the 'makers' in the city e.g. Persistence works & opportunities to buy products. Use Millennium Gallery & City Library as hubs to display products	1 individual

Comment / Issue	Respondent
City centre would benefit from shops under covered atriums - become a year round destination for 'outdoor' retail & dining	1 individual
Wouldn't invest heavily in city centre shops - high rent stores on decline	1 individual

Q15: Which areas in the City Centre should be the main focus for major new offices?

Demand / need for offices

Comment / Issue	Respondent
Reconsider need post COVID-19 / in light of current empty space and due to the impact of home-working / post COVID-19	Five Rivers Cohousing; Nether Edge Neighbourhood Group; Unite the Community Sheffield Branch; Sheffield and Rotherham Wildlife Trust; Sheffield Climate Alliance; Bradfield Parish Council; Sheaf and Porter Rivers Trust; Friends of Dore and Totley Station; Owlthorpe Fields Action Group; Access Liaison Group; Friends of the Porter Valley; Joined Up Heritage Sheffield; and 29 individuals
Mix office and residential	Sheaf and Porter Rivers Trust; and 1 individual
Convert vacant offices to housing	1 individual
Flexibility to enable response to changes in working patterns / less need for office space	Cadenza; Hunter Archaeological Society; Wincobank Hill Connects; and 1 individual
Retail and B1 office uses are now included within new use class E which will provide greater flexibility for premises and businesses to adapt to changing needs. The potential implications of this should be considered in terms of any allocations made. Core office areas requiring offices may not secure that aim and instead a breadth of uses should be welcomed.	The University of Sheffield

Location of offices – City Centre

Comment / Issue	Respondent
Support for offices in all areas of the City Centre	Bradfield Parish Council; Cadenza; Sheffield Futures; and 4 individuals
Continue with the existing strategy for the City Centre	Sheffield Green Party Ecclesall Ward
Around the Millsands and West Bar area	CPRE, the countryside charity; and 6 individuals
Commercial St	2 individuals
South of Broad Lane, Tenter St	1 individual
Rockingham Street / Fitzwilliam Street	1 individual
Effingham Road area beyond the Wicker	1 individual
Near Castle Market / Castlegate	Martyn Gregory Wealth Management Ltd; and 10 individuals
Fitzalan Square	1 individual
The Wicker	3 individuals
Haymarket	2 individuals
Around Kelham Island	2 individuals
Riverside	Patriot Games Ltd; and 1 individual
Canal Basin	Patriot Games Ltd; and 2 individuals
Fargate	Wincobank Hill Connects; and 2 individuals
High Street	Wincobank Hill Connects
Angel Street	1 individual
Around the old HSBC building	3 individuals
Behind the Cathedral	2 individuals
The Solly Street area	1 individual
The edge of / surrounding the City Centre	3 individuals
On the outskirts of the City Centre but near the new shops	1 individual
Edge of the City Centre, inside the Ring Road	1 individual
Within the Inner Ring Road	1 individual

Comment / Issue	Respondent
City Centre will not be a key location for office post COVID-19	6 individuals
Near the railway station	Tangent Properties; and 7 individuals
Near the bus station	1 individual
Milton Street	1 individual
Moorfoot, St Mary's Gate, Sydney Street	Aberdeen Standard Investments; and 4 individuals
Close to The Moor	1 individual
Charter Row / Eyre St	Aberdeen Standard Investments; and 1 individual
Furnival Gate	1 individual
Union Street and surrounding areas	1 individual
Away from the Town Hall	1 individual
Along the Inner Ring Road	1 individual
Barker's Pool and West Street	Friends of Sheaf Valley Park; Rachel Crookes
Devonshire Quarter	1 individual
Southern part of the City Centre	1 individual
Some integrated into the university areas	CPRE, the countryside charity
The Moor	Wincobank Hill Connects; and 1 individual
Union Street and surrounding areas	1 individual
Arundel Gate	2 individuals
Suitable buildings in the centre may be converted	1 individual

Location of offices – outside the City Centre

Comment / Issue	Respondent
Olympic Legacy Park	Sheffield Futures
Sheaf Valley	CPRE, the countryside charity; and 1 individual

Comment / Issue	Respondent
Around local centres that can support the employees of such developments	1 individual
Support for offices in the Lower Don Valley /Attercliffe	Bradfield Parish Council; and 2 individuals
Along River Don	1 individual
Small offices across the city	1 individual

Location of offices – general criteria

Comment / Issue	Respondent
Need to be in areas well served by low carbon public transport & accessible via active travel	1 individual
Historic buildings can meet demand for smaller workgroup model attracting creative and cultural industries, and start-ups in all sectors	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Close to existing transport links /hubs	6 individuals
Where they can utilise vacant buildings	3 individuals
Local and more accessible areas	1 individual
Integrate offices into the whole vision	1 individual
Fit in between shops and other areas.	1 individual
Offices should be provided with outside space	1 individual
Offices buildings shouldn't be too tall	1 individual
Against specific office quarters	Loxley Valley Protection Society; Friends of Hollin Busk; and 1 individual
Nowhere, we have enough	Sheaf and Porter Rivers Trust; DT Systems; and 1 individual
Consider how re-use and adaptation of historic buildings can be used for offices and other commercial uses.	Historic England

Comment / Issue	Respondent
Parts of the City Centre that are no longer needed for shops	1 individual
New housing in the City Centre should include an "office"	1 individual

Q16: How can we encourage more people to choose to live in the City Centre?

Housing type / mix

Comment / Issue	Respondent
Provide a better housing mix / wider range	Aberdeen Standard Investments; National Trust; Sheffield Liberal Democrats; and 19 individuals
Provide more housing	Sheffield Green Party Ecclesall Ward; and 2 individuals
High rise buildings are not designed for families with children and will only appeal to a transitory population. Often those at the start of their careers who are willing to rent on a temporary basis.	1 individual
Don't focus so much on City Centre living - take a district wide approach to housing and larger homes / better mix of homes	Hague Farming Ltd; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Newett Homes
More family housing	Sheffield Futures; and 3 individuals
Build bigger quality apartments (3+ bedrooms) with balconies	Friends of Hollin Busk; and 4 individuals
Build more houses not just flats	1 individual
Single storey housing	1 individual
Reducing percentage of rented properties may attract greater variety of people to live in city centre	1 individual
Less student accommodation	6 individuals

Comment / Issue	Respondent
Provide more low-rise housing or larger apartments for down-sizers / good space standards including storage	Love Wincobank Campaign; and 3 individuals
Reducing percentage of rented properties may attract greater variety of people to live in city centre	1 individual
Provide low rise apartment blocks with gardens, balconies, communal areas	1 individual
More apartment blocks for single people or couples without children	Rivelin Valley Conservation Group; and 1 individual
Demand from non-students is unlikely post-pandemic	1 individual
Deter buy-to-let landlords	1 individual

Affordable housing

Comment / Issue	Respondent
Provide more affordable housing	Friends of Waterthorpe Park; Patriot Games Ltd; Sheffield Futures; CPRE, the countryside charity; Loxley Valley Protection Society; and 15 individuals
Cheaper housing / lower rents	Martyn Gregory Wealth Management Ltd; DT Systems; and 3 individuals
More affordable rent	Loxley Valley Protection Society; and 1 individual

Housing quality

Comment / Issue	Respondent
High quality / better quality housing	Derwent Group; Sheffield Civic Trust; Loxley Valley Protection Society; and 13 individuals
Improve quality of existing housing / flats with grants to enhance EPC rating and safety and ongoing maintenance	2 individuals

Comment / Issue	Respondent
Don't build apartments near major roads	1 individual
Build interesting and distinctive properties. Not the cheap generic properties which cram in people and bring no interest to the residents.	1 individual
Replace ugly buildings	1 individual
Make them better quality	Owlthorpe Fields Action Group; and 1 individual
Better space standards in housing	Sheffield Civic Trust; and 2 individuals
Following Grenfell Tower perception that high rise buildings are not safe as residential developments.	1 individual

Safety / environment

Comment / Issue	Respondent
Make it safer and cleaner / more accessible / reduce anti-social behaviour / perception of safety	Aberdeen Standard Investments; Friends of Sheaf Valley Park; Sheaf and Porter Rivers Trust; Sheffield & Rotherham Wildlife Trust; and 31 individuals
Improve the environment / provide a good environment	2 individuals
Consider the historic environment in terms of the role it plays in encouraging regeneration, contributing to quality of life and creating an attractive residential environment.	Historic England
Find somewhere for street drinkers, drug users and homeless to go / rehouse homeless people	6 individuals
Integrate new buildings with old / take account of heritage (e.g. Kelham)	1 individual
Safe walking routes	1 individual
Create designated pedestrian zones	1 individual
Create safer cycle routes	1 individual

Comment / Issue	Respondent
Limited demand for City Centre living due to poor living environment	Hallam Land Management
Why would anyone want to live in the City Centre? Leave it for shops and businesses	1 individual

Vibrancy / local facilities / shops

Comment / Issue	Respondent
Make the City Centre accessible day and night	1 individual
Improve access to shops, green space, fitness facilities, health services and gyms	Friends of Burngreave Cemetery; and 8 individuals
Infrastructure provision - schools, health centres, community centres, green spaces, leisure etc	Cadenza; Friends of Waterthorpe Park; National Trust; CPRE, the countryside charity; and 15 individuals
Separation of night-time economy from housing / quiet zones	Bradfield Parish Council; Sheffield & Rotherham Wildlife Trust; Patriot Games Ltd; CPRE, the countryside charity; and 3 individuals
More, and more varied, small business	Sheffield Civic Trust; and 1 individual
Provide better quality shops	6 individuals
Providing activity and vitality by being flexible in relation to use classes	The University of Sheffield
Shops to open later into the evening	1 individual
Ensure shops /leisure facilities do not move out of town	Sheaf and Porter Rivers Trust; and 1 individual
Ensure 'help in the home' services are provided	1 individual
Need more public toilets	1 individual
More shops / variety / food shops	Rivelin Valley Conservation Group; and 5 individuals
Lack of large grocery shops could be an issue	1 individual
More traditional local shops, fewer national chains	1 individual

Comment / Issue	Respondent
More affordable convenience shops e.g. post offices, greengrocers	1 individual
More outdoor places for eating / more European	National Trust; Martyn Gregory Wealth Management Ltd; and 3 individuals
Make Fargate an area for cafes and restaurants	1 individual
Create an outdoor vibe with undercover atrium spaces where people can socialise /shop all year round	1 individual
More leisure facilities, e.g. cinemas, theatres, music venues, pubs and restaurants	5 individuals
More independent / niche shops	Sheaf and Porter Rivers Trust; Rivelin Valley Conservation Group; and 1 individual
More butchers, bakers and green grocers	Friends of the Porter Valley;
Better / more vibrant shops and leisure / night-time economy	Hunter Archaeological Society; Rivelin Valley Conservation Group; Sheffield Futures; and 14 individuals

Access to green space

Comment / Issue	Respondent
Provide more green space / gardening / food growing	National Trust; Owlthorpe Fields Action Group; Loxley Valley Protection Society; and 19 individuals
Create / make more of attractive vistas	1 individual
More trees on brownfield sites	1 individual
Access to 'blue' spaces	Owlthorpe Fields Action Group; and 2 individuals
Enhance existing open spaces / public realm	Cadenza; Unite the Community Sheffield Branch; CPRE, the countryside charity; and 6 individuals
Improve the public realm - creating areas for events to occur, both of cultural and sporting value.	Sport England

Comment / Issue	Respondent
Provide a City Centre park	Wincobank Hill Connects; 1 individual
More trees	Sheaf and Porter Rivers Trust; Owlthorpe Fields Action Group; and 1 individual
More suitable residential development, with access to green /blue space for wellbeing.	Sheffield and Rotherham Wildlife Trust; and 1 individual
Studies show people are willing to pay more for access to high quality green and blue spaces and quality places.	Sheffield and Rotherham Wildlife Trust
Less air pollution	Five Rivers Cohousing; Friends of Waterthorpe Park; Friends of Sheaf Valley Park; CPRE, the countryside charity; and 5 individuals
Access to public open space	Nether Edge Neighbourhood Group; and 2 individuals
Provision of more open space /greenspace and balconies	Bradfield Parish Council; Cadenza; Sheaf and Porter Rivers Trust; Sheffield & Rotherham Wildlife Trust; Owlthorpe Fields Action Group; Nether Edge Neighbourhood Group; and 5 individuals
High quality public realm / public space	Aberdeen Standard Investments; National Trust; Owlthorpe Fields Action Group; CPRE, the countryside charity; and 2 individuals
Daylight Sheaf and Porter Rivers for recreation and inclusive active travel routes	Sheaf and Porter Rivers Trust
Transform it to a 'Green' city	1 individual

Transport

Comment / Issue	Respondent
More pedestrian friendly	6 individuals
Ensure it's accessible for people with mobility issues	1 individual

Comment / Issue	Respondent
Prioritise active travel	Sheffield Climate Alliance; Upper Trail Trust; and 3 individuals
Better public transport	Patriot Games Ltd; Sheffield Futures; and 4 individuals
Better late night public transport	1 individual
Cheaper public transport	Patriot Games Ltd
Ensure easy transport access for residents and visitors	1 individual
Improve transport options (incl. active travel), no need to live in city centre, can visit for social /cultural /retail, & live outside where greater sense of community and support local services	1 individual
Fewer cars	6 individuals
Provide electric charging points for cars and cycleways so people can travel out	1 individual
A better one-way system	Wincobank Hill Connects
Provide electric vehicles for short journeys	Five Rivers Cohousing; and 1 individual
Provide free electric bikes and /or car clubs	1 individual
Consider the transport needs of residents, including car use	1 individual
Better parking	MASKK; and 7 individuals
Provide underground parking	1 individual
Incorporate parking into tall buildings e.g. Velocity, Tenter St	1 individual
Cheaper parking	Patriot Games Ltd; Wincobank Hill Connects; and 3 individuals
Fewer car parks	1 individual
Restrict parking to residents only	1 individual
More cycle parking	Five Rivers Cohousing

Demand for City Centre living - other issues

Comment / Issue	Respondent
Create more mixed use schemes	2 individuals
Convert more historic buildings into housing	2 individuals
High-quality historic environment - seen as an asset not just facadism - provides character and attracts businesses	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Better marketing of what the City Centre has to offer	1 individual
Convert vacant office space (as a result of COVID-19) into housing	3 individuals
Build smaller scale development	1 individual
Provide a place making strategy	Derwent Group
Better digital connectivity	Superfast South Yorkshire
Encourage local community initiatives	4 individuals
Provide places for homeless	3 individuals
Good job opportunities / well paid	Aberdeen Standard Investments; Loxley Valley Protection Society; and 3 individuals
Encourage companies to invest in Sheffield	1 individual
Reduced Council Tax	2 individuals
Provide financial incentives (e.g. stamp duty cut)	2 individuals
Provide incentives. Already a thriving social environment, so other factors that are stopping people moving into city centre need to be addressed.	1 individual
Create proper 'communities' / family friendly	Martyn Gregory Wealth Management Ltd; and 2 individuals
Better design	1 individual
Make it representative of the Outdoor City / be a 'National Park City'	1 individual

Comment / Issue	Respondent
Need to consider impact of pandemic on demand for City Centre living	Access Liaison Group
Convert vacant space above shops into residential accommodation	Sheffield Green Party
Bring rental conditions into line with French and German systems for longevity of occupation	1 individual
Lower business rates	1 individual
Relocate A&E to the Hallamshire rather than the Northern General Hospital	1 individual
Redevelop derelict areas	1 individual

Other comments about the City Centre

Comment / Issue	Respondent
Look at improving some of the areas in the City Centre with regard to empty and derelict buildings	1 individual
Expand and integrate the City Centre. At the moment there are too many disparate sections	1 individual
Policies need to focus on making Sheffield a destination city and not allowing the city centre to die given that shopping is likely to be less important in future.	1 individual
Infrastructure provision - schools, health centres, community centres, green spaces, pharmacy, post office etc - has not kept pace with the growth in households in Kelham Island and Neepsend.	Kelham Island and Neepsend Neighbourhood Forum

10. Comments on Aim 6: A connected city

Summary of the priorities put forward:

- Contribute to zero carbon – buses, taxis
- Equality of access to transport
- City-wide public transport connectivity
- Provision for cycling and walking
- Some calls for more city centre parking
- Lots of concerns about traffic congestion with many examples given
- Infrastructure for electric vehicles

Q17: What are the most important transport issues that the plan needs to address?

Transport issues – general comments

Comment / Issue	Respondent
Equality of access to transport (recognising disabled people and BAME communities usually have less access to private cars)	Sheffield Green Party
Access to facilities and transport hubs for disabled people in both the City Centre and local centres	Access Liaison Group
Focus living and working in the City Centre to relieve pressure on the transport system	2 individuals

Comment / Issue	Respondent
Develop district centres more - local facilities will reduce need to travel	1 individual
Concerned about traffic around schools	1 individual

Transport issues - pollution / air quality

Comment / Issue	Respondent
Concerns about pollution along transport corridors	Bradfield Parish Council; and 1 individual
Improve air quality / reduce pollution	Friends of Sheaf Valley Park; Natural England; and 6 individuals
Extend 'Clean Air Zone' beyond current proposals and do not exempt private vehicles from CAZ.	1 individual
Charge bigger cars (SUV's) more in CAZ	1 individual
Cleaner and less polluting public transport and taxis	Sheffield Green Party; and 1 individual
Achievement of zero carbon public transport	3 individuals
Decarbonisation of travel (all forms)	The Confederation of Passenger Transport UK (CPT); and 10 individuals

Transport issues - traffic in the City Centre

Comment / Issue	Respondent
No cars in the city centre (except disabled and taxis)	1 individual
Too much traffic in the City Centre	2 individuals
Car access to (but not through) the City Centre is important in the short-term but support a car free and pedestrianised City Centre	Sheffield Liberal Democrats

Transport issues - citywide connectivity

Comment / Issue	Respondent
Connectivity between new housing and the City Centre	1 individual
Citywide public transport connectivity, coordination and integration (services and ticketing)	Unite the Community Sheffield Branch; Sheffield Liberal Democrats; Sheffield Green Party; Hunter Archaeological Society; and 26 individuals
Need flexibility of transport mode	1 individual
Improvement and investment in public transport corridors	Hallam Land Management; Friends of Sheaf Valley Park; Friends of Hollin Busk; and 2 individuals
Good high frequency public transport to access employment areas	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; and 1 individual
Build houses close to food shops	1 individual
Public transport connectivity between outer neighbourhoods	Sheaf and Porter Rivers Trust; Sheffield Friends of the Earth; and 10 individuals
Investment needed in transport links in the Upper Don Valley	1 individual
Better access to hospitals including by tram	MASKK; and 1 individual
New homes near to public transport, services, employment and open space	Derwent Group; The Confederation of Passenger Transport UK (CPT)
Options for improved connectivity across the Pennines must respect the landscape /environmental value of the Peak District National Park	Peak District National Park Authority
Connecting Sheffield with the AMID by mass transit	The University of Sheffield
Connecting AMID to the city centre via public transport	1 individual

Transport issues - reducing car use

Comment / Issue	Respondent
Provision of alternatives to the private car	Bradfield Parish Council; Love Wincobank Campaign; CPRE, the countryside charity; Nether Edge Neighbourhood Group; Friends of Waterthorpe Park; Sheffield Friends of the Earth; and 26 individuals
Require a clear traffic impact assessment with each planning application	Sheffield Green Party
Reduce car /private vehicle use (except for disabled people)	3 individuals
Have car-free zones around schools (exempting 'disabled' vehicles only)	1 individual
Promote /offer benefits for car-sharing	Sheffield Green Party; and 4 individuals
Use Workplace Parking Levy and "congestion charge" powers and also consider exemptions for lower incomes, disabled drivers etc) to raise local funds to use for emergency transport policies.	The Confederation of Passenger Transport UK (CPT); and 3 individuals
Plan should address the underlying cause for private car use for where people currently live (rather than building high density housing in the central area)	1 individual
Support for Policy 2A of the Transport Strategy	1 individual
Support for proposals concerning increased public transport usage as a means of reducing congestion, combatting climate change and improving air quality.	1 individual
Importance of getting people to switch from private vehicles to public transport /active travel	Sheffield Climate Alliance; and 1 individual

Comment / Issue	Respondent
Get people who do drive, to drive more responsibly to improve fuel economy & lower vehicle emissions	Richard Page
Ambitious targets should be set to deliver mode shift towards sustainable methods of transport	The Confederation of Passenger Transport UK (CPT); Sheffield and Rotherham Wildlife Trust

Transport issues - active travel

Comment / Issue	Respondent
Provision of cycling and walking routes / facilities /active travel (secure and weather-proof storage). Also for scooters.	Bradfield Parish Council; Hallam Land Management; Five Rivers Cohousing; Friends of Sheaf Valley Park; National Trust; Friends of Dore and Totley Station; CPRE, the countryside charity; Sport England; Wincobank Hill Connects; Sheffield and Rotherham Wildlife Trust; Upper Don Trail Trust; Sheffield Green Party; and 30 individuals
Ensure cycle lanes / walking routes are not blocked by development (e.g. by telecommunications equipment)	Sheffield Green Party
Cycling provision and strategy need revisiting - it's not working	1 individual
Make cycle lanes more visible - e.g. place them in the centre of carriageways	1 individual
Pedestrian priority and areas - e.g. at traffic lights	CPRE, the countryside charity; and 2 individuals
Segregation of cyclists and pedestrians - safety issues	Hunter Archaeological Society; Sheaf and Porter Rivers Trust; Sheffield & Rotherham Wildlife Trust; Friends of Dore and Totley Station; Rivelin Valley Conservation Group; Owlthorpe Fields Action Group; CPRE, the countryside charity; Friends of Hollin Busk; Sheffield Green Party; Sport England; and 15 individuals

Comment / Issue	Respondent
Dedicated pedestrian areas	1 individual
Topography of Sheffield makes walking and cycling less attractive (apart from along valleys) - too much emphasis on active travel	Love Wincobank Campaign; and 5 individuals
Improvements to active travel network in needed the west and south of the city	Sheffield Green Party Ecclesall Ward
Welcomes measures in Transport Strategy on Active Travel. Use of the Sheffield & Tinsley Canal as an active travel route between the City Centre and Meadowhall and surrounding communities.	Canal & River Trust
Subsidise 10,000s of people and businesses getting cycles (especially e-cycles), including inclusive adapted cycles and cargo cycles.	2 individuals
Mass transit corridors only mention public transport, what about active travel? Routes achievable on cycle /scooter but need infrastructure	1 individual
Improve active travel routes to and from the National Park	National Trust
Open up disused railway lines for active travel	1 individual
Inclusive access along Sheaf and Porter Rivers	Sheaf and Porter Rivers Trust
What 'walking infrastructure improvements' are considered?	Sheffield & Rotherham Wildlife Trust
Active travel must be integral to developments. All essential needs in new housing must be met by walking or cycling.	Sheffield Friends of the Earth
Need more definite plans for active travel, to reduce pollution, improve health & develop local shops /hubs	1 individual

Comment / Issue	Respondent
Promotion – campaigns to raise awareness, including Landmark features – prominent bridges and other facilities that promote active travel	Sport England
Pedestrianise the City Centre	CPRE, the countryside charity; and 1 individual
Mapping – high quality mapping to help navigation on the ground	Sport England

Transport issues - general comments about public transport

Comment / Issue	Respondent
Provision of public transport before new developments are occupied - critical to enable access for disabled people	Access Liaison Group
Ensuring that public transport options are affordable and available to meet the need of older people	Cinnamon Group and Charterpoint Senior Living; Inspired Villages
Investment needed in transport links in the Upper Don Valley	1 individual
Good public transport links to the City Centre will remain essential	Sheffield Liberal Democrats
Address imbalance in provision - some areas well served by public transport others not	1 individual
Need paper timetables and a better phone line	1 individual
Public transport live signage and information	Sheffield Futures; and 1 individual
Better public transport to rural areas	3 individuals
Public funding to support public transport that meets needs	Sheffield Civic Trust
Public needs to be enticed /encouraged to use public transport as first means of travel.	1 individual

Comment / Issue	Respondent
Bringing buses / public transport in South Yorkshire back under public control	6 individuals
Need effective cooperation with Sheffield City Region and South Yorkshire Passenger Transport Executive	Sheffield Green Party
Cooperation and participation in sustainable transport policies by the universities, hospitals, entertainment spaces	Sheffield Green Party
Accessibility of transport (disability access)	3 individuals

Transport issues - public transport fares /affordability

Comment / Issue	Respondent
Public transport fares / affordability	Hallam Land Management; MASKK; Friends of Burngreave Cemetery; Sheffield & Rotherham Wildlife Trust; Nether Edge Neighbourhood Group; Unite the Community Sheffield Branch; Martyn Gregory Wealth Management Ltd; DT Systems; Loxley Valley Protection Society; and 30 individuals

Transport issues - public transport frequency and reliability

Comment / Issue	Respondent
Faster, more reliable, more frequent public transport service	Sheffield & Rotherham Wildlife Trust; Unite the Community Sheffield Branch; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Access Liaison Group; Unite the Community Sheffield Branch; Martyn Gregory Wealth Management Ltd; Sheffield Futures; Loxley Valley Protection Society; Five Rivers Cohousing; Sheffield Civic Trust; Friends of Waterthorpe Park; CPRE, the countryside charity; Friends of Hollin Busk; Sheffield Liberal Democrats; Sheffield Green Party; National Trust; Sheffield Friends of the Earth; The Confederation of Passenger Transport UK (CPT); and 71 individuals
Frequency of public transport in North and North West Sheffield	1 individual

Transport issues – buses

Comment / Issue	Respondent
Provide electric buses	Nether Edge Neighbourhood Group; Sheffield & Rotherham Wildlife Trust; and 5 individuals
Bus services should be encouraged by policy when satisfactory bus service network arrangements are secured	Sheffield Liberal Democrats
Require provision of radial bus routes around the city	2 individuals
Pointless bus lanes	1 individual
Provide small shuttle buses	1 individual
Introduce cross city bus services e.g. Abbey Lane to Hallamshire Hospital	1 individual

Comment / Issue	Respondent
Follow London's example then people would use them more	1 individual
The proposed public transport box will make public transport less accessible to the needs of potential passengers	1 individual
A shuttle bus on the periphery of the proposed public transport box will not make public transport more accessible and more attractive or comfortable	1 individual
Support for extending hours of operation of bus lanes	1 individual
More bus shelters	1 individual
Better parking near larger bus stops	1 individual
Free city centre buses	1 individual
Lack of remote village buses	1 individual
More bus lanes	The Confederation of Passenger Transport UK (CPT)
Improve bus services	8 individuals
Improve bus services in south west Sheffield	Dore Neighbourhood Forum
Improve bus services to High Green and from High Green to Rotherham	1 individual
Concern about severance of bus routes in the City Centre	Sheffield Liberal Democrats
Leopold and Pinstone Streets should be reopened to buses	2 individuals
Concerns about bus stops /routes being moved to the edge of the shopping area - making access for disabled people difficult	Access Liaison Group
More bus routes through housing estates for accessibility	1 individual

Comment / Issue	Respondent
Support for the priority given to buses over other vehicles in the proposed public transport box, but the Box may be in the wrong place.	1 individual
Promote a dial-a-bus service for mini-buses or large taxis	1 individual
Bring back the FreeBee city centre bus with parking	1 individual

Transport issues – parking

Comment / Issue	Respondent
Parking enforcement	Asha Dube
Concerns about pavement parking	Sheaf and Porter Rivers Trust; and 3 individuals
Less parking / higher tariffs	1 individual
Better quality parking	Loxley Valley Protection Society; and 1 individual
Cheaper parking	1 individual
Remove parking to force cars out of the city	1 individual
Better City Centre parking / parking for new / extended housing needed	Friends of the Porter Valley; Rivelin Valley Conservation Group; and 3 individuals
Blue badge spaces should be compulsory for inclusion on street near buildings that have no off-street visitor parking	Access Liaison Group
Reduce number of cars stored on roads and reallocate road space	Sheffield Green Party

Transport issues - traffic congestion

Comment / Issue	Respondent
Topography and geography of Sheffield - concentrates traffic / congestion on radial routes	Bradfield Parish Council; and 2 individuals
Reduce congestion, especially at peak times	Owlthorpe Fields Action Group; and 3 individuals

Comment / Issue	Respondent
Stop /start traffic / congestion	The Confederation of Passenger Transport UK (CPT)
Poor road network - too many one way, restricted roads, funnels traffic onto limited arterial roads which have insufficient capacity to deal with traffic	1 individual
School traffic	1 individual
Congestion at certain junctions	1 individual
Congestion in the west and south of the city	Sheffield Green Party Ecclesall Ward
Congestion at Crystal Peaks	Owlthorpe Fields Action Group
Congestion on Holme Lane - road widening required	1 individual
Provision /creation of low traffic neighbourhoods	1 individual
Reduce number of traffic lights and improve sequencing which at times contribute to congestion	2 individuals
Concerns about traffic congestion on the A6102 between Stocksbridge and Sheffield and the need for better transport links before further development takes place	Stocksbridge Town Council
Reducing the population will reduce the number of cars on the road - more sustainable	1 individual
Avoid development in congested areas such as the Upper Don Valley	1 individual
Focus living and working in the City Centre to relieve pressure on the transport system	2 individuals

Transport issues - electric vehicles

Comment / Issue	Respondent
Infrastructure for electric vehicles	Cadenza; Sheaf and Porter Rivers Trust; CPRE, the countryside charity; DT Systems; Sheffield Green Party; and 8 individuals
Only electric vehicles allowed in the central area	2 individuals
Provide electric hop on /off vehicles connecting P+R with the city centre	1 individual
We need a variant of NASA's skyTran to allow single person e-vehicles to integrate and give true end to end journeys that are eco-friendly and completely avoid road congestion	DT Systems
Encourage electric scooter use /hire	2 individuals

Transport issues - freight

Comment / Issue	Respondent
Develop freight transport hubs on the outskirts of the city - use e-vehicle to collect goods from the hubs and cargo bikes for local deliveries	Sheffield Green Party
Rise in ecommerce increases needs for warehousing and distribution	Junction 34 Ltd

Transport issues - rail

Comment / Issue	Respondent
Electrify all the main routes in and out of Sheffield	2 individuals
Provision for High Speed Rail	Dore Neighbourhood Forum

Comment / Issue	Respondent
Welcomes reference to the Rail Reinstatement Study that proposes reopening of the Sheffield to Chesterfield line via Beighton (the Barrow Hill line)	Derbyshire County Council
Cancel HS2	Patriot Games Ltd
Support for provision of Northern Powerhouse Rail	Dore Neighbourhood Forum; Sheffield Liberal Democrats; Owlthorpe Fields Action Group; Nether Edge Neighbourhood Group; and 5 individuals
Provide a new Parkway station at Millhouses similar in size to Meadowhall Interchange	1 individual
Reopen the Victoria Station and rail line	1 individual
More local rail lines	Friends of Dore and Totley Station; and 1 individual
Ensure no development prevents the reopening of rail lines	Sheffield Green Party
More tracks in and out of the station to provide additional capacity	1 individual
More local train / tram stations	Five Rivers Cohousing; Friends of Dore and Totley Station; Rivelin Valley Conservation Group; Katherine Wedell
Improve /extend rail services	1 individual
Need for better services on the Hope Valley line to provide mass transport to south west Sheffield	Dore Neighbourhood Forum
Support for Hope Valley line upgrade	Sheffield Liberal Democrats
Cheaper rail fares	1 individual
Develop the railway line to Stocksbridge / Deepcar	5 individuals
Safeguard space for new railway stations at Parkwood Springs and Deepcar	Sheffield Green Party
Improve connections to the station	Sheaf and Porter Rivers Trust

Comment / Issue	Respondent
Expand car parking and train service capacity at Dore Station	Friends of Dore and Totley Station
More parking around rail stations	1 individual
Chapelton Railway Station - improve disabled access	1 individual
Provide regular trains to London	1 individual
Get more freight off the roads and onto rail	1 individual
Support for the creation of Public Transport Corridors in the Transport Strategy, provided they are on roads that are easily accessed by bus users	1 individual

Transport issues – tram

Comment / Issue	Respondent
Expansion of tram network	Cadenza; Five Rivers Cohousing; Nether Edge Neighbourhood Group; DT Systems; and 19 individuals
Modernisation of the trams and network	DT Systems; and 1 individual
Have dedicated tram routes so they are not held up by other vehicles	1 individual
Extend the tram to the Advanced Manufacturing Research Centre (AMRC)	1 individual
Extend tram /tram train to Waverley and Beighton	1 individual
Tram should be extended to High Green	1 individual
Extend tram e.g. from Wadsley Bridge station and to the north	1 individual
Extend tram to Oughtibridge, Deepcar and Stocksbridge	Hunter Archaeological Society; and 3 individuals
Extend tram to Dore	Hunter Archaeological Society
More frequent tram service	Owlthorpe Fields Action Group

Comment / Issue	Respondent
Introduce a tram-bus system	1 individual
Don't run buses on the tram routes	1 individual

Transport issues - Park & Ride

Comment / Issue	Respondent
Low cost park and ride schemes	1 individual
Park and ride to be free	1 individual
Support Park and Ride	2 individuals
Park & Ride at Meadowhall is inadequate	1 individual

Transport issues - roads

Comment / Issue	Respondent
Disagree with the proposal to swap the road and tram route to provide a dual carriageway behind the main train station	4 individuals
Creation of an outer ring road connecting Beauchief-Stannington-Grenoside	1 individual
Creation of a dual carriageway to Manchester	1 individual
The potential traffic impact on the Strategic Road Network from the Local Plan employment and housing allocations, and whether this potential impact can be mitigated	Highways England
Poor road surfaces	2 individuals
Better one-way systems needed	Wincobank Hill Connects
Incentivise people to give up cars and take up cycling and walking	1 individual
Need traffic calming measures on Loxley Road	1 individual

Comment / Issue	Respondent
Reopen side roads for cars that have been blocked off	1 individual
Supports the continued safer pedestrian and cyclist spaces created by the temporary measures along Green Lane and Ball Street but request that the negative outcomes more convoluted journeys to access Penistone Road in the direction of Rutland Road and the city beyond are addressed. These should be addressed through further works to improve the highway network. The suggested alterations to the Cornish Street junction to enable access to the Shalesmoor Roundabout are considered worthy of further consideration.	Kelham Island and Neepsend Neighbourhood Forum
Developing faster road connections is in direct conflict with the climate emergency	1 individual
Fewer one way systems	1 individual
20mph streets – city wide commitment to reduce speed limit to create safe streets	Sport England
Recommend that the highway tree management: operations note 51 is embedded into the Sheffield Street Tree Working Strategy, specifically in relation to Engineering Highway and Tree Management solutions	Forestry Commission

Transport issues – other comments

Comment / Issue	Respondent
Provide adequate drop off and pick up access for deliveries and taxis as fewer people own their own car	Sheffield Green Party
COVID-19 19 proof transport	1 individual

Comment / Issue	Respondent
This approach now seems very out of date for the new world as people will be commuting less for work post pandemic.	1 individual
Make transport safer	Martyn Gregory Wealth Management Ltd
Increased home working could contribute towards reducing need to travel	2 individuals
Active Travel Champions – high level political support and key officer roles	Sport England
Dealing better with adverse weather e.g. snow	Wincobank Hill Connects
Increase speed of climate emergency response	1 individual
Address environmental issues around air travel - passenger & freight use	1 individual

Q18a: Do you agree with the identified transport priorities? Q18b: Please explain your answer.

Response	Number of responses	Overall %	Respondents
Agree	56	33.14%	Councillor Andy Bainbridge, DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), DLP Planning Ltd (On behalf of Inspired Villages), DLP Planning Ltd (On behalf of The University of Sheffield), Dore Neighbourhood Forum, Friends of Hollin Busk, Friends of Sheaf Valley Park, Hunter Archaeological Society, Love Wincobank Campaign, Loxley Valley Protection Society, Martyn Gregory Wealth Management Ltd, Owlthorpe Fields Action Group, Sheaf and Porter Rivers Trust and 43 individuals
Conditionally Agree	74	43.79%	Miriam Cates MP, Councillor Simon Geller, Aylward Town Planning Ltd (On behalf of Derwent Group), Bradfield Parish Council, Cadenza Architecture + Design, CPRE, the countryside charity, Five Rivers Cohousing Company Ltd. Sheffield, Friends of Dore and Totley Station, Friends of the Porter Valley, Friends of Wincobank Hill, National Trust, NJL Consulting (On behalf of Aberdeen Standard Investments), Patriot Games Ltd, Peak District National Park Authority (Planning Service), Rivelin Valley Conservation Group, Sheaf & Porter Rivers Trust, Sheffield & Rotherham Wildlife Trust, Sport England, Unite the Community Sheffield branch and 55 individuals
Disagree	16	9.47%	DTSystems, Friends of Waterthorpe Park, Nether Edge Neighbourhood Group, Sheffield Friends of the Earth and 12 individuals
Neither Agree nor Disagree	23	13.61%	Forestry Commission, Friends of Burngreave Cemetery, Johnson Mowat Planning Ltd (On behalf of an individual), Knight Frank (On behalf of Girls' Day School Trust), MASKK, Quod (On behalf of Berkeley DeVeer Ltd), Quod (On behalf of British Land Company plc), Sheffield Futures and 15 individuals
Grand Total	169	100.00%	

Transport Priorities – general comments

Comment / Issue	Respondent
Should consider priorities for people who are unable to walk or cycle (due to disability /safety /etc)	Bradfield Parish Council
Encourage development in highly accessible, urban locations	Derwent Group; Rivelin Valley Conservation Group; and 1 individual
General support for improving sustainable transport with options for travel	Patriot Games Ltd; Cinnamon Group and Charterpoint Senior Living; Inspired Villages; and 4 individuals
Agree with focus on making it so people have access to local facilities so have to travel less	1 individual
Transport corridors shown on the map are quite far apart - connecting services will be needed	1 individual
Agree with priorities provided they do not damage the environment	3 individuals
Priorities reflect what is possible rather than what the city needs	Sheffield Green Party Ecclesall Ward
No confidence that it can be delivered	1 individual
Not being bold enough	DT Systems
Priorities are too short-sighted and will not improve the city	1 individual
Doesn't go nearly far or fast enough to address climate /biodiversity emergency	1 individual
Prioritise better public transport	CPRE, the countryside charity; and 8 individuals
Transport needs to be cheaper	Patriot Games Ltd; and 1 individual
Provision /creation of low traffic neighbourhoods	1 individual
Infrastructure for electric cars	Cadenza; CPRE, the countryside charity; and 1 individual
Prioritise into short, medium and long term	Rivelin Valley Conservation Group

Comment / Issue	Respondent
New City District' around station - will divide city more, expensive & will take funds from more important areas needing development	1 individual
Approach needs to take account of the impact of the pandemic on travel patterns	3 individuals
Improve access to transport to and from the city centre	Sheffield Futures
Disagrees with increasing air travel in objective 2	1 individual
Urgently need to establish funded Citizens Assembly so that the Climate & Ecological Emergency is recognised and treated as the most pressing issue facing this city and its people, and all decisions are made and scrutinised in the light of it	1 individual
Too much focus on mass transit	1 individual
Need to prioritise reducing travel	1 individual
Support mixed use development to help reduce number of journeys	1 individual
Public transport put back into public ownership	1 individual
Improve transport links in the AMID area / AMID connectivity	St Pauls Developments plc and Smithywood Business Parks Development LLP; Norfolk Estates; The University of Sheffield

Transport Priorities – regional and national connectivity

Comment / Issue	Respondent
A61 is a key transport corridor linking Sheffield and Chesterfield and is a key growth corridor in northern Derbyshire - a coordinated approach is needed between the County and City Councils	Derbyshire County Council

Comment / Issue	Respondent
Supports better connections to Leeds, Manchester and the airport	Hunter Archaeological Society; Sheffield Liberal Democrats; and 2 individuals
Support for improved connectivity across the Pennines conditional on no harm to the landscape / environmental value of the Peak District National Park	Peak District National Park Authority
Mass transit corridors stop at the city boundary - needs to account for cross-boundary commuting and for accessing the Peak District National Park.	CPRE, the countryside charity

Transport Priorities – active travel

Comment / Issue	Respondent
Emphasises importance of cycling infrastructure	Sheffield Friends of the Earth; and 3 individuals
Prioritise accessible, active travel	National Trust; Sheffield Friends of the Earth; CPRE, the countryside charity; Sport England; Sheffield Green Party; Bradfield Parish Council; Sheaf and Porter Rivers Trust; and 11 individuals
Mass transit corridors only mention public transport, what about active travel? Routes achievable on cycle /scooter but need infrastructure	1 individual
Support for strategic cycle routes in the Upper Don Valley to Stocksbridge	Upper Don Trail Trust; and 2 individuals
Extension of cycle routes to the suburbs	1 individual
Improve active travel options in the south west of the city	National Trust; and 1 individual
Improvements to cycle /walking routes (City Centre)	Bradfield Parish Council
Less focus on cycling and more on public transport	1 individual

Comment / Issue	Respondent
Prioritising cycling is not inclusive - excludes a large proportion of the population	2 individuals
Sheffield's geography makes cycling difficult	4 individuals
Too much focus on active travel	1 individual
Create a signed network for cycle links across the city to allow active travel to within a 1 /2 mile of all districts	1 individual
Provide e-bike infrastructure	CPRE, the countryside charity; and 1 individual
Make it easier to have bikes on trains, trams and buses	Sheffield Climate Alliance; and 1 individual
Importance of active travel to tram stops	Sheffield Climate Alliance
Proposals for improvements to the City's cycling network within the Sheffield Transport Strategy should be prioritised within the Kelham Island and Neepsend Neighbourhood Area, particularly if combined with the successful Grey to Green programme.	Kelham Island and Neepsend Neighbourhood Forum
Cycling routes in Loxley and Rivelin Valleys	1 individual
Support for Upper Don Trail	Upper Don Trail Trust; Kelham Island and Neepsend Neighbourhood Forum; and 1 individual
Employment uses in Lower Don Valley will increase demand for active transport. We welcome recognition for active travel.	Canal & River Trust
Link up and integrate the Pennine Way with employment areas	Friends of Waterthorpe Park

Transport Priorities – rail

Comment / Issue	Respondent
Supports reopening of Upper Don Valley passenger rail service	Upper Don Valley Rail; and 3 individuals
Support Barrow Hill line and opportunity for a new station at Waverley	Norfolk Estates
Against reopening of Upper Don Valley passenger rail service	1 individual
Additional tracks to increase capacity in the midland station	1 individual
Appropriate reference is made to proposals for HS2	Derbyshire County Council
Should plan for HS2 to happen	Sheffield Liberal Democrats
HS2 will probably benefit London more than the north of England	1 individual
Against HS2	4 individuals
Northern Powerhouse rail	1 individual
Should plan for electrification of the Midland Mainline	Sheffield Liberal Democrats
Support for electrification of the Midland Mainline and to Doncaster	1 individual
Scepticism about whether Northern Powerhouse Rail will happen	1 individual
There are issues with HS2 and we should not be relying on it	Sheffield Futures; Sheffield Climate Alliance; and 2 individuals
Supports improvement to rail	1 individual
Provide a new rail station for Smithywood south of Nether Lane	St Pauls Developments plc and Smithywood Business Parks Development LLP
Provide free rail travel in S Yorkshire (presume for the elderly)	1 individual

Comment / Issue	Respondent
Engage with Historic England on proposals for Sheffield Midland Station and other transport proposals likely to impact heritage assets.	Historic England
Welcomes integrated rail plan.	1 individual

Transport Priorities – tram

Comment / Issue	Respondent
Extend the tram network	1 individual
Extension of tram network to Beighton	1 individual
Extend tram to the south west of the city	1 individual
Support for improvement to tram network	1 individual
Use the Meadowhall to Chapeltown rail line to extend the tram network	St Pauls Developments plc and Smithywood Business Parks Development LLP
Support opportunity to provide tram station on the City Centre to Stockbridge line on land being promoted at Midhurst Road.	Norfolk Estates

Transport Priorities – buses

Comment / Issue	Respondent
Bus connectivity to Stocksbridge and the Upper Don Valley	1 individual
Support mass transit corridor to Beighton	1 individual
Cycling priorities in the city centre should not be to the disadvantage of bus users	1 individual
Section 106 contributions should support greater investment in bus infrastructure, and a certain amount should be 'ring fenced' for this. Anyone taking forward a	The Confederation of Passenger Transport UK (CPT)

Comment / Issue	Respondent
development over a certain size should be required to partner with the local bus operator to demonstrate how it will deliver actual improvements to services	
Allow folding bicycles on buses	Friends of Waterthorpe Park
Improve bus routes to Grenoside - very poorly served	1 individual
Improvements to bus services could be achieved with leadership from SYPTE, SCRCA, all South Yorkshire local authorities and operators plus full accountability for the services and adequate funding.	CPRE, the countryside charity

Transport Priorities – parking

Comment / Issue	Respondent
Fewer off-street parking spaces to encourage active travel and public transport use	The Confederation of Passenger Transport UK (CPT)
Council car parks should be more expensive to discourage car use	The Confederation of Passenger Transport UK (CPT)
More park and ride facilities	The Confederation of Passenger Transport UK (CPT)
Welcome approach to develop integrated transport to help reduce pollution	1 individual
Aspirational, but specific geographic problems will be difficult to address given the way the city has developed /spread	1 individual

Transport Priorities – Park & Ride

Comment / Issue	Respondent
Needs to consider park and ride more in order to reduce city congestion /traffic problems.	1 individual
Improve park and ride in the south west of the city	1 individual
Supports improvement to park and ride	1 individual

Q19a: Do you think that improving walking and cycling infrastructure will encourage more people to choose to live in areas within or close to the central area? Q19b: Please explain your answer

Response	Number of responses	Overall %	Respondents
Agree	104	52.26%	Councillor Simon Geller, CPRE, the countryside charity, Dore Neighbourhood Forum, Dore Neighbourhood Forum Steering Group , DTSystems, Five Rivers Cohousing Company Ltd. Sheffield, Friends of Dore and Topley Station, Friends of Hollin Busk, Friends of Sheaf Valley Park, Friends of the Porter Valley, Hunter Archaeological Society, Love Wincobank Campaign, Martyn Gregory Wealth Management Ltd, MASKK, National Trust, NJL Consulting (On behalf of Aberdeen Standard Investments), Owlthorpe Fields Action Group, Peak District National Park Authority (Planning Service), Sheaf & Porter Rivers Trust, Sheaf and Porter Rivers Trust, Sheffield & Rotherham Wildlife Trust, Sheffield Climate Alliance and 82 individuals
Conditionally Agree	45	22.61%	Miriam Cates MP, Councillor Andy Bainbridge, Aylward Town Planning Ltd (On behalf of Derwent Group), Friends of Burngreave Cemetery, Friends of Waterthorpe Park, Friends of Wincobank Hill, Nether Edge Neighbourhood Group, Patriot Games Ltd, Rivelin Valley Conservation Group, Sheffield and Rotherham

Response	Number of responses	Overall %	Respondents
			Wildlife Trust, Sheffield Friends of the Earth, Sport England, Unite the Community Sheffield branch and 32 individuals
Disagree	34	17.09%	Bradfield Parish Council, Cadanza Architecture + Design, DLP Planning Ltd (On behalf of The University of Sheffield), Sheffield Futures and 30 individuals
Neither Agree nor Disagree	16	8.04%	Forestry Commission, Johnson Mowat Planning Ltd (On behalf of an individual), Knight Frank (On behalf of Girls' Day School Trust), Loxley Valley Protection Society, Quod (On behalf of Berkeley DeVeer Ltd), Quod (On behalf of British Land Company plc) and 10 individuals
Grand Total	199	100.00%	

Walking and cycling infrastructure in the City Centre - specific comments

Comment / Issue	Respondent
Walking and cycling will improve air quality and quality of life of residents including City Centre	Bradfield Parish Council; Nether Edge Neighbourhood Group; Sheffield and Rotherham Wildlife Trust; and 4 individuals
Improve walking and cycle routes along the rivers and canal	1 individual
Have to change people's mindsets as well as providing routes	1 individual
Promotes better health	Martyn Gregory Wealth Management Ltd
Will improve travel options for people who already live there	Martyn Gregory Wealth Management Ltd; and 1 individual

Comment / Issue	Respondent
Improved links will attract people to use active travel to get to the central area but unlikely to encourage more people to live in the City Centre.	The University of Sheffield
Car free living appeals to many and living close to city centre makes this more possible, but air pollution levels can put people off making them want to move further away	1 individual
Yes - provide more cycle lanes	1 individual
Pedestrian /cycle corridors and traffic free streets would encourage me / essential to consider city centre living	2 individuals
Yes, if it improves safety	Patriot Games Ltd; and 4 individuals
Access to facilities main reason for living in city centre. If walking /cycling infrastructure not improved and still have to use car - no point in living in centre	1 individual
Need to improve public transport for the City Centre	4 individuals
Not at the expense of public transport and private cars	Loxley Valley Protection Society; and 4 individuals
Make it easier to drive and park in the City Centre	2 individuals
Must be direct, intuitive and safe	CPRE, the countryside charity
Needs to be combined with improvements to the built environment	Sheffield Climate Alliance; and 1 individual
Depends on the location	1 individual
Enables people to meet many local needs without using the car	3 individuals
Yes, because people in the City Centre can't keep a car	1 individual
Saves on travel costs and quicker to get to work	2 individuals
Segregation of users needs to be better for safety. Many are discouraged from cycling due road safety concerns	Owlthorpe Fields Action Group; Upper Don Trail Trust; and 9 individuals

Comment / Issue	Respondent
Need to segregate pedestrians and cyclists - too many inconsiderate cyclists who don't obey rules	1 individual
Segregation of cyclists and pedestrians important for the safety of disabled people	Access Liaison Group
E-scooters must not be permitted on pavements or shared spaces because their silence and speed cause safety issues - especially for disabled people	Access Liaison Group
More impact from improving bus and cycle links from the suburbs into the centre to discourage the use of cars	Friends of Waterthorpe Park; and 1 individual
More mixed use will naturally facilitate this	Cadenza
People prefer to live in the suburbs	1 individual
Not everyone wants to live in the City Centre	1 individual
People will only live in the City Centre if they don't want a garden /outdoor space	1 individual
Improve public transport and active travel integration around the city and people won't need to live in the city centre	1 individual
With the hilly terrain the level of emphasis on cycling is too high	Loxley Valley Protection Society; and 8 individuals
Good public transport is still essential for many people, even for shorter trips	Access Liaison Group
The weather's not good enough to cycle	Loxley Valley Protection Society; and 1 individual
No facilities for safe cycle parking / storage in the City Centre	2 individuals
Well maintained walking /cycling routes would encourage greater use	MASKK; and 1 individual

Comment / Issue	Respondent
Pedestrian routes should be a priority but the conflicts between pedestrian and cycling need to be recognised	1 individual
Cycling will only attract a limited range of people	5 individuals
Can the Canal towpath be used to join things up?	1 individual
Electric scooters should be allowed	1 individual
Walking infrastructure needs to be safe at night	2 individuals
Pedestrian /cyclist routes need to be safe at all times of the day	2 individuals
Shouldn't be used to improve the credentials of otherwise remote sites	Derwent Group
Active travel routes between City Centre and suburbs useful in both directions	Colin McCulloch; Friends of Dore and Totley Station; Sheffield Friends of the Earth
More important to develop in urban locations close to public transport corridors	Derwent Group
Less traffic would help - safer and less pollution	1 individual
Focus on flat routes as most of Sheffield is too hilly	2 individuals
Make walking and cycling routes attractive	2 individuals
Create 'Green' cycle routes e.g. include street trees, multifunctional, grey to green, York	Sheffield and Rotherham Wildlife Trust; and 1 individual
Improving walking /cycling infrastructure will also benefit areas surrounding City Centre	1 individual
Not necessary post-pandemic with people working from home	1 individual
Agree that all empty space in the city centre (which will only grow post pandemic) should be used for housing. This	1 individual

Comment / Issue	Respondent
is a much better idea than trying to move large numbers into the city every day.	
Integrate walking and cycling with public transport	Friends of Sheaf Valley Park; CPRE, the countryside charity
Not all jobs are in the City Centre	1 individual
Some people have to drive for work (e.g. community nurses) so transport infrastructure must still include cars as well as walkers and cyclists	1 individual
Cross city links need to be improved first	Sheffield Futures
Need to do a better job than those introduced during the early stages of the pandemic	Sheffield Futures
Need to provide safe and secure cycle storage at people's homes and places of work	1 individual
Abject failure of COVID-19 response Emergency Active Travel Fund cycling interventions should warn against this e.g. Shalesmoor	1 individual
Active travel should be promoted everywhere, not just in the City Centre	Sport England
As long as run-down areas are regenerated	1 individual
Provide electric car hubs /clubs for hire as an alternative	Wincobank Hill Connects
These should complement the development of good housing and amenities in the city centre	1 individual
Decisions will not be on walking or cycling but the availability of appropriate accommodation	1 individual
Need to move out of mindset of cycling /walking for short distances only, ebikes offer scope to commute a lot further, even hilly routes	1 individual

Comment / Issue	Respondent
Need to address all the issues raised in Q.16 to encourage people to live in the city centre. Not just about walking /cycling	1 individual
Acknowledge that the significant reason for reducing need to travel is to reduce emissions.	Sheffield Climate Alliance

Comments about walking and cycling in other parts of the city

Comment / Issue	Respondent
Improvements to walking and cycling infrastructure is important in all areas of the city (not just the Central Area)	Owlthorpe Fields Action Group; and 7 individuals
Cycling infrastructure along the valleys from the city centre outwards, e.g. the Don Valley Trail from the city centre to Stocksbridge and beyond	Love Wincobank Campaign; Friends of Hollin Busk; and 2 individuals
Should be improved cycling /walking links around Beighton	1 individual
Improve facilities where people live so they need to travel to the City Centre less	2 individuals
Improvements to cycling and walking infrastructure along the Sheffield Tinsley Canal could promote sustainable residential-led development along the canal corridor.	Canal & River Trust; and 1 individual
Create cycle routes to Crystal Peaks	Friends of Waterthorpe Park

Broadband / digital connectivity

Comment / Issue	Respondent
Improvements to broadband to improve resilience during pandemics	Bradfield Parish Council; CPRE, the countryside charity; Superfast South Yorkshire; and 1 individual
Provide training in the use smartphones, tablets and laptops - charging those who can afford it	1 individual
Improve digital connectivity	4 individuals

11. Comments on Aim 7: A green city

Summary of the main points raised:

- Access to greenspace a key concern particularly in the City Centre
- More ambition and detail for protecting and enhancing biodiversity needed
- If it helps protect the Green Belt
- Lots of concern (57%) about allowing development on 'poor quality' greenspaces that are 'no longer needed': how the terms are defined and about losing greenspaces forever
- Some (14%) were in support if it helped protect the Green Belt

Q20a: Do you agree that greenspaces within the urban area which are poor quality and no longer needed could be redeveloped for other uses?

Response	Number of responses	Overall %	Respondents
Agree	36	14.46%	Bradfield Parish Council, Cushman and Wakefield (On behalf of Birkdale School), Cushman and Wakefield (On behalf of Gravitas Property Developments Ltd), DLP Planning Ltd (On behalf of Bawtry Road Plot Owners and Committee Members), DLP Planning Ltd (On behalf of The University of Sheffield), DLP Planning Ltd (On behalf of Zedra Trust Company (UK)), Five Rivers Cohousing Company Ltd. Sheffield, Knight Frank (On behalf of Girls' Day School Trust), Martyn Gregory Wealth Management Ltd, NJL Consulting (On behalf of Aberdeen Standard

Response	Number of responses	Overall %	Respondents
			Investments), Quod (On behalf of British Land Company plc), Quod (On behalf of Newett Homes), Sheffield Business Park Limited and 23 individuals
Conditionally Agree	51	20.48%	Councillor Andy Bainbridge, Access Liaison Group, Aylward Town Planning Ltd (On behalf of Derwent Group), CPRE, the countryside charity, Friends of Dore and Totley Station, Friends of Sheaf Valley Park, MASKK, Nether Edge Neighbourhood Group, Patriot Games Ltd, Peak District National Park Authority (Planning Service), Sheffield Civic Trust, Sheffield Futures and 39 individuals
Disagree	141	56.63%	Councillor Simon Geller, Dore Neighbourhood Forum, Dore Neighbourhood Forum Steering Group , DTSystems, Friends of Burngreave Cemetery, Friends of Hollin Busk, Friends of the Porter Valley, Friends of Waterthorpe Park, Friends of Wincobank Hill, Hallamshire Historic Buildings , Hunter Archaeological Society, Joined Up Heritage Sheffield, Love Wincobank Campaign, Loxley Valley Protection Society, Owlthorpe Fields Action Group, Rivelin Valley Conservation Group, Sheaf & Porter Rivers Trust, Sheffield & Rotherham Wildlife Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Climate Alliance , Sheffield Friends of the Earth, Sigma Planning Services (On behalf of Hallam Land Management), Unite the Community Sheffield branch, Worrall Environmental Group and 117 individuals
Neither Agree nor Disagree	21	8.43%	Miriam Cates MP, Forestry Commission, National Trust, Quod (On behalf of Berkeley DeVeer Ltd), Sport England and 16 individuals
Grand Total	249	100.00%	

Q20b: Please explain your answer

Comment / Issue	Respondent
Re-wild /restore /improve /invest in greenspaces rather than developing them	Bradfield Parish Council; MASKK; Friends of Burngreave Cemetery; Friends of Waterthorpe Park; Hunter Archaeological Society; Sheaf and Porter Rivers Trust; Sheffield & Rotherham Wildlife Trust; Love Wincobank Campaign; Friends of the Porter Valley; Sheffield Friends of the Earth; Rivelin Valley Conservation Group; Owlthorpe Fields Action Group; Unite the Community Sheffield Branch; Dore Neighbourhood Forum; Dore Village Society Committee; Patriot Games Ltd; DT Systems; Friends of Hollin Busk; Wincobank Hill Connects; Environment Agency; Grenoside Conservation Society; Kelham Island and Neepsend Neighbourhood Forum; and 85 individuals
Protect urban greenspace because it is vital for health and well-being (mental & physical) or wildlife	Access Liaison Group; Hallam Land Management; Sheffield Friends of the Earth; and 7 individuals
Provide more green spaces not less	1 individual
How is poor quality defined / who defines what is poor quality?	9 individuals
Define "no longer needed" / "poor quality"? Depends how easily they can be improved and /or if any local environmental or "friends of" groups would maintain them as they may yet be valuable for people's mental health.	5 individuals
Need to maximise access to green space in the urban area so it is unlikely there are any that are no longer needed	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Develop them into other types of green space e.g. allotments - not buildings or associated infrastructure	Bradfield Parish Council; Nether Edge Neighbourhood Group; and 1 individual

Comment / Issue	Respondent
Recognise need to provide more, high quality housing but need to balance this with addressing the Climate and Ecological emergency and exploring whether and how we can improve "poor quality" greenspaces for the benefit of people and other species.	Sheffield Climate Alliance; and 1 individual
Detailed criteria should be specified in order that there can be no ambiguity around whether a site is of poor quality and /or no longer needed.	Friends of Sheaf Valley Park; Hunter Archaeological Society; Friends of Dore and Totley Station; and 7 individuals
Local communities should be consulted to see if they also think the space is no longer needed prior to making the decision to redevelop on it.	Nether Edge Neighbourhood Group; and 2 individuals
Consider whether the greenspaces could be improved via full assessment (ecology, community use surveys, assessment of natural capital and nature recovery network position, how it could be improved for nature and people) before deciding on whether to build on them	Love Wincobank Campaign; Sheffield and Rotherham Wildlife Trust; Sheffield Climate Alliance; and 3 individuals
Only if other greenspaces are improved, but how to ensure improvements are ring fenced?	Sheffield and Rotherham Wildlife Trust; and 2 individuals
Branding open space as poor quality or not needed encourages owners to neglect or restrict access to it	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Should not use lack of maintenance as an excuse to develop open space.	3 individuals
Recognise the contribution of green infrastructure towards character, including green spaces / heritage assets relating to waterways infrastructure.	Historic England

Comment / Issue	Respondent
Development of surplus open space should not detract from the city's distinctive characteristics; however some redevelopment could generate revenue to improve important open spaces including Registered Historic Parks and Gardens at risk.	Historic England
Only if a space is truly unused and derelict then redevelopment may help regenerate an area	1 individual
Provision of open space to encourage socialising	Bradfield Parish Council
Depends on availability of other green spaces in the local area	Rivelin Valley Conservation Group; Nether Edge Neighbourhood Group; CPRE, the countryside charity; and 4 individuals
Should recognise the value of 'low quality' greenspace for wildlife / wildlife corridors	Sheffield Green Party Ecclesall Ward; Love Wincobank Campaign; Peak District National Park Authority; Rotherham MBC; and 9 individuals
Not at the expense of the environment / biodiversity	Peak District National Park Authority; CPRE, the countryside charity; Sheffield and Rotherham Wildlife Trust; and 1 individual
Greenfield sites are incredibly important for recreation, biodiversity and health and should only be developed as a last resort	Sheffield Green Party
Not against infilling of small sites in residential areas but it must take account of the availability of accessible open space and biodiversity	Sheffield Green Party
If we adopt biophilic design I suspect they're not really no longer needed.	1 individual
Support subject to no adverse impact on local residents	1 individual

Comment / Issue	Respondent
Supports redevelopment for other uses where it is done sympathetically, improve the area and meets local needs	4 individuals
Development on open space (potentially) acceptable when there is adequate open space provision nearby retained.	Derwent Group; Norfolk Estates; and 4 individuals
If alternative open space provision is available or provided before land is developed	Derwent Group; and 2 individuals
Prioritise privately owned, surplus open space for redevelopment where it has no public value in terms of open space, sport or recreation, and there is no legal public access, taking account of quality as well as quantity.	Zedra Trust Company (UK); Bawtry Road Plot Owners and Committee Members
Overgrown, disused private sports grounds have limited value for recreation and play, particularly where there is no budget to improve land to open space.	Zedra Trust Company (UK); Bawtry Road Plot Owners and Committee Members
Depends on the proposal / consider case by case	5 individuals
Support if recycling derelict /poor quality open space protects the countryside	1 individual
As long as the new development is of high quality	Sheffield Futures
All new development must meet highest requirements for sustainability and environmental protection.	1 individual
Develop brownfield as priority e.g. Lightwood (Norton Aerodrome) or in the Don Valley	Grenoside Conservation Society; and 6 individuals
Support subject to quality of life and infrastructure being maintained	1 individual
Some Green Belt sites could be infilled for residential use	Five Rivers Cohousing

Comment / Issue	Respondent
Support redeveloping (limited) poor quality greenspace provided it's not in the Green Belt	2 individuals
Support redevelopment in urban areas, but cautious about assertion greenspaces ' no longer needed'	1 individual
Only poor quality due to lack of maintenance. However preference would be to build on these rather than in the Green Belt.	1 individual
No Green Belt	11 individuals
Only in consultation with local people and environmentalists	7 individuals
Some development to create funding to improve open space	Sheffield Civic Trust
Yes, when in a sustainable location	Girls Day School Trust; Birkdale School; Gravitas Property Developments
Only very small, untenable /unused spaces	1 individual
As long as it is definitely no longer needed	3 individuals
Each site should be judged on its merits	1 individual
Many areas designated as open space serve no useful purpose and development should be allowed	2 individuals
Re-wilding and regeneration of natural land should be given much more importance.	Sheffield Friends of the Earth
Limited recognition of the extent of the Peak District within the Sheffield boundary	Sheffield Friends of the Earth
Better wording would be: To safeguard, enhance, expand and link Sheffield's unique natural landscape setting of valleys, woodlands, trees,	Owlthorpe Fields Action Group; Environment Agency

Comment / Issue	Respondent
<p>rivers, wetlands, urban green spaces and open countryside, in order to:</p> <ul style="list-style-type: none"> - provide excellent opportunities for outdoor recreation - improve health and wellbeing - protect, enhance, restore and create habitats and biodiversity to support nature's recovery - mitigate climate change 	
Could also use for office or leisure space	1 individual
Make more of the city's waterways, de-culvert, improve public access and management / improve rivers and access to them and areas surrounding (ensure enough space for quality river environment)	Environment Agency; and 4 individuals
Green spaces can help reduce flooding	2 individuals
To be a 'truly green' city, do not develop on green spaces.	1 individual
Ensure biodiversity net gain if urban greenspaces are lost after assessment of need and quality	CPRE, the countryside charity
Generally, this should not allow for the loss of playing fields	Sport England
Only in exceptional circumstances	1 individual
Green infrastructure can make significant contribution towards reducing and tackling impact of climate change (first objective)	Sheffield Climate Alliance
Only maximise previously developed land if includes using land to provide ecosystem improvements	Sheffield Climate Alliance
No development on Hollin Busk. Add it to the Green Belt	1 individual
Not if it has public value	Natural England

Other comments about open space

Comment / Issue	Respondent
Explicitly support the water Framework Directive objectives in relation to Good Ecological Status and Potential.	Environment Agency
Development should be set back from rivers and watercourses through the use of multifunctional buffer zones that act as wildlife corridors. Ecological connectivity within the river environment should also be enhanced, with recognition of the value of 'blue' infrastructure and new development seeking to open up culverted rivers and streams, and to enable fish movement up and downstream.	Environment Agency
Brownfield sites that have rewilded should be redesignated as greenfield sites	Sheffield Green Party
Provision, management and maintenance of open space should be an integral part of new development - with use of planning conditions where necessary	Sheffield Green Party
Public spaces should not be passed to management companies with no endowment	Sheffield Green Party
No new housing development should be sanctioned more than 1km from a public park	Sheffield Green Party
A strategic approach for green infrastructure to ensure its protection and enhancement (para 171 NPPF), supported by appropriate detailed policies and proposals to ensure effective provision and delivery. Underpinned by a Green Infrastructure Strategy. Provision of green infrastructure to	Natural England

Comment / Issue	Respondent
be included as a specific policy in the Local Plan or alternatively integrated into relevant other policies, for example biodiversity, green space, flood risk, climate change, reflecting the multifunctional benefits of green infrastructure.	
Provision of sufficient quantity of high quality alternative natural greenspace is an important tool in mitigating the effects on recreational pressure associated with new housing development on more sensitive SSSIs. Our advice is that the level of provision should be proportionate to the scale of development, for example 8ha /1000 population is advocated through the Suitable Alternative Natural Green Space (SANGS) guidance.	Natural England
More public spaces and measure to secure greater greening of Kelham Island and Neepsend in addition to protecting and enhancing the River Don corridor.	Kelham Island and Neepsend Neighbourhood Forum

Other comments about protection and enhancement of landscape and countryside

Comment / Issue	Respondent
Protection of countryside	Bradfield Parish Council; and 1 individual
There are many green spaces that could be redeveloped	1 individual
Green Belt development as a last resort	1 individual
Place greater emphasis on use of the Green Belt for wider sustainable development (e.g. flood mitigation; biodiversity; agriculture)	Sheffield Green Party

Comment / Issue	Respondent
If the purposes of Green Belt are not about landscape and biodiversity, it sits uneasily in this section	Dore Neighbourhood Forum
The Green Belt to the west of the urban /suburban city is particularly sensitive and that is confirmed by the Peak District National Park Landscape Character Assessment	Dore Neighbourhood Forum
The landscape character of the areas between the suburbs and the Peak District National is very important and this should be recognised in the Plan	Dore Village Society Committee
Loxley and Rivelin Valleys promoted as World Heritage Site designation	1 individual
Focus on sites with planning permission	1 individual
Include strategic policies to protect and enhance valued landscapes, as well as criteria-based policies to guide development. The area's unique landscape character needs to be protected and appropriately managed.	Natural England

Comments about agricultural land and development

Comment / Issue	Respondent
Series of criteria suggested for assessing development on the best and most versatile agricultural land - potential for food production, access to agricultural land for new farmers, opportunities for agroforestry, impact on biodiversity, soil quality	Sheffield Green Party;
The plan should safeguard the long-term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification)	Natural England

Comment / Issue	Respondent
The Plan should protect and encourage the use of land for sustainable food production	Sheffield Green City Partnership

Comments about protection and enhancement of biodiversity and geological assets

Comment / Issue	Respondent
Emphasises the importance of protecting /enhancing biodiversity /wildlife	Bradfield Parish Council
Concerns about claims made by developers about biodiversity net gain - current requirements have weaknesses and training is needed	Sheffield Green City Partnership
Not enough emphasis has been placed on protecting biodiversity and responding to the 6th Global Extinction	Dore Neighbourhood Forum; Dore Village Society Committee
A green and blue network should be mapped and protected by policies in the plan	Dore Neighbourhood Forum
There should be a clear aim in the Sheffield Plan to improve the city's biodiversity with policies and mapping which plans for nature recovery across the city	Dore Village Society Committee
Promote creation of wildlife corridors	Sheffield Green Party; Sheffield Green Party Ecclesall Ward
Unambitious section of the Plan with limited understanding of the importance of ecology and the natural environment.	Sheffield Friends of the Earth; Owlthorpe Fields Action Group; and 1 individual
Need to plan for ecological networks / Nature Recovery Networks and link to Nature Recovery Strategy to deliver Biodiversity Net Gain.	Owlthorpe Fields Action Group; Dore Neighbourhood Forum
City Centre development will help reduce biodiversity loss further from the centre	Sheffield Green Party

Comment / Issue	Respondent
Planning policy must protect and enhance ecology and biodiversity in every local landscape	Sheffield Green Party
Provide detail on the application of net gain and how it will achieve a measurable net gain and consider what is expected for different development types. If the LPA propose to take a biodiversity net gain approach for all major development and proposals that are likely to result in a biodiversity effect, it needs to be clear on what criteria will be used to judge the need for measurable net gain, i.e. how will likely biodiversity effects be determined and if a developer mitigates effects through design of the proposal how will this be considered.	Natural England
In the absence of any nationally mandated mechanism to secure such 'net gains', it is recommended clear guidance is provided in the SPD. See full comment for more info.	Natural England

Comments about trees and tree planting

Comment / Issue	Respondent
Plant trees on brownfield sites that are unsuitable for development	1 individual
Importance of streets trees in absorbing carbon dioxide and making places pleasant to live	Sheffield Green Party; and 2 individuals
Need a commitment to increasing tree and hedgerow cover in the city, especially street trees	Sheffield Green Party
Need a policy to protect ancient woodland, veteran trees or ancient or species-rich hedgerows	Sheffield Green Party

Comment / Issue	Respondent
Where a plan area contains irreplaceable habitats, such as ancient woodland, ancient and veteran trees, there should be appropriate policies to ensure their protection. Natural England and the Forestry Commission have produced standing advice on ancient woodland, ancient and veteran trees.	Natural England
Other non-greenspaces that may have trees may be redeveloped where there is a positive approach to mitigation for off-setting tree loss	The University of Sheffield

Comments about the Green City Objectives

Comment / Issue	Respondent
Objectives for a Green City (Aim 7) are strongly supported	Dore Neighbourhood Forum
We recommend the objectives of the recent consultation on an England Tree Strategy are embedded into the Local Plan	Forestry Commission

12. Comments on Aim 8: A well-designed city

- Adapt buildings to tackle climate change
- Future proof buildings for effects of climate change (e.g. micro-climate, flooding, sustainable drainage)
- Many comments on connectivity and travel
- Space standards and garden space
- 15-minute city
- Some called for greater emphasis on heritage

Q21: How should the requirements relating to the design of new developments be changed to respond to future challenges such as climate change or pandemics?

General Comments

Comment / Issue	Respondent
Everything should be designed /planned to respond to the climate emergency	Sheffield Climate Alliance; and 2 individuals
Buildings should be future proofed against climate change e.g. flooding, increased temperatures, water shortages	Sheffield Climate Alliance; and 6 individuals
Requirements should be central not local to ensure they don't put off developers	Cadenza
Make sure Building Inspectors are properly resourced	1 individual

Comment / Issue	Respondent
An additional objective should be to ensure that designs include features that will reduce the impact of climate change and provide resilience to its impact.	Sheffield Climate Alliance
Need to take on board the guidance of the Zero Carbon Commission on the design of new developments	Sheffield Green City Partnership
Create design guides following consultation with public, developers and stakeholders	Newett Homes

Overall Spatial Strategy

Comment / Issue	Respondent
Urban densification and maintaining a compact city	Sheffield Green Party

Energy conservation / renewable energy

Comment / Issue	Respondent
Requirements for solar panels / wind turbines and other renewable energy generation / energy efficiency / carbon neutral (including Passive Haus) / eco housing / water conservation technology	Five Rivers Cohousing; Hunter Archaeological Society; Sheffield & Rotherham Wildlife Trust; Friends of the Porter Valley; Owlthorpe Fields Action Group; Sheffield Futures; CPRE, the countryside charity; Sheffield Climate Alliance; Sheffield Green Party; and 30 individuals
Use existing roof space in the city for solar panels or rooftop gardens	Sheffield Green Party
Sheffield should continue to use Sustainable Building Codes for housing and non-residential buildings	Sheffield Green Party
Design should encourage innovation in local energy generation	Sheffield Liberal Democrats

Comment / Issue	Respondent
Sheffield should urgently create a strategy to promote community energy projects	Sheffield Green Party
Strengthen local renewable power supplies (solar, wind, geothermal)	1 individual
All new housing should be high quality, well designed and sustainable	1 individual
Promote environmental construction methods	Martyn Gregory Wealth Management Ltd; and 1 individual
Higher environmental /sustainability standards or energy conservation	Dore Neighbourhood Forum; Sheffield Liberal Democrats; and 8 individuals
Good passive design to cope with weather extremes, higher summer and lower winter temperatures	Sheffield Climate Alliance; and 4 individuals
Improve building regs	Friends of Sheaf Valley Park
Policies to reduce the emissions associated with buildings – and with the building process – and that provides for decentralised and renewable power and heating	Sheffield Climate Alliance
Committee on Climate Change recommends new buildings should be zero carbon or negative carbon	Sheffield Climate Alliance
Develop a city wide heating system	1 individual
New homes should not be required to be in excess of statutory Building Regulations	Home Builders Federation
The strongest effect of reducing carbon and energy uses in new developments will be when incorporated into national building regulations	The University of Sheffield

Carbon cost of construction

Comment / Issue	Respondent
Construction sector needs to change focus to retrofitting and modular construction	Sheffield Green Party
Materials are important in reducing carbon emissions - e.g. cement and concrete have high emissions	Sheffield Green City Partnership
Recognise the role of reusing existing buildings, including historic buildings, in terms of carbon reduction	Hallamshire Historic Buildings; Joined Up Heritage Sheffield

Transport / Travel

Comment / Issue	Respondent
There are too many cycle lanes	1 individual
Lower density /suburban housing with private green space / gardens	Birkdale School; Gravitas Property Developments; Harworth Group Plc and Fitzwilliam Wentworth Estate; and 3 individuals
Build low carbon travel infrastructure - active travel, electric public transport, no new car parks, no new road, ultra-low emission zones	1 individual
Change highways standards to favour pedestrians and then cyclists / Good walking cycling infrastructure	3 individuals
Expand cycle /pedestrian network & ensure segregated from vehicles	1 individual
Pavements need to be fairly wide - in case future social distancing	1 individual
Prioritise green travel / active travel	3 individuals
New development should be well integrated with well-co-ordinated transport services and active travel links	6 individuals

Comment / Issue	Respondent
Provision of charging points for electric vehicles including bikes	Dore Neighbourhood Forum; and 2 individuals
Secure lockable bike storage	2 individuals

Housing size / type

Comment / Issue	Respondent
Homes with private outdoor space / gardens	Loxley Valley Protection Society; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Hunter Archaeological Society; National Trust; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Bawtry Road Plot Owners and Committee Members; The University of Sheffield; and 14 individuals
Respect space and privacy between properties	1 individual
Focus on delivering family housing	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Bawtry Road Plot Owners and Committee Members; and 5 individuals

Comment / Issue	Respondent
Creation of mixed communities	1 individual
Provide enough space / flexible homes to facilitate home working	Five Rivers Cohousing; Birkdale School; Gravitas Property Developments; Sheffield Green Party; and 5 individuals
Don't require all apartments to have private outdoor space /balconies /roof gardens.	Derwent Group; London and Cambridge Properties; Rise Management; and 1 individual
Developments to provide shared outdoor space - with sense of privacy, feel safe to use	1 individual
The pandemic should not discourage high density development.	1 individual
Apartment living is not ideal for all people	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Bawtry Road Plot Owners and Committee Members; and 5 individuals

Housing location / access to facilities

Comment / Issue	Respondent
Access to local facilities close to homes	Sheffield Green Party; and 7 individuals
Access to high quality green space close to homes	Five Rivers Cohousing; Derwent Group; Friends of Sheaf Valley Park; Love Wincobank Campaign; Owlthorpe Fields Action Group; Gravitas Property Developments; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell

Comment / Issue	Respondent
	Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; The University of Sheffield; and 6 individuals
Plan for a "15 minute city" where all local needs can be met within a 15 minute walk or cycle	Sheffield Liberal Democrats; and 1 individual
Need developments to provide other local facilities e.g. parks, shops to help create sustainable communities	1 individual
Need to develop resilient local communities and social /retail /commercial hubs - not just focus on the city centre	1 individual
Need a range of non-vehicular transport options to support resilient local hubs	1 individual

Green space / open space / trees / woodland

Comment / Issue	Respondent
Provide more green space / blue infrastructure	Five Rivers Cohousing; Sheffield & Rotherham Wildlife Trust; Love Wincobank Campaign; Friends of Hollin Busk; Sheffield and Rotherham Wildlife Trust; and 22 individuals
Apartments must have green space readily available at ground floor level	Sheffield Green Party
More and bigger green spaces, not perfectly managed - more beneficial for wildlife	1 individual
Design should include varied native planting to encourage biodiversity	Sheffield Green Party
Provide micro parks and micro city allotments	Sheaf and Porter Rivers Trust; Sheffield & Rotherham Wildlife Trust; and 2 individuals
Protect existing open space	3 individuals
Improve existing open space and blue infrastructure	Owlthorpe Fields Action Group; and 1 individual

Comment / Issue	Respondent
Multi-functional outdoor spaces including covered areas	2 individuals
More trees, forestry and landscaping	Owlthorpe Fields Action Group; and 5 individuals
No Green Belt development	3 individuals
Promote Sheffield Tinsley Canal for active travel and recreation. Promote natural surveillance of canal; integrate development with the waterway and towing path in regard to design and management of development.	Canal & River Trust
Buildings to include roof gardens, vertical gardens promoting food growing	1 individual

Flood risk / water management

Comment / Issue	Respondent
Avoid flood risk areas / flood plains	7 individuals
New buildings should be raised above the maximum flood level recorded in previous years	2 individuals
Increased flood resilience	1 individual
Provide floodwater storage areas	1 individual
Flood risk should principally be managed by flood management measures upstream of the flood risk areas - mainly on the moors	Sheffield Green Party
Every piece of waterfront opened up should be set aside for public use- active travel / pocket parks	Sheffield Green Party
Mandatory sustainable drainage systems	1 individual
Increase the capacity of water supply	1 individual
Consider rainfall attenuation (either through a blue or green roof)	National Trust; and 2 individuals

Comment / Issue	Respondent
Reduce hardstanding areas	Friends of Waterthorpe Park
Only have car parking on the lowest levels of riverside developments	1 individual
Open up storm drains /culverts to benefit wildlife	1 individual
Rivers and watercourses should be a valued feature within each local area and should be enhanced to provide quality green space for residents and workers to enjoy. The design should allow space for the aquatic environment such that the rivers are a quality environmental resource, and so that water management can adapt to climate change.	Environment Agency

Green roofs / walls

Comment / Issue	Respondent
Include living walls	4 individuals
Policies should encourage roof gardens, green walls and planting	Sheffield Green Party

Reuse of buildings / building retention

Comment / Issue	Respondent
Conversion of redundant office blocks to housing	1 individual
Reuse /refurbish existing buildings	Sheffield Green Party; and 1 individual
Adaptable buildings / buildings that can be repurposed	4 individuals
No more development - just improve what is already there	1 individual
Retain historic buildings	3 individuals
More covered outdoor commercial spaces	1 individual

Comment / Issue	Respondent
New development should conserve heritage and emulate it in terms of scale, durability and character to create the heritage of the future	Joined Up Heritage Sheffield

Other adaptations or responses for climate change / pandemics

Comment / Issue	Respondent
Solar shading / trees / street trees to keep homes cool	Five Rivers Cohousing; National Trust; Sheffield & Rotherham Wildlife Trust; CPRE, the countryside charity; Sheffield Climate Alliance
Consideration of natural processes e.g. permeable surfaces, rainwater capture, wildlife, productive planting; bringing nature into the built environment.	Sheffield and Rotherham Wildlife Trust; and 1 individual
Pandemics and civil emergencies require spare capacity in buildings	1 individual
Build in flexibility so that measures introduced for social distancing can easily be reversed	Sheffield Futures
Design with flexibility (and the circular economy) in mind so that developments can quickly adapt to rapidly evolving needs.	1 individual
Reduce dependence on high carbon industries	1 individual
Fewer bars, restaurants, shops and offices will be needed	Patriot Games Ltd; and 1 individual
Build a new hospital	1 individual
Promote local supply chains	1 individual
New development only where there is existing infrastructure	1 individual
Ask local people about their needs	1 individual

Comment / Issue	Respondent
See earlier comments on Active Design	Sport England
More space may be needed for accommodating safe University teaching without an increase in staff and students	The University of Sheffield

Digital connectivity

Comment / Issue	Respondent
Digital connectivity to enable home working	Superfast South Yorkshire; and 5 individuals
Provide innovative technology that reduces the need to travel enabling people to have experiences closer to their residence.	2 individuals

Biodiversity

Comment / Issue	Respondent
Enhance biodiversity	Owlthorpe Fields Action Group; and 3 individuals
Developments must minimise impact on the natural environment.	1 individual

Protection of historic buildings and areas

Comment / Issue	Respondent
There should be more reuse of older buildings of character	Hunter Archaeological Society; and 1 individual
Design that is responsive to Sheffield's heritage strong sense of place	Historic England; and 1 individual
The heritage strategy produced by Joined Up Heritage Sheffield Group should become adopted policy	Sheffield Green Party

Comment / Issue	Respondent
Would like to see compilation of a Local List of buildings of interest	Sheffield Green Party
A clear approach should be taken to supporting a Castlegate Conservation Area	Sheffield Green Party
Policies should recognise the economic and social advantages of conservation areas	Sheffield Green Party
Policies should encourage energy-efficient retrofitting of historic and listed buildings	Sheffield Green Party
Design policies should set a positive strategy for conservation and enjoyment of the historic environment in the role of enhancing local character and distinctiveness.	Historic England

Other or general design considerations

Comment / Issue	Respondent
New development should be in keeping with the local area and not detract from the sense of community	1 individual
Importance of gardens and outdoor space	1 individual
Design criteria should take account of usability as well as aesthetics	2 individuals
Protect the setting of the Peak District National Park and the views of the city from the Park's eastern fringe	Aberdeen Standard Investments; Royal Mail
Mixed use development should contain more housing than non-residential uses, so it feels safer when other uses close in the evening	1 individual
Design standards and appearance are important - avoid rows of identical homes	1 individual

Comment / Issue	Respondent
Land should be zoned for greenspace on allocated development sites	Access Liaison Group
Design of greenspaces - these should be step free and accessible, and a proportion of the space should be level or low gradient	Access Liaison Group
Design codes will be important for achieving the objectives for a well-designed city that consider transport links	Dore Neighbourhood Forum; and 1 individual
Build new housing around squares that have trees and greenspace	1 individual
All dwellings should have disabled access	1 individual
Need to consider visual impact, make sure new buildings don't take away natural light from existing buildings	1 individual
Pavements should be extended into the roadway where possible to create single width roads to enable greater social interaction /disability access	Sheffield Green Party
Rents are too high	1 individual
Plan needs to include a policy that requires use of Secured by Design security products and design of safe and secure spaces	South Yorkshire Police
Support for strong design policies based around the national Building for a Healthy Life design toolkit	Kelham Island and Neepsend Neighbourhood Forum

13. Comments on the Spatial Options

Summary of main points raised:

- Option A: made up overwhelmingly of community groups and individuals.
- Option C: made up overwhelming of consultants and developers

In support for Option A:

- Minimises removal of the GB
- Avoids development in the National Park fringes
- Strong support to utilise brownfield sites
- More sustainable

Comments against Option A:

- Will not meet housing need in full
- City Centre unsuitable for families and older people
- CC is dominated by students
- Unviable

In support for Option C:

- Will address specific housing needs
- Greater housing mix
- Improved viability and therefore more opportunities for affordable housing

Q22a: Which of the 3 spatial options (A, B, C) do you prefer?

Response	Number of responses	Overall %	Respondents
Option A: High density, vibrant neighbourhoods in the central area with some high rise.	331	71.34%	Councillor Andy Bainbridge, Councillor Chris Rosling-Josephs, Councillor Julie Grocutt, Councillor Simon Geller, Bradfield Parish Council, Cadenza Architecture + Design, CPRE, the countryside charity, Derbyshire County Council , Derbyshire County Council , Dronfield Town Council, Friends of Dore and Totley Station, Friends of Hollin Busk, Friends of the Loxley Valley, Friends of the Porter Valley, Friends of Waterthorpe Park, Hunter Archaeological Society, Love Wincobank Campaign, Low Ash Livery Yard, Loxley Valley Protection Society, Martyn Gregory Wealth Management Ltd, National Trust, NHS, North East Derbyshire District Council, Peak District National Park Authority (Planning Service), Sheffield Climate Alliance , Sheffield Futures, Wharncliffe Side Community Group, Wharncliffe Side Community Group and 303 individuals
Option B: Mid-rise and vibrant central area and some new houses with private gardens in the suburbs.	49	10.56%	Access Liaison Group, D2 Planning Limited (On behalf of London and Cambridge Properties Limited), Friends of Burngreave Cemetery, Friends of Sheaf Valley Park, Friends of Wincobank Hill, Quod (On behalf of Newett Homes), Sheaf and Porter Rivers Trust, Sheffield & Rotherham Wildlife Trust and 41 individuals
Option C: Less dense central area, more new houses with private gardens in the suburbs.	46	9.91%	ADAS (On behalf of Motspa Holdings Ltd), Bagshaws LLP (On behalf of an individual), Barton Willmore (On behalf of Hague Farming Ltd), Cushman and Wakefield (On behalf of Birkdale School), Cushman and Wakefield (On behalf of Gravitas Property Developments Ltd), DLP Planning Ltd (On behalf of Ackroyd and Abbott Ltd), DLP Planning Ltd (On behalf of Arthurs Skips), DLP Planning Ltd (On behalf of Avant Homes), DLP Planning Ltd (On behalf of Baco Developments Ltd), DLP Planning Ltd (On behalf of Barratt David Wilson Homes), DLP Planning Ltd (On behalf of Bawtry Road Plot Owners and

Response	Number of responses	Overall %	Respondents
			Committee Members), DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), DLP Planning Ltd (On behalf of Ground Residential Properties Ltd), DLP Planning Ltd (On behalf of Hallam Land Management), DLP Planning Ltd (On behalf of HFT Ltd), DLP Planning Ltd (On behalf of Hollis's Hospital), DLP Planning Ltd (On behalf of Inspired Villages), DLP Planning Ltd (On behalf of J F Finnegan Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of Limes Developments Ltd), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Taylor Wimpey (Yorkshire)), DLP Planning Ltd (On behalf of an individual), DLP Planning Ltd (On behalf of Zedra Trust Company (UK)), JEH Planning (On behalf of Harworth Group plc and Fitzwilliam Wentworth Estate), Johnson Mowat Planning Ltd (On behalf of an individual), Knight Frank (On behalf of Girls' Day School Trust), MASKK, Nether Edge Neighbourhood Group, Planning Prospects Ltd (On behalf of Dyson Group Plc), Quod (On behalf of Berkeley DeVeer Ltd), Richard Wood Associates (On behalf of Chatsworth Settlement Trustees), Sigma Planning Services (On behalf of Hallam Land Management), Spawforths (On behalf of RecyCoal), Spawforths (On behalf of Strata Homes), Tangent Properties and 7 individuals
None of the 3 options above.	38	8.19%	Miriam Cates MP, Aylward Town Planning Ltd (On behalf of Derwent Group), Dore Neighbourhood Forum, Dore Neighbourhood Forum Steering Group , DTSystems, Five Rivers Cohousing Company Ltd. Sheffield, Highways England, Historic England, JEH Planning (On behalf of St Pauls Developments plc and Smithywood Business Parks Development LLP), Ludlow Home and Garden, NJL Consulting (On behalf of Aberdeen Standard Investments), Owlthorpe Fields Action Group, Patriot Games Ltd, Quod (On behalf of British Land Company plc), Rivelin Valley Conservation Group, Sheaf & Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Civic Trust and 20 individuals

Response	Number of responses	Overall %	Respondents
Grand Total	464	100.00%	

Q22b: Please explain your answer

Strong opposition to Green Belt development

Comment / Issue	Respondent
Avoids or minimises removal of land from the Green Belt / protect the Green Belt	Bradfield Parish Council; Hunter Archaeological Society; National Trust; Sheaf and Porter Rivers Trust; Friends of the Porter Valley; Peak District National Park Authority; Wealth Management Ltd; CPRE, the countryside charity; Low Ash Livery Yard; Friends of Hollin Busk; Grenoside Conservation Society; Hallamshire Historic Buildings; Joined Up Heritage Sheffield; Ludlow Home and Garden; and 134 individuals
Protects the narrow strip of Green Belt that separates Sheffield from the northern edge of North East Derbyshire around Dronfield	North East Derbyshire District Council; Derbyshire County Council; Dronfield Town Council; and 1 individual
Avoids development in the National Park fringes - safeguards setting of the National Park	Peak District National Park Authority
Strong support for Option A but acceptance that some development on brownfield sites in the Green Belt may be required	Sheffield Liberal Democrats
City Centre is low rise compared to many other cities so there is potential to grow	2 individuals

Greater and more effective use of brownfield sites (and more opportunities available post COVID-19?)

Comment / Issue	Respondent
Utilises brownfield sites / there are enough brownfield sites	Aberdeen Standard Investments; Hunter Archaeological Society; CPRE, the countryside charity; Low Ash Livery Yard; Friends of Hollin Busk; Dronfield Town Council; Friends of Loxley Valley; and 44 individuals
City Centre infrastructure is better able to cope	4 individuals
Central Area is suitable for certain types of household	Bradfield Parish Council
Would help to create a highly attractive, mixed used use City Centre and is the most sustainable option	North East Derbyshire District Council; Derbyshire County Council; Dronfield Town Council

Support for development in the City Centre /Central Area

Comment / Issue	Respondent
Provides more footfall in the City Centre / supports businesses and vitality	Friends of Waterthorpe Park; Grenoside Conservation Society; and 20 individuals
Provides good opportunities to increase walking /cycling	Sheffield Green Party Ecclesall Ward; Friends of Dore and Totley Station; and 4 individuals

Option A more sustainable - reduces commuting / carbon emissions

Comment / Issue	Respondent
Enables more people to live near where they work / reduces commuting	Bradfield Parish Council; Sheffield Climate Alliance; and 16 individuals
Good potential for new residential neighbourhoods at Neepsend /Penistone Road corridor	Sheffield Green Party Ecclesall Ward; and 1 individual
Provides homes close to jobs, transport, amenities - reduces the need to travel and carbon emissions	CPRE, the countryside charity; Loxley Valley Protection Society; and 22 individuals
Allowing for change of use from shops /offices (up to 9,000 dwellings) means requirements can be met without using any Green Belt	2 individuals
Focus on re-populating the City Centre sustainably	Sheffield Property Association; and 3 individuals
Opportunities to reuse former office and retail space post COVID-19	Grenoside Conservation Society; and 9 individuals
Protects wildlife / supports biodiversity	CPRE, the countryside charity; and 4 individuals
Will help to tackle climate change / reduce emissions / only option that fits with the carbon neutral aim	Derbyshire County Council; Friends of Loxley Valley; Sheffield Climate Alliance; and 5 individuals
Maintain green city character in City Centre / provide open space	Friends of the Loxley Valley; and 6 individuals
May be less housing need post-COVID-19 so this option can meet housing target	1 individual
Lots of potential in the Central Area to reuse existing buildings	2 individuals
Convert empty shops into housing	3 individuals
There's a strong economic argument for Option A	CPRE, the countryside charity; and 2 individuals
More suburbs without effective public transport will worsen congestion	2 individuals

Comment / Issue	Respondent
The suburbs should be protected for rural living	2 individuals
Prevents developers building in the Green Belt where they will just build large houses for maximum profit and fail to deliver the required affordable housing.	1 individual
High density homes without gardens /green space will not improve physical or mental health as per the Council's aspirations	Hague Farming Ltd; and 1 individual
Don't build on Green Belt, parks, woodland or green spaces	7 individuals
Green Belt housing would be large, expensive low density - doesn't help the housing shortage	1 individual
No building in suburban areas	1 individual
Makes the best use of the existing infrastructure in the city centre	1 individual
Makes the best use of scarce land	1 individual
Some brownfield sites are important for biodiversity	National Trust
Open space can still be provided for those that live in the City Centre	2 individuals
Greening the city centre is needed - e.g. Green roofs, walls, gardens, community farms	Friends of the Loxley Valley; and 1 individual
Better social inclusion	CPRE, the countryside charity; and 1 individual
Achievable based on Central Area Strategy work	1 individual
Will reduce congestion and traffic coming into the city centre	2 individuals
Local roads could not cope under the other Options	2 individuals

Comment / Issue	Respondent
Public transport to the suburbs is insufficient to cater for more growth	1 individual
Will need to design for nature /biodiversity within city centre e.g. green spaces, green walls, habitat creation	1 individual
Helps preserve landscapes that maximise ability to mitigate climate change and flooding; for local food growing; establishment of renewable energy.	CPRE, the countryside charity; and 1 individual
Helps preserve highly valued landscapes	CPRE, the countryside charity
Preserving the countryside is good for people's wellbeing.	CPRE, the countryside charity; and 1 individual
Prevents urban sprawl	Grenoside Conservation Society; and 1 individual
Increasing social mix and inclusiveness / more diverse neighbourhoods	CPRE, the countryside charity; and 1 individual
Supports cultural sector and the Outdoor City brand	CPRE, the countryside charity
Makes the city more attractive to students	CPRE, the countryside charity
This is the best way of responding to the climate emergency - this should take precedence	1 individual
This is the most sustainable Option	1 individual
The only sustainable option	2 individuals
Kelham Island shows how successful City Centre housing development can be	1 individual
The City Centre can deliver higher densities	1 individual
Encourages "15 minute neighbourhoods" and active travel, minimizes new development on existing greenfield land	Sheffield Climate Alliance; and 1 individual
The City Centre has enough land	5 individuals
Suggestion that options B and C would reduce the risk of people wanting larger family homes moving out of Sheffield	1 individual

Comment / Issue	Respondent
is unfounded. More likely that someone would move outside Sheffield to find work than because they couldn't find a family home.	
Preserves agricultural land for local food production	1 individual
Preserves identity of villages	4 individuals
Will keep the centre thriving and vibrant / improve vibrancy	2 individuals
Promotes high rise development that is dangerous and does not provide enough outdoor space	1 individual
Would help to avoid building in high flood risk areas	1 individual
Can vacant retail units in the city centre become sustainable housing?	1 individual
There are physical and financial difficulties in delivering much needed family housing within the Central Area. Will the potential higher end of delivery in the Central Area (Option A) be capable of fulfilling that need?	Sheffield Property Association
Can the Council be confident, and provide the evidence for the purposes of the Plan being 'sound', that constraints can be overcome and public sector investment provided?	Sheffield Property Association
How will the Plan provide the step change needed to deliver the rate of non-student residential development needed under Option A?	Sheffield Property Association

Option A - conditional support

Comment / Issue	Respondent
As long as sufficient schools are provided	1 individual
Needs to provide adequate communal / private open space	Bradfield Parish Council; and 4 individuals
As long as sufficient employment opportunities are provided	1 individual
Maximum 10 - 15 storey development	1 individual
Ensure good transport links to open spaces	Friends of the Porter Valley
Local services are needed in the City Centre	Hunter Archaeological Society; National Trust; and 1 individual
High density housing needs to be properly managed and maintained	1 individual
Should be accompanied by creating safe walking /cycling routes	1 individual

Option A - comments against

Comment / Issue	Respondent
Will not enable housing needs to be met in full - number / type / mix	Girls Day School Trust; Aberdeen Standard Investments; Berkeley DeVeer; Motspa; Chatsworth Settlement Trustees; Nether Edge Neighbourhood Group; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Hartwood Estates; Crossways Commercial Estates Ltd; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire);

Comment / Issue	Respondent
	Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; Commercial Estates Group; and 7 individuals
The inner city is not suitable for family and older people's housing and therefore options A and B won't deliver housing to meet those needs	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals
Recent completions have been predominantly student accommodation and apartments in the City Centre and City Centre West which represents a mismatch with the evidence of what households want in terms of types, sizes and location. Option A will continue this trend and will be hard to sustain in terms of delivery	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; Commercial Estates Group; and 5 individuals
Will not deliver enough affordable housing	Motspa
Option A will not deliver the right type of homes and will lead to a surplus of apartment accommodation for which there is limited demand.	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground

Comment / Issue	Respondent
	Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals
Not deliverable - unviable / significant investment required	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Hartwood Estates; Mospa; Chatsworth Settlement Trustees; Hague Farming Ltd; Strata Homes; RecyCoal; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; Commercial Estates Group; and 7 individuals
20,000 in Central Area is undeliverable	1 individual
Not currently sufficient City Centre demand (as acknowledged in CAS)	Hartwood Estates; and 2 individuals
Concerned that the opportunity for the remaining part of the urban area outside the Central Area to sustain substantially increased delivery is unlikely	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management;

Comment / Issue	Respondent
	Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals
Would not provide enough housing outlets or wide enough distribution of sites across the city	Strata Homes; RecyCoal; Chatsworth Settlement Trustees
This will only attract students	1 individual
Over reliant on windfalls	Strata Homes; RecyCoal
Housing density in the Central Area should be reconsidered following Covid-19 pandemic	Strata Homes; Chatsworth Settlement Trustees; RecyCoal
Inappropriate balance between housing and employment land needs in the Central Area	Strata Homes; Recycoal
Not a preference for downsizers. Quality housing close to family in the suburbs is preferred.	1 individual
Not enough evidence in the CAS that capacity is deliverable / overestimates capacity	Hartwood Estates; Sheffield Property Association; Commercial Estates Group; and 2 individuals
Unrealistic, and there is less future need for student market.	Tangent Properties; Sheaf and Porter Rivers Trust
Too much pressure for high rise may not be deliverable if high quality required	Derwent Group
Residential is pushing other more appropriate uses out of the City Centre	Hallam Land Management; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Option A at this stage would signal a willingness from the City Council to accept taller developments across the wider city centre area and that this would lead to planning applications for tall developments being submitted to the	Kelham Island and Neepsend Neighbourhood Forum

Comment / Issue	Respondent
City Council in advance of its own site specific plan-making decisions.	
High density housing generally equates to poor quality housing and excessive pressure on local services unless strong controls are put in place	1 individual
Risks people moving elsewhere in SCR to find the type of housing they require and increasing commuting and congestion	Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Harworth Group Plc and Fitzwilliam Wentworth Estate; Norfolk Estates

Option B - comments in support

Comment / Issue	Respondent
Results in the least pollution	1 individual
Would deliver more affordable housing than option A	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Crossways Commercial Estates Ltd
More realistic spatial strategy / range of development opportunities / balanced approach	Girls Day School Trust; Rise Management; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Hartwood Estates; Newett Homes; and 2 individuals
Will provide more of the variety of accessible housing that disabled people need - but suburban homes need good public transport that is accessible to all	Access Liaison Group
Offers a greater range of possibilities	1 individual
Option B favoured in terms of city centre	1 individual
Some Green Belt release is necessary because demand outstrips supply	1 individual

Comment / Issue	Respondent
Would give families more choice about where to live	3 individuals
Need to provide a balance	Friends of Sheaf Valley Park; and 1 individual

Option B - conditional support

Comment / Issue	Respondent
Will retain a vibrant, dense centre, but should allow room to include green spaces within it, which will be essential for people living there	1 individual

Option B - comments against

Comment / Issue	Respondent
Does not go far enough in terms of reducing reliance on the central area / broadening market	Hague Farming Ltd; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Question the deliverability / developability of sites in the urban area (over-estimated)	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals

Comment / Issue	Respondent
Ensure small as well as large Green Belt sites are considered in order to ensure supply of new homes	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Reconsideration of housing density and need for offices in the Central Area following Covid-19 pandemic	Friends of Waterthorpe Park
Limited sustainable Green Belt sites in order to deliver eco policies	David Holmes
Inappropriate balance between housing and employment land needs in the Central Area	Strata Homes; RecyCoal
Unrealistic when there is less future need for student market	Tangent Properties
Would not provide enough housing outlets	Strata Homes
Will encourage families to move to the City Centre	1 individual
Will encourage older people to move to the City Centre	1 individual
City Centre is good for younger people but no good for families with children	1 individual
Will encourage the provision of more facilities in the City Centre	1 individual
Needs to provide access to shopping and leisure facilities	1 individual
Will still create pollution with people travelling to city centre and even with high density centre people may still own /use cars.	1 individual

Option B - other comments

Comment / Issue	Respondent
Mid-rise properties need access to a green space or terrace	1 individual
Compromise option, preference would be for low rise in city centre with green space around them	1 individual
Focus on mid-rise in the centre with green space. Some green belt development can be environmentally better than some city centre sites	1 individual
Prefer Option B, though excluding any building on Green Belt land.	1 individual
Huge areas of Sheffield are under-developed and have good transport links e.g. Mosborough Eckington Killamarsh	1 individual
Would be good to get some non-student housing in the City Centre	1 individual
Needs to provide affordable housing	1 individual
Needs to provide housing for down-sizers	1 individual
Reconsider empty office blocks in the City Centre	1 individual
We need a vibrant City Centre	1 individual
New houses in the suburbs should be sympathetic to the existing and not developed at the expense of green space	1 individual
Only in exceptional circumstances	National Trust; Friends of Hollin Busk
No more high rise	Wincobank Hill Connects. James Marshall
Need to rethink our City Centre	Wincobank Hill Connects
What about schools, where will these be? People will still travel round the city.	1 individual

Comment / Issue	Respondent
Needs to be 'Green' cycle paths through parks /woodland connecting suburbs to city centre, creating desirable places to live	1 individual
Only as a last resort	1 individual
Misses possibility of new suburban housing with shared open space, rather than individual private gardens.	1 individual
Central development might also follow the pattern of 18 century of squares with a shared central garden.	1 individual
New sites should not rely on flood alleviation (storage or defences) but rather they should be flood resilient in their own right. The paragraph relating to opportunity to build flood alleviation into open spaces on larger sites sends the wrong message because reliance on flood alleviation is an ongoing cost to the government.	Environment Agency
Option B would reduce the pressure on the wider city centre area and so the Kelham Island and Neepsend Neighbourhood Area to accommodate high levels of growth, but not sufficiently to justify support for it.	Kelham Island and Neepsend Neighbourhood Forum
Still results in a significant amount of City Centre housing	Crossways Commercial Estates Ltd
Option B appears to propose 5,000 homes on safeguarded land and therefore does not plan for the full 40,000 homes stated.	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management;

Comment / Issue	Respondent
	Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals

Option C - comments in support

Comment / Issue	Respondent
Provides housing that is affordable	Dyson Group; Hallam Land Management; Motspa; Crossways Commercial Estates Ltd
SHMA evidence preference for larger homes / suburban locations	Chatsworth Settlement Trustees
Realistic spatial strategy / more balanced	Girls Day School Trust; Chatsworth Settlement Trustees; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Hartwood Estates; and 2 individuals
Provides a better housing mix	Birkdale School; Gravitas Property Developments; Hartwood Estates; Crossways Commercial Estates Ltd; and 3 individuals
Provides greatest opportunity to address specific housing needs and deliver more affordable homes / family homes / homes for older people	Strata Homes; RecyCoal; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals

Comment / Issue	Respondent
Best / most robust option to deliver balanced mix of housing that is deliverable	Berkeley DeVeer; Chatsworth Settlement Trustees; Birkdale School; Gravitas Property Developments; Hague Farming Ltd; and 1 individual
Support the release of larger and smaller Green Belt sites to deliver a mix of housing and ensure deliverability	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Would generate more money from the Community Infrastructure Levy and would be more equitable for new and existing residents	1 individual
Less reliance on apartments	Hallam Land Management; Chatsworth Settlement Trustees
Requires less delivery in the Central Area than recent annual levels of delivery so are more realistic	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals
Helps ensure Sheffield City Centre skyline is not compromised by more high density housing	1 individual
Less pressure on competing uses in the City Centre	Hallam Land Management
Reduced costs - more certainty of delivery	Hallam Land Management
Provides housing with open space / gardens	Dyson Group; Motspa
More likely to provide homes for older people	Motspa
Release of large Green Belt sites will enable creation of sustainable neighbourhoods and deliver infrastructure	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The

Comment / Issue	Respondent
	Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals
Provides larger family homes / houses with gardens	Dyson Group; Hallam Land Management; Tangent Properties; Motspa; Chatsworth Settlement Trustees; Birkdale School; Gravitas Property Developments; Hartwood Estates; and 3 individuals
Protects land for employment uses	Dyson Group
Prevents cultural facilities and leisure uses in City Centre being redeveloped for housing	1 individual
Negative impacts on landscape, heritage, ecology etc can be avoided by careful site selection, air quality and mental health	Hallam Land Management
Could strengthen local communities	Hallam Land Management
Will enable settlements to grow and thrive	Hague Farming Ltd
Well planned Green Belt allocations are unavoidable	Tangent Properties; and 1 individual
Small Green Belt sites can still maintain vitality and viability of communities and therefore can be sustainable	Hague Farming Ltd
Some greenfield land will be needed to accommodate a proportion of the housing need	1 individual
Some suitable / sustainably located sites may be within the Green Belt	Chatsworth Settlement Trustees; and 1 individual

Comment / Issue	Respondent
Deliver better housing offer to match economic aspirations / higher earners / reduce outmigration	Chatsworth Settlement Trustees; Birkdale School; Crossways Commercial Estates Ltd
Better distribution of homes around the city	Chatsworth Settlement Trustees; Birkdale School; Gravitas Property Developments
Lower density development across wide range of sites will facilitate broader mix of houses to achieve diversity in Sheffield housing offer.	1 individual
Avoids over development of Kelham Island and Neepsend Neighbourhood Area. The number of new homes under Option A would be at odds with the relatively low character of the Area and its need for larger housing units to allow it to become a more established community with growing families able to stay in the Area.	Kelham Island and Neepsend Neighbourhood Forum
The benefits stated within the analysis of high levels of housing growth in the wider city centre area, such as higher density leading to greater opportunity for social interaction, are overstated.	Kelham Island and Neepsend Neighbourhood Forum

Option C - not supported

Comment / Issue	Respondent
Would result in too much urban sprawl	2 individuals
Existing land should be reused before new land is allocated	1 individual
Green Belt should be protected -people need green spaces / no Green Belt development	3 individuals

Comment / Issue	Respondent
Support exploring all reasonable alternatives to Green Belt release	Dore Neighbourhood Forum
Green Belt release should only be considered in exceptional circumstances	National Trust; Nether Edge Neighbourhood Group; Dore Neighbourhood Forum
This Option would reduce the brownfield proportion to 75% which challenges the thinking in the NPPF	Dore Neighbourhood Forum
Convert empty previously used premises for this purpose.	1 individual
Negative impacts on air quality and people's mental health.	1 individual
Totally against	1 individual
New homes in less sustainable /less accessible locations	Derwent Group; Sheaf and Porter Rivers Trust

Option C - other comments

Comment / Issue	Respondent
Still results in a significant amount of City Centre housing	Crossways Commercial Estates Ltd
Option C appears to propose safeguarded land and therefore will not deliver the stated 40,000 homes	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals
Need to ensure high quality new developments	Crossways Commercial Estates Ltd
Still puts too much housing in the City Centre compared to other Green Belt-locked northern cities e.g. Leeds / Bradford	Hague Farming Ltd

Comment / Issue	Respondent
No single area should be prioritised over another.	1 individual

Other comments about the spatial approach

Comment / Issue	Respondent
Public transport connections vital to whichever option is chosen	2 individuals
Upper Don Valley lacks appropriate transport infrastructure (road network or public transport e.g. lack of rail link) to cope with increase in population, congestion and construction traffic.	1 individual
Any large sites along the Upper Don Valley will likely be subject to severe flooding, which will be exacerbated by the climate crisis.	1 individual
Sheffield is not a village it's a proper City	Cadenza
Opportunities to use old buildings at Attercliffe - good links to the City Centre and Meadowhall	Grenoside Conservation Society; and 1 individual
Good potential for new residential neighbourhoods in Don Valley Corridor as far as Norfolk Bridge	Sheffield Green Party Ecclesall Ward
Good potential for new residential neighbourhoods in the River Sheaf Corridor (alongside Queens Road / Olive Grove Road / East bank Road area)	Sheffield Green Party Ecclesall Ward
Consolidate retail core too spread out	1 individual
Homes in the City Centre and suburbs should have their own private outdoor space	1 individual
Not everyone needs a garden, but we need good quality, big homes	1 individual

Comment / Issue	Respondent
Focus industrial development away from city centre in Don Valley or Penistone Road	1 individual
Consider smaller as well as strategic Green Belt releases - both play a role and smaller sites ensure a steady flow of completions / large sites take a long time to get on site and may have timescales that continue beyond the plan period. Small sites can deliver in high demand locations	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; Zedra Trust Company (UK); J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Bawtry Road Plot Owners and Committee Members; Barratt David Wilson Homes; and 5 individuals
Each spatial option and individual site option will have different implications for the historic environment that needs to be assessed; evaluating potential impact on significance of heritage assets and tested through robust site selection methodology /SA process.	Historic England; Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Whichever option chosen requires the Council to ensure sufficient deliverable developable sites with a range of opportunities in terms of size and location	Home Builders Federation
Overall, spatial strategy should aim to improve patterns of development to meet sustainable transport and energy objectives. Policies addressing all aspects of planning, including construction, housing, energy, transport, food, waste, water, health, the economy and natural habitats, are interconnected.	Sheffield Green Party

Comment / Issue	Respondent
The approach to densification in the Central Area should also be applied rigorously to local centres and better use made of space between centres	Sheffield Green Party
More green spaces and public gardens whichever option	2 individuals
Should be more consideration of increasing capacity in the urban area outside the City Centre otherwise won't be able to demonstrate exceptional circumstances for Green Belt release.	Berkeley DeVeer; and 1 individual
Spatial options relate solely to housing - should have addressed the spatial approach to economic development	British Land
LDV should be identified within spatial development options	British Land
Some Green Belt release should not be ruled out due to the potential constraints of developing high density development in the urban area	Rotherham MBC
Support Sheffield meeting its own housing need rather than is surrounding districts - it will encourage more sustainable patterns of development	Rotherham MBC
Require a strong evidence base to show that there will be sufficient demand for higher density housing in and around the City Centre	Rotherham MBC
Building on Green Belt land should be sympathetic to the environment	1 individual
Building on the Green Belt will adversely affect biodiversity	1 individual
Support the view that most of the Green Belt is too environmentally sensitive for development	Dore Neighbourhood Forum

Comment / Issue	Respondent
All three options would provide a mix of housing in suburban centres and neighbourhoods	1 individual
An emphasis on higher densities in the Central and other urban areas is a more sustainable option	Dore Neighbourhood Forum; and 1 individual
Development should not extend any further westwards from Dore towards the Peak District National Park (e.g. Long Line should not be developed any further than is allowed for in the Dore Neighbourhood Plan)	Dore Neighbourhood Forum; Dore Village Society Committee
There are opportunities for both high density neighbourhoods and homes in suburban areas	Derwent Group
New development should be focused on locations that would reduce reliance on the private car	1 individual
People would experience less pollution in the suburbs	1 individual
Housing built on the edge of the city will create more car use / increase carbon emissions	2 individuals
Wildlife should be protected	3 individuals
Parks should be protected	1 individual
Quality of development is important not quantity	1 individual
Allow flexibility for changing demographics over the plan period	Rivelin Valley Conservation Group
Need options to attract and retain the various demographics and ethnic groups required to create a healthy society.	1 individual
Review options once government's proposed changes to the Planning system come into effect	Rivelin Valley Conservation Group

Comment / Issue	Respondent
Take account of the capacity of infrastructure (transport, sewage, health, schools)	4 individuals
Need to invest in infrastructure, supporting brownfield sites. Need to protect Green Belt for future generations.	1 individual
Better quality, beautiful buildings	1 individual
Many Green Belt areas are susceptible to surface water flooding	1 individual
Many suburbs have poor public transport links to employment areas - so more homes will increase carbon emissions	1 individual
The individual identity of village should be maintained	1 individual
There is plenty of evidence that large house-builders in Sheffield are still delivering bland lower density, car-dominated, often detached houses. These are no longer appropriate to a modern City in a climate crisis with a shortage of building land.	CPRE, the countryside charity
Destroying biodiversity won't be worth the benefits of new housing. Don't choose the cheaper and easier option of Green Belt land.	1 individual
Softer gradual merging between totally developed, partially developed, mostly greenbelt undeveloped and purely greenbelt / agricultural is more natural and ecologically sustainable.	1 individual
A mix of Option A and B should be chosen	1 individual
New houses with private gardens in the suburbs isn't the same as developing the Green Belt	1 individual

Comment / Issue	Respondent
Provide more off-street car parking	Ludlow Home and Garden
Developers should not be allowed to site on sites (land banking) that have already been given approval	Friends of Hollin Busk
There needs to be consideration of existing and future land set aside for nature and the forthcoming statutory requirement for Nature Recovery Networks (NRNs) through the suburbs and into the city centre.	Sheffield and Rotherham Wildlife Trust
Avoid areas at high risk of flooding	Sheffield and Rotherham Wildlife Trust
Green belt sites have not been assessed for their ecological value and potential place in a Nature Recovery Network – we would like to see that addressed if any were to be considered for release. We would also want to see a new up to date Landscape Character Assessment inform these types of decisions.	Sheffield and Rotherham Wildlife Trust
Requirement for Nature Recovery Networks needs to be factored into decisions about allocations as potential and important nature corridor may be lost due to allocation.	Sheffield and Rotherham Wildlife Trust
Options are inconsistent in its presentation of Aim 2, as noted on page 3 above. The chart has it as ‘...a zero-carbon and environmentally sustainable city...’ whereas in Section 2 it is ‘an environmentally sustainable city’.	Sheffield Climate Alliance
Only the Capacity Report for the Central Area Central has been published but it does not confirm whether or not the identified capacity is deliverable.	Sheffield Property Association
Can the Council be confident that all of the identified sites in the Central Area are deliverable?	Sheffield Property Association

Comment / Issue	Respondent
Meet some of the need through unoccupied or underused housing, or reuse of historic buildings	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
There is insufficient evidence available on which to reliably comment on what level of Central Area housing development is capable of being delivered within the plan period. As a result, it is not possible to confirm at this stage which spatial option is most appropriate for the Council to take forward.	Sheffield Property Association
Allow flexibility to deliver more homes in District Centres	London and Cambridge Properties
Options need much greater focus on promoting local hubs (outside of city centre), served by range of facilities, active travel options with connections to major city transport hubs	1 individual

Q23a: Are there any other options that we haven't considered?

Comment / Issue	Respondent
Yes, other options should be considered	Strata Homes; RecyCoal; Dyson Group; St Pauls Developments plc and Smithywood Business Parks Development LLP; and 1 individual
No, other options should not be considered	

Q23b: If so, why do you think the other option(s) should be considered?

Comment / Issue	Respondent
The housing requirement should reduce to 32,000 dwellings	1 individual
15,000 homes in the Green Belt (10000 Central area / 15,000 urban area)	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Amend option C as follows: 12,600 homes in the Central Area based on assumed delivery of 700 homes per year assuming that recent delivery rates will not continue and it is not justified to continue to rely on student accommodation. Continued concern that this level of provision will be above indicators of demand for this location and type of accommodation. Assume delivery of 15,000 homes in the urban area which would require an uplift from previous average delivery rates, requiring higher density developments. 12,400 homes through Green Belt release. Allocate small and medium sites in order to address immediate issues of unmet need, as well as large strategic allocations.	Baco Developments Ltd; Arthurs Skips; Limes Developments Ltd; Cinnamon Group and Charterpoint Senior Living; The Trustees CJ Sellars and JE Sellars; J F Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Barratt David Wilson Homes; and 4 individuals
Increase housing requirement to 40,950; reduce City Centre capacity to 13,161 and increase minimum Green Belt requirement to 7,789	Commercial Estates Group
Reconsider level of need	1 individual

Comment / Issue	Respondent
Make the City Centre better for existing residents, rather than encouraging more growth	1 individual
Increase delivery in the urban area and Green Belt where homes will be deliverable	Hague Farming Ltd
Aim for smaller /no population growth	1 individual
Include consideration of spatial options for economic development including LDV	British Land
Well-designed mid-rise, medium density homes in urban areas outside the City Centre e.g. Kilner Way and other post-industrial areas / District Centres / Stannington	Derwent Group; London and Cambridge Properties; Sheffield & Rotherham Wildlife Trust; and 5 individuals
Consider converting empty office blocks and retail space in the City Centre following the Covid-19 impact	3 individuals
Development in all areas of the city where linked to infrastructure	Five Rivers Cohousing
Building less dense housing (like the Kelham Island garden houses) provides homes with good access to the City Centre	1 individual
Replacing poor quality low-rise housing with good quality mid-rise housing to increase urban capacity	2 individuals
Replace poor quality low-rise housing with quality high density low rise brick terraces - modern take on traditional Sheffield terraces	1 individual
Require a (higher) minimum density for developments relative to their proximity to the city centre & local surroundings	1 individual
Implement a heritage strategy, take account of heritage	Sheffield Civic Trust; Friends of Hollin Busk

Comment / Issue	Respondent
Tackle over-population first	1 individual
Pass some of our housing requirement to neighbouring authorities	1 individual
Allow some small scale development in the Peak District	1 individual
Consider phased release of land, so that development is focused on those areas in greatest need, with an assessment of local housing needs in that particular area	1 individual
Suggest the 'Urban village' concept is followed, creating urban areas where there are facilities all within a 10 - 15 minute walk. Higher density, mixed neighbourhoods in urban centres	Sheffield Liberal Democrats; and 5 individuals
Create new residential districts within a radius of 1.5 miles of the City Centre: in the Neepsend /Penistone Road corridor; in the River Don Corridor downstream to Norfolk Bridge; in the River Sheaf Corridor as far as Heeley Bottom	Sheffield Green Party; Friends of Loxley Valley
Develop new residential districts in locations well served by the tram /buses and with opportunities for active travel along river /canal: at Attercliffe; Carbrook; Darnall towards Tinsley	Sheffield Green Party; Friends of Loxley Valley
New urban communities must only be built with suitable amenities, shops, services and green space	Sheffield Green Party
Build a new village further out with all key facilities	1 individual
Higher density in already urban areas such as Hillsborough, Stocksbridge, Broomhill, Firth Park	1 individual
Build more on brownfield sites	3 individuals

Comment / Issue	Respondent
Still need to carefully consider each brownfield site on its merits and potential impacts on surrounding area	1 individual
Make use of all empty houses, shops and office blocks before building new	Friends of Hollin Busk; and 1 individual
Refurbish existing buildings	1 individual
Convert vacant shops into housing	Friends of Sheaf Valley Park
Sub-divide large houses into smaller units	1 individual
Provision of mid-rise in the suburbs	1 individual
Increase density of housing development in the parts of the urban area outside the Central Area	CPRE; and 1 individual
New urban communities in and around the City Centre	1 individual
Less dense City Centre housing like the Kelham Island garden houses	1 individual
Focus on Attercliffe and maximising use of the canal.	Canal & River Trust; and 2 individuals
Develop underutilised land within the existing urban areas	Rivelin Valley Conservation Group; and 2 individuals
City Centre focused but mid-rise, with green spaces, expanding from the City Centre to include the "Attercliffe New Village", then other brownfield sites	Sheffield Liberal Democrats
Priority to mid-rise, medium density in accessible urban locations takes pressure off both the City Centre and Green Belt	Derwent Group; and 1 individual
Renewal of the Central Area over a longer period (i.e. going beyond 2028) and Green Belt release that support sustainable patterns of development	Strata Homes; Recycoal
Reconsider the urban design compendium - landmark development on hills	Cadenza

Comment / Issue	Respondent
Priority to previously developed sites in the Green Belt	Dyson Group
A mix of Options A and B	Dore Neighbourhood Forum; Sheffield Climate Alliance; and 3 individuals
Designate a Growth Area in the City Centre (21,000 homes) and in areas of decline such as Neepsend /Shalesmoor and Attercliffe; Renewal Areas should cover the rest of the urban area (19,000 homes); Growth Areas in the Green Belt where the Green Belt Review scores are low and there is low impact on the environment (3,000 homes)	Dore Neighbourhood Forum; Dore Village Society Committee
Additional opportunities to redevelop shops and offices for residential use following pandemic	1 individual
The 13 housing market areas should be used as building blocks for developing housing allocations	1 individual
New Government calculations mean the housing requirement should reduce to 32,000 dwellings	1 individual
Suburban development through urban extensions near key retail centres e.g. Meadowhall and Crystal Peaks	Tangent Properties
Replacement of poorer low rise housing stock with mid-rise in suitable locations	1 individual
Exhaust all brownfield sites and derelict buildings before building on Green Belt	2 individuals
Higher density suburbs will prevent over development of the City Centre	1 individual

Comment / Issue	Respondent
Encourage downsizing with high quality, landscaped mid-rise retirement blocks with low running costs and stunning views	Sheaf and Porter Rivers Trust
Have 15000 homes in the Central Area and 25000 in the rest of the urban area by increasing densities.	Rivelin Valley Conservation Group; CPRE, the countryside charity; Sheffield Climate Alliance
Option A with appropriate brownfield sites in the Green Belt	Owlthorpe Fields Action Group
A combination of all three approaches	1 individual
Poorer areas should not be allowed to become more dense whilst more affluent areas are protected from further development	1 individual
Tackle the need for Council housing in thriving communities	1 individual
Consider impact on school places / capacities	1 individual
Partnership scoping of sites with Rotherham, Barnsley, NE Derbyshire for joint and mutual benefit	1 individual
Developing greenfield (but not Green Belt) sites as new settlements in other parts of Sheffield City Region	1 individual
Use of skyscrapers such as the Shard	DT Systems
Build very tall buildings (30+ storeys)	1 individual
Land around the Five Weirs Walk and the Don Valley, and around Kelham Island and the old ski village.	1 individual
Expand the Wickersley development around the industrial zones either side of the Parkway, which would give easy access to the M1. These places are currently 'eye sores'.	1 individual

Comment / Issue	Respondent
More on brownfield land in the Lower Don Valley and out towards the Parkway	1 individual
5,000 in the City Centre, 30,000 in the wider city and 5,000 in the Green Belt (suburbs can be vibrant too)	1 individual
Consideration should be given to releasing Green Belt land for economic purposes	St Pauls Developments plc and Smithywood Business Parks Development LLP
Sheffield is a series of villages and people want to live near their families	1 individual
Provide more affordable 'extra care' housing with shared facilities and garden space	1 individual
Develop further out	Ludlow Home and Garden
The fact that greenfield sites are cheaper to develop should not be considered when allocating	1 individual
Earth sheltered housing under hillside parks	1 individual
Is there scope to increase infill rather than creating lots of large new developments?	1 individual
Opportunities to create sustainable new residential districts at Attercliffe, Neepsend and Shalesmoor	Sheffield and Rotherham Wildlife Trust
A vision for the future should not be prescriptive but allow for all possible changes as time goes by.	1 individual
Regenerate deprived areas such as Parson Cross	1 individual
Stop building	1 individual
Need much greater focus on promoting local hubs (outside of city centre), served by range of facilities, active travel options with connections to major city transport hubs	1 individual

Comment / Issue	Respondent
Over emphasis on 'vibrant city centre' people coming to realise importance of local amenities in more 'human scale' developments	1 individual
Reuse vacant residential properties / subdividing large properties	Sheffield Climate Alliance
Encourage house boats	1 individual
Don't use Green Belt	1 individual
A combination of A and C is need, with brownfield sites only being developed in the Green Belt	1 individual

Q24: Which of the sites identified in the Housing and Economic Land Availability Assessment are suitable and available for development (please give reference numbers of the sites you refer to)?

Comment / Issue	Respondent
Require further information on infrastructure /traffic implications before indicating support /objection for particular sites	Bradfield Parish Council; and 1 individual
Questions whether sites in the HELAA are available if they haven't been recently promoted through the call for sites	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Question the 20,000 capacity of the urban area based on evidence in the HELAA - unrealistic	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
The Central Area Strategy is too simplistic and not yet finalised - should not be used until HELAA working group has given a market view.	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Concerned with methodology of HELAA - over estimates supply	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Concerned about supply - reliance on permissions, PDL and City Centre - significant uncertainty that these will all be delivered. Compounded by impact of Coved.	Newett Homes
Brownfield only	2 individuals
Group into sites with planning permission; under construction; other sites not committed other than by Plan; sites identified in the Call for Sites.	Rivelin Valley Conservation Group

Comment / Issue	Respondent
Detailed monitoring of housing land availability is vital from start to completion as dwelling numbers change even after planning permission is granted.	Rivelin Valley Conservation Group
Appears to include mostly sites put forward through the call for sites so may not include enough opportunities for appropriate locations in the urban area, and therefore increase requirement for Green Belt release	Derwent Group
Consider community response to sale for development	1 individual
Consider opportunities post Covid-19 for redevelopment of office / retail space	1 individual
Consider opportunities for mid-rise development in urban locations outside the City Centre	Derwent Group
Include windfall sites	Cadenza
Over reliance on small windfall sites where there is a downward trend	Newett Homes
The HELAA should include an assessment of sites in the Green Belt	Strata Homes; Dyson Group; RecyCoal; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates; Barratt David Wilson Homes; and 1 individual
Protect the Green Belt	5 individuals
Higher density appropriate in some parts of the City Centre - look individually at storey heights. Relieves pressure elsewhere	1 individual
All sites should be considered	Cadenza
Focus on sites with planning permission	1 individual
Focus on empty buildings in the Central Area	1 individual
None	2 individuals

Comment / Issue	Respondent
There is significant potential for housing in Area 2 of the Central Area (West Bar /Wicker)	1 individual
Why has Council land been excluded from the HELAA	Five Rivers Cohousing
Not if they are greenfield sites	2 individuals
Too much housing in the north of the city such as Deepcar and Oughtibridge. Small plots only and protect the Green Belt	1 individual
Account for the housing requirement reducing to 32,000 dwellings, office /shop conversions and that the need to create new jobs may be much larger than previously assumed	1 individual
Less than 50% of sites in the HELAA are free of policy constraints. Need to review additional sites	Berkeley DeVeer
There are very few houses with downstairs facilities in Meersbrook /Norton Lees	1 individual
Houses should be sensible in size	1 individual
Vacant sites near Hillsborough Football ground are suitable for development	1 individual
Vacant sites at Neepsend are suitable for development	1 individual
Parson Cross and Manor - lots of sites still available for housing development	1 individual
Kelham Island - lots of sites still available for housing development	1 individual
Too many sites get developed for flats - need more houses	1 individual
Stannington is an ideal area for development because not too urbanised at the moment	1 individual

Comment / Issue	Respondent
Greenhill is an ideal area for development because not too urbanised at the moment	1 individual
The interactive map is useful	1 individual
Sites need to be prioritised to ensure a vibrant city centre. The more residents there are, the greater the other opportunities will be	1 individual
Developments such as Little Kelham demonstrate that low energy developments within the area are economically viable, so these should be encouraged	1 individual
Given the forthcoming large development on the Oughtibridge Mill site with no infrastructure gains, Wharnccliffe Side and Oughtibridge has provided enough housing	10 individuals
No sites bordering Wadsley Common Nature Reserve	1 individual
Include a greener, low growth option to facilitate net zero carbon targets	
Not Chapeltown or Stocksbridge	1 individual
Would be helpful if the sites were provided in a format which enabled sensible assessment rather than just a huge list - ideally in an open source format so they could be overlain on other sources of data, such as aerial mapping. Can we assume the sites identified as "Reason not included in HELAA Site in Green Belt" would not be developed, even where these are brownfield?	1 individual

Comment / Issue	Respondent
Continually monitor during the plan period the deliverability of the chosen option, the contingency measures that would be taken, and when.	1 individual
Use HELAA working group to reconsider small windfall estimate	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Sites in Table 2 may not necessarily have been actively promoted as development opportunities so should not be considered as being reasonably available. It includes 'internal site suggestions from various officers from their general knowledge of Sheffield'. Such sites are not being actively promoted and little weight has been given within the assessment as to whether these sites would be available and economically viable	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Norfolk Estates
Do not include a large windfall allowance as the call for sites was thorough	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
From paragraph 3.13 it would seem that the most recent assessment captures all the sites that have been promoted since the first 'Call for Sites' that took place in 2009 but there may have been changes in circumstances in terms of whether some of these are still available	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Norfolk Estates
There is an aversion to assessing Green Belt sites. This is unhelpful as they will be required to deliver both the housing and employment requirement. This should be reconsidered as part of the next review of the HELAA	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Norfolk Estates

Comment / Issue	Respondent
The ELR reviewed 81 sites and it was considered that 72 were suitable for employment and comprised 145 hectares. Within the HELAA this figure is reduced to 56 sites, totalling 137.7 hectares. It is unclear as to the reasons for the reduction	St Pauls Developments plc and Smithywood Business Parks Development LLP
Further to the ELR sites, an additional 11 are identified as being suitable for employment. We question the robustness of the assessment of these when compared against the more detailed assessment that was undertaken within the ELR	St Pauls Developments plc and Smithywood Business Parks Development LLP
A better indication to determine the gross supply of employment would be for Litchfield who conducted the ELR to assess the update HELAA employment sites, including those being promoted on green belt land	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate
Details of networks provided and an offer to provide advice and guidance to the Council concerning their networks. They encourage high quality and well-planned development in the vicinity of their assets	National Grid
Records indicate that surface coal resource is present in the area	The Coal Authority
Needs to include supply headroom over and above requirement	Harworth Group Plc and Fitzwilliam Wentworth Estate; St Pauls Developments plc and Smithywood Business Parks Development LLP; Norfolk Estates
Concerned about the likelihood for sports and recreation sites not in active use to be promoted for development. In these instances policies should be informed by the	Sport England

Comment / Issue	Respondent
Council's up to date Playing Pitch and Built Facilities Strategy; and where mitigation for loss is required it should be built into the policies for a particular site and provided at the developer's expense	
Potential allocation sites also need to be assessed for their ecological value and excluded if too high, but other sites included with 'ecological notes' attached to the allocation information (along with other pertinent information for a prospective developer). Commission ecological surveys prior to their potential allocation - starting as soon as possible	Sheffield and Rotherham Wildlife Trust
It is also not clear how Neighbourhood Plans would play a role in the new Sheffield Plan. What will the policies be around Neighbourhood Plans?	Sheffield and Rotherham Wildlife Trust
Support exclusion of sites with Local Wildlife Sites but also include emerging Nature Recovery Network and Natural Capital maps.	Sheffield and Rotherham Wildlife Trust
Encouraging and consistent that para's 3.3 & 3.20 state not appropriate to consider extensions to small villages & undesirable to build housing on land that is environmentally sensitive, used for outdoor recreation etc.	1 individual
This question is not easy to answer - you should provide a link and a page number to the relevant section of the HELAA and the map of sites	1 individual

Comment / Issue	Respondent
The aspiration to become carbon neutral by 2030 contradicts retention of the old BGS advice to safeguard minerals from sterilization by site development.	Sheffield Area Geology Trust
How will site allocations will /have been assessed considering that the current Strategic Flood Risk Assessment is out of date?	Environment Agency
How does the Flood Zone 3a(i) designation fit into page 18 re to areas that would be excluded from development?	Environment Agency
Page 19: How was the previously developed land in 3a was assessed without an up to date SFRA? More vulnerable allocations in flood zone 3a would require a level 2 SFRA or site specific Flood Risk Assessment (FRA) to understand if they are deliverable.	Environment Agency
Will flood zone 3b and 3a(i) be updated now that the Lower Don Valley Scheme is in place?	Environment Agency
Would like us to comment on each site, then we would ask for the GIS layers so we can overlay this with our own information. Please contact EA to discuss further.	Environment Agency
Not Grenoside	1 individual
40% of sites acknowledged to be undeliverable within the future plan period. The challenges of delivering housing on brownfield land must be acknowledge and a robust viability assessment undertaken to ensure affordable housing, opens space and other contributions act as an incentive to development rather than undermining delivery.	Sheffield Property Association
None of the sites are suitable	1 individual

General locations

Location	Comment / Issue	Respondent
Castle Markets area	Supports development in this area	Sheffield Futures
Effingham Road area, City Centre above shops		1 individual
Attercliffe	The Attercliffe area could support a larger community, but the waste sites need to be controlled to improve air quality	Wincobank Hill Connects

Site specific comments

Site reference	Location	Comment / Issue	Respondent
S00006	Land and Buildings at Kelham Riverside, Alma Street and Green Lane	Has potential for development	1 individual
S00013	Sheffield Retail Quarter	Provides opportunity for high density sustainable development within the city centre. This comment applies to all city centre development.	1 individual
S00013	Sheffield Retail Quarter	Development supported	1 individual
S00017	Land at Napier Street, Site of 1 Pomona Street and Summerfield Street, Former Gordon Lamb	Has potential for development	1 individual
S04098 & S04099	Land to the N and S of Whitley Lane, Grenoside	7ha available for 200 market and affordable homes	Lovell Developments (Yorkshire) Ltd and J England Homes Limited

Site reference	Location	Comment / Issue	Respondent
S00736	Owlthorpe Plot C	Remove as potential housing site. Site is extensively revegetated, has ecological value and highly valued by local community.	Sheffield and Rotherham Wildlife Trust; Sheffield Green Party
S00737	Owlthorpe Plot E	Remove as potential housing site. Site is extensively revegetated, has ecological value and highly valued by local community.	Sheffield and Rotherham Wildlife Trust; Sheffield Green Party
S00737	Owlthorpe Site E	Suitable for 72 new homes	Avant Homes
S00738	Owlthorpe Plot D	Remove as potential housing site. Site is extensively revegetated, has ecological value and highly valued by local community.	Sheffield and Rotherham Wildlife Trust; Sheffield Green Party
S00740	Castle Markets	Development supported	1 individual
S00751	Moorfoot, Sheffield	Development supported	1 individual
S00799	Sheffield Hallam University Norton Playing Fields, Derbyshire Lane, Sheffield S8 8LJ	Development supported	1 individual
S00768	Attercliffe Canalside	Should be allocated for residential-led development - site is suitable, available and achievable.	Canal & River Trust
S00769	Fitzalan Works	Should be allocated for residential-led development - site is suitable, available and achievable.	Canal & River Trust

Site reference	Location	Comment / Issue	Respondent
S00772	Spartan Works	Should be allocated for residential-led development - site is suitable, available and achievable.	Canal & River Trust
S00775	Site adj. Fitzalan Works	Should be allocated for residential-led development - site is suitable, available and achievable.	Canal & River Trust
S00777	Pinfold Works	Should be allocated for residential-led development - site is suitable, available and achievable.	Canal & River Trust
S00778	Westways, Bacon Lane	Should be allocated for residential-led development - site is suitable, available and achievable.	Canal & River Trust
S00822	Mosborough Wood Business Park	Allocate for housing. Should be considered through the HELAA as a housing sites not employment site. Suitable, available and deliverable.	Berkeley DeVeer
S01129 / S01232 / S02407 - Land at Wardsend Rd North	Allotments N of Wardsend Road	Four sites submitted - considered suitable. Land at Wardsend Rd North also relates to other willing landowners' sites S03590 and S03186. Sites that can relate to the potential Upper Don Valley rail line.	Norfolk Estates
S01136	Land between Pitsmoor Road and Woodside Lane	Development supported	1 individual

Site reference	Location	Comment / Issue	Respondent
S01136	Pitsmoor and Woodside	There is an opportunity here to create a diverse housing site with great links to the city centre and to improve facilities for local residents as this is a deprived area and would benefit from investment	1 individual
S01157	Wood Royd Road, Deepcar	Greenfield site with potential for housing development. Currently subject to an outline planning application (19 /03890 /OUT) for 42 units	The Trustees of CJ Sellars & JE Sellars
S01187	Land East of Langsett Road, Oughtibridge	Potential to be released from the Green Belt for new homes	Commercial Estates Group
S01222	Gas Holder Site, Neepsend Lane (Arthur's skips)	Promote site with potential for mixed use including residential, business, leisure, ancillary open space, small scale retail	Arthurs Skips
S01265	Cricket Club, Crimicar Lane	Development supported	Birkdale School
S01266	Land at Banner Cross Hall, Ecclesall Road South, S11 9PD	Site is well-connected site. At 4.09 hectares the site could accommodate greater than 0.14 hectares of housing without impacting adversely on neighbouring areas	1 individual
S01609	Land and Buildings at Boston Street, Bramall Lane and Arley Street	Development supported	1 individual

Site reference	Location	Comment / Issue	Respondent
S02342 (plus extra)	S of Long Line, Dore	Development opportunity up to 180 dwellings	1 individual
S02371	50 Hanover Street	143 residential units could be accommodated as part of the University Square Hounsfield mixed use development. This is a location that can accommodate taller buildings. Suggest naming the site Hounsfield Square or University Square	The University of Sheffield
S02379	178 West Street	8 homes could be accommodated on the site. There is potential for increased height on the site.	The University of Sheffield
S02383	Land south of Manchester Road	Include in the HELAA as residential site option - sustainable location, minor Green Belt boundary change. Submitted through call for sites	Girls Day School Trust
S02397	Davy Sports Club	Development supported	Gravitas Property Developments
S02413	Land at Hurlfield Road (Gleadless)	Adjacent to Bucks Wood and is a greenfield site. Should be surveyed for ecology value and mitigation. Compensation considered.	Sheffield and Rotherham Wildlife Trust
S02426	Medlock Close Handsworth	Promote development opportunity	Newett Homes
S02486	Meadowhall Shopping Centre, Sheffield SE9 1EP	Development supported	1 individual

Site reference	Location	Comment / Issue	Respondent
S02486, S03081, S02464, S03165, S04136, S04137	Land interests of British Land	Recognise they're already in the HELAA. No change of circumstance - awaiting approval for TMM. Note need to amend use classes to E.	British Land
S02599	East Hill Gardens (former East Hill School), East Bank Road, Sheffield S2 3PX	Development supported	1 individual
S02711	Minalloy House and Pitt Street	Increase in height should be adopted here	The University of Sheffield
S02904 plus extra	Land N of Moor Valley, Mosborough	Significant potential for new homes	Hartwood Estates
S02925 /S03096	Land N and S of Whitley Lane, Grenoside	Submitted through C4S - available for housing. Assess as low Green Belt impact	Lovell Developments (Yorkshire) Ltd and J England Homes Limited
S03006 and S03007	Land East of Baslow Road and S /SW of Totley	Suitable for new homes c.900. See call for sites response / masterplan	Hallam Land Management
S03042	Platts Lane, Oughtibridge	Space should be reserved for Park & Ride and a foot /cycle bridge is required over railway	Bradfield Parish Council
S03050	Land Off Whitley Lane, Ecclesfield, Sheffield, S35 9WD	Suitable housing site - sustainable location, relationship to existing urban area, available, capacity for 120-150 homes, low impact on Green Belt purposes, deliverable (technical work already undertaken); can be delivered early in plan period, indicative	Strata Homes

Site reference	Location	Comment / Issue	Respondent
		masterplan produced, utility infrastructure available	
S03054 (part) and S03055 (part)	Land off Towngate Road, Worrall	Site is available, achievable and suitable	Hague Farming Ltd
S03057 (part)	Land off Rockshafts Lane, Oughtibridge	Site is available, achievable and suitable	Hague Farming Ltd
S03059 (part)	Long Lane, Loxley	Site is available, achievable and suitable	Hague Farming Ltd
S03069; DS-6-b	Old Hay Lane	Potential to be released from the Green Belt for new homes	1 individual
S03081	AL sing Road	Development supported	1 individual
S03112, S03113 and S03312	Land at Thorncliffe Road, Warren Lane and White Lane, Chapeltown	Appropriate for commercial and residential. Landowner promoted availability.	Harworth Group Plc and Fitzwilliam Wentworth Estate
S03151	Land off Station Road, Oughtibridge	Unsuitable for development - greenspace value	Bradfield Parish Council
S03156 and all other sites within the Kelham Island area	Hallamshire Works	Are suitable for development, as these will enhance the sustainable, high quality and desirable accommodation currently provided at Kelham Island	1 individual
S03180	Sheffield Business Park Phase II	Assessment is inaccurate. There is no extant outline permission on site. The site remains suitable for employment allocation as part of the USID (formerly AMRC).	The University of Sheffield

Site reference	Location	Comment / Issue	Respondent
S03189	Employment area at Beeleywood	There is an opportunity to develop this as an area for employment. It is served by the cycle route to the city centre	1 individual
S03219	Former Arthur Lees Site	Remove as employment site. Redesignate for open space and floodplain. Development will destroy communities of Wincobank through its environmental impact.	Love Wincobank Campaign
S03219	Former Arthur Lees Site	Blackburn Valley - employment land	Junction 34 Ltd
S03219	Former Arthur Lees Site	Disappointed that it is identified as 'other identified site'. It is flood zone 3b. Recommend removal of site.	Sheffield and Rotherham Wildlife Trust
S03222 and all other sites within the Kelham Island area	100 Penistone Road, Sheffield S6	Are suitable for development, as these will enhance the sustainable, high quality and desirable accommodation currently provided at Kelham Island	1 individual
S03237	Between Stockarth Lane and Worrall Road in Worrall	Site is not suitable. It is a recreation ground with strong wildlife value and the sloping field is the hub for miles around when it snows as everyone in the surrounding villages sledges there	1 individual
S03239 and all other sites within the Kelham Island area	Harvest Lane, Sheffield S3 8EQ	Are suitable for development, as these will enhance the sustainable, high quality and desirable accommodation currently provided at Kelham Island	1 individual

Site reference	Location	Comment / Issue	Respondent
S03252 & S04040	Land off Myers Grove Lane, Stannington	Sites provide scope for residential development - not considered in the HELAA	Bagshaws LLP (on behalf of 4 individuals)
S03452 / S03453	Moorfoot /Young St and St Mary's Gate	Should be classed as available for residential during the plan period (5-10 /10-15 year period). Suitability is based on out of date UDP policy constraints.	Aberdeen Standard Investments
S03481	Former Oughtibridge Paper Mill, S35 0DN (Barnsley)	Development supported	1 individual
S03500	Wake Smith & Co, 68 Clarkhouse Road, Sheffield S10 2LJ	Development supported	1 individual
S03614	Heritage Park	Suitable and available for residential use	Rise Management
S03659	HSBC Station Road, Chapeltown, Sheffield S35 2XE	Development supported	1 individual
S03765	AMRC Campus, Land to the north west of Europa Link	Assessment of the site having full planning permission for only 10.04ha remaining is inaccurate	The University of Sheffield
S03765 and S03180	AMRC Campus and Sheffield Business Park Phase 2	Join together these two sites and rename as USID (University of Sheffield Innovation District)	The University of Sheffield

Site reference	Location	Comment / Issue	Respondent
S03868 and all other sites within the Kelham Island area	Land adjacent to Penistone Road, Rutland Road and Dixon Street	Are suitable for development, as these will enhance the sustainable, high quality and desirable accommodation currently provided at Kelham Island	1 individual
S03868	Land adjacent to Penistone Road, Rutland Road and Dixon Street	Development supported	1 individual
S03871 and other sites off Meadow Street and Scotland Street.		Provide opportunities to develop high-rise accommodation close to the city centre and close to Kelham Island. There is a need to encourage greater diversity of accommodation within this area, as it is currently focused on student accommodation	1 individual
S04031 or S04263	Land off Wingerworth Avenue, Greenhill	Include in HELAA as potential small residential site	2 individuals
S04037	Crystal Peaks Town Centre, Peaks Mont, Crystal Peaks, Sheffield S20 7PJ	Development supported	1 individual
S04043	R.O 328 Bole Hill Road, off Nichols Road	Promote development opportunity. Land is suitable and available	1 individual
S04047	Land off Myers Grove Lane, Stannington	Promote development opportunity	Newett Homes
S04077	Birch Farm Avenue	Site is suitable, available and deliverable	1 individual

Site reference	Location	Comment / Issue	Respondent
S04101	South of Junction 35 of the M1 Motorway and south of Smithywood Business Park Cowley Way, Sheffield S35 1QP	Promoted this site through the 'Call for sites'. It is an urban fringe character appropriate for commercial / business related uses with a direct access through the existing Smithywood development. Part was previously promoted as a Motorway Service Station (MSA). The two other landowners relating to this site have expressed a willingness to co-operate	St Pauls Developments plc and Smithywood Business Parks Development LLP
S04125	Land west of Grange Mill Lane, Sheffield S9 1HW	Blackburn Valley - employment land	Junction 34 Ltd
S04143	North of Hollin Busk Lane /West of Carr Road, Deepcar	Promote development opportunity	Hallam Land Management
S04144	Land south of Broomfield Lane, Deepcar	Promote development opportunity	Hallam Land Management
S04145	Twentywell Lane	Current planning application on site for an 80 bed residential care home	Cinnamon group and Charterpoint Senior Living
S04173	Broomspring Lane	Promote site for housing allocation (also subject to a pre-application)	The University of Sheffield
S04175	23 Shepherd Street	Increase in height should be adopted here	The University of Sheffield
	Royal Mail NE Delivery Office, Barnsley Road	Important employment site for investment and improvement	Royal Mail
S01883	CST Land at Parkers Lane, Dore	Consider residential allocation	Chatsworth Settlement Trustees.

Site reference	Location	Comment / Issue	Respondent
S02468	Spa Lane, Woodhouse	Promote development opportunity - release from the Green Belt as it fails to meet Green Belt purposes	Baco Developments Ltd
New site	Land to the rear of Kilner Way Retail Park	Suitable and available for residential use	Derwent Group
S03069 (part)	Land at Old Hay Lane, Dore	Potential to release from the Green Belt for development	1 individual
S03035	Wheel Lane, Grenoside	Land promoted for release from the Green Belt	Limes Developments Ltd
S03087 (part)	Kirk Edge Road, Worrall	Potential to release from the Green Belt for development	1 individual
s03087 (part)	Long Lane, Worrall	Potential to release from the Green Belt for development	1 individual
S03038 & S03039	Chapelton Road, Chapelton	Potential to release from the Green Belt for development	Limes Developments Ltd
S04117	Land East of Vine Grove Farm	Promote urban site for housing allocation	Zedra Trust Company (UK)
S03101	Windmill Hill, Chapelton	Land promoted for release from the Green Belt	J F Finnegan Ltd
S03031	Townend Lane, Deepcar	Land promoted for release from the Green Belt	Taylor Wimpey (Yorkshire)
S03625	former Malin Bridge Sports Ground and land to the north of Myers Grove Lane	Land promoted for release from the Green Belt	Ground Residential Properties Ltd
S02877	Land at Hollis Hospital	Land promoted for release from the Green Belt	Hollis's Hospital

Site reference	Location	Comment / Issue	Respondent
S03068 (part)	Site at Hathersage Road	Land promoted for release from the Green Belt	1 individual
S03052	Bole Hill Farm	Land promoted for release from the Green Belt	Ackroyd and Abbott Ltd
S03076	Lodge Moor Road	Land promoted for release from the Green Belt	Ackroyd and Abbott Ltd
WSN-2-a	Deepcar	Use old tip as an extension to Deepcar, near public transport	3 individuals
S03069 (part)	Old Hay Lane, Dore	Land promoted for release from the Green Belt	HFT Ltd
S03068 (part)	Dore Moor Garden Centre, Newfield Lane	Land promoted for release from the Green Belt	Inspired Villages
S04128	Land at Riggs High Road, Stannington	Land promoted for release from the Green Belt	Barratt David Wilson Homes
S03062	Land at Plumbley Lane, Mosborough	Land promoted for release from the Green Belt	Barratt David Wilson Homes
S01230	Land at Bawtry Road, Tinsley	Promote development opportunity	Bawtry Road Plot Owners and Committee Members
S02897	Norton Aerodrome	Where there are appropriate sites in greenbelt (Norton airfield for example), development shouldn't be excluded just because it is greenbelt.	Owlthorpe Fields Action Group; and 2 individuals
S02897	Norton Aerodrome	Acceptance that development of the site may be required	Sheffield Liberal Democrats

Site reference	Location	Comment / Issue	Respondent
S02897	Norton Aerodrome	Should be reassessed for ecological value if considered suitable for release from the Green Belt.	Sheffield and Rotherham Wildlife Trust
S02897	Norton Aerodrome	Site should not be developed due to ecological and historical value, and increased use of the private car	1 individual
S02434	Land adjacent to 127-139 Long Line, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) in an Area of High Landscape Value (f) lack of local facilities (g) limited public transport	Dore Neighbourhood Forum; Dore Village Society Committee
S04020	Land at the junction of Long Line and Hathersage Road, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) in an Area of High Landscape Value (f) lack of local facilities (g) limited public transport	Dore Neighbourhood Forum; Dore Village Society Committee
S03068	Land west of Newfield Lane north of Wag Wood, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) in an	Dore Neighbourhood Forum; Dore Village Society Committee

Site reference	Location	Comment / Issue	Respondent
		Area of High Landscape Value (f) lack of local facilities (g) limited public transport	
S03123	Land west of Newfield Lane and east of Redcar Brook, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) in an Area of High Landscape Value (f) lack of local facilities (g) limited public transport	Dore Neighbourhood Forum; Dore Village Society Committee
S03045	Land east of Cross Lane, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) within a Green corridor	Dore Neighbourhood Forum; Dore Village Society Committee
S01883	Land north of Parkers Lane and west of Ash House, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) within a Green corridor	Dore Neighbourhood Forum; Dore Village Society Committee
S01883	Land north of Parkers Lane and south of Ash House, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to	Dore Neighbourhood Forum; Dore Village Society Committee

Site reference	Location	Comment / Issue	Respondent
		PDNPA Landscape Strategy (e) within a Green corridor	
s01883	Land north of Parkers Lane and west of Limb Lane, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) within a Green corridor	Dore Neighbourhood Forum; Dore Village Society Committee
S03012	Ryecroft Farm, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) within a Green corridor	Dore Neighbourhood Forum; Dore Village Society Committee
S03069	Land south and east of Old Hay Lane, Dore	Unsuitable for development because (a) not brownfield (b) insufficient transport infrastructure (c) impact on Green Belt purposes (d) contrary to PDNPA Landscape Strategy (e) in an Area of High Landscape Value (f) part acquired under the Open Spaces Act 1906 (g) part subject to flood risk	Dore Neighbourhood Forum; Dore Village Society Committee
S03049	Land north of Woodhouse Lane, Beighton	Potential for housing site	1 individual

Site reference	Location	Comment / Issue	Respondent
S03219	New site	Blackburn Valley - employment land - additional site submitted in the C4S west of Grange Mill Lane	Junction 34 Ltd
S02894	Loxley Works, Storrs Bridge Lane (Hepworths) as per C4S submission	Site in sustainable location and brownfield regeneration.	Patrick Properties
S02894	Loxley Works, Storrs Bridge Lane (Hepworths) as per C4S submission	Site is unsuitable for high density housing (as recently proposed)	2 individuals
S04035	Land at Periwood Lane, Millhouses	Land is suitable for housing development - derelict site; not in recreational use; not of wildlife value; sustainable location close to public transport and the City Centre; not in a flood risk area	1 individual
S02895 / DS-3-a	Dyson, Baslow Road	Should be included in the HELAA as a development site	Dyson Group
S03856 & S02475	Hesley Wood	Brownfield site; sustainable location; appropriate access to the site can be achieved; site is near the Smithy Wood employment area; 10 minute walk to railway station; near to services at Chapelton. A vision and master plan has been prepared - 44.52ha can accommodate around 600 homes	RecyCoal

Q25a: Do you agree with the criteria for selecting sites set out in the box on page 52?

Response	Number of responses	Overall %	Respondents
Agree	35	20.23%	Councillor Andy Bainbridge, DLP Planning Ltd (On behalf of Cinnamon group and Charterpoint Senior Living), Dore Neighbourhood Forum, Home Builders Federation, Hunter Archaeological Society, Lichfields (On behalf of Commercial Estates Group), Owlthorpe Fields Action Group, Sheaf & Porter Rivers Trust, Sheffield & Rotherham Wildlife Trust, Sigma Planning Services (On behalf of Hallam Land Management) and 26 individuals
Conditionally Agree	40	23.12%	CPRE, the countryside charity, Friends of Hollin Busk, Friends of Waterthorpe Park, Friends of Wincobank Hill, Highways England, Johnson Mowat Planning Ltd (On behalf of an individual), National Trust, NJL Consulting (On behalf of Aberdeen Standard Investments), Peak District National Park Authority (Planning Service), Rivelin Valley Conservation Group, Sheffield and Rotherham Wildlife Trust, Sheffield Climate Alliance and 28 individuals
Disagree	53	30.64%	Aylward Town Planning Ltd (On behalf of Derwent Group), Cadenza Architecture + Design, DLP Planning Ltd (On behalf of Barratt David Wilson Homes), DLP Planning Ltd (On behalf of Barratt David Wilson Homes), Historic England, JEH Planning (On behalf of St Pauls Developments plc and Smithywood Business Parks Development LLP), Ludlow Home and Garden, NHS, Sport England and 44 individuals

Response	Number of responses	Overall %	Respondents
Neither Agree nor Disagree	45	26.01%	Councillor Simon Geller, D2 Planning Limited (On behalf of London and Cambridge Properties Limited), DTSystems, Friends of Burngreave Cemetery, Friends of Sheaf Valley Park, Friends of the Porter Valley, Knight Frank (On behalf of Girls' Day School Trust), Martyn Gregory Wealth Management Ltd, MASKK, Patriot Games Ltd, Quod (On behalf of Berkeley DeVeer Ltd), Quod (On behalf of British Land Company plc), Richard Wood Associates (On behalf of Chatsworth Settlement Trustees), Sheffield Futures and 31 individuals
Grand Total	173	100.00%	

Q25b: Are there any other criteria which we should take into account?

Comment / Issue	Respondent
Brownfield sites should only be developed if appropriate infrastructure is provided	Bradfield Parish Council
Brownfield sites should be developed first	3 individuals
Give priority to inner city areas	1 individual
The need to broaden housing choice in Sheffield and reduce migration to other areas	Birkdale School; Gravitas Property Developments
The potential of a site to deliver traditional family housing, older people's accommodation	Bawtry Road Plot Owners and Committee Members
Take account of potential positive economic impact of new homes in deprived areas	Derwent Group

Comment / Issue	Respondent
The potential of a site to deliver enhanced sustainability characteristics such as onsite energy generation	Bawtry Road Plot Owners and Committee Members
Take account of local facilities and infrastructure (e.g. walks to schools, shops, sports, open space)	Derwent Group; London and Cambridge Properties; Sheffield Climate Alliance; and 1 individual
Focus more on local hubs with active travel	1 individual
Proximity to employment opportunities and services should be added as a criterion (for housing)	Dore Neighbourhood Forum
Focus development on areas with better transport links and facilities	Sheffield Climate Alliance; London and Cambridge Properties; and 1 individual
SCC should be open to new ideas and regeneration	Cadenza
Greenfield sites should only be developed as a last resort	Bradfield Parish Council; and 1 individual
Greenfield sites should only be developed if appropriate infrastructure is provided	Bradfield Parish Council
Consider the cumulative impact of development in the Upper Don Valley	Bradfield Parish Council
Avoid the Green Belt until all other options are extinguished	1 individual
Brownfield sites in the Green Belt should not be developed	2 individuals
Give priority to sites closer to the City Centre before developing sites on the edge of the city / in Green Belt	1 individual
Avoid the removal of mature trees	1 individual
Consider impact on important views	2 individuals
Local communities should have more input / take account of local view on any Green Belt release options	5 individuals
Don't build on Green Belt	5 individuals

Comment / Issue	Respondent
Release of Green Belt land should prioritise sites that benefit from good public transport connections (consistent with the NPPF)	Strata Homes
Green Belt sites should be assessed in line with the NPPF - in particular the need to promote sustainable patterns of development, identification of areas of safeguarded land and definition of clear, permanent boundaries	Barratt David Wilson Homes
Release of Green Belt land should prioritise previously developed sites and /or sites that benefit from good public transport connections (consistent with the NPPF)	RecyCoal
The scoring approach taken for Green Belt sifters is not scientific or analytically rigorous as It doesn't consider weightings of the factors (they are all considered equal) or whether the factors are independent form each other (they are not and so there is co-variance). The cumulative impact of releasing low scoring green belt areas has not be properly assessed. Under Option C, the micro-release of Green Belt sites in Oughtibridge and Wharncliffe Side will change the character of this area. Does Sheffield wish to develop the green corridor of currently separated settlements from Middlewood / Hillsborough out to Deepcar /Stocksbridge? The incremental release of small sites would amount to a dishonest lack of engagement about the bigger strategic impacts	1 individual
Agree with criteria but priority order needs to change	1 individual
Gardens should not be developed	Friends of the Loxley Valley; and 1 individual

Comment / Issue	Respondent
Need to have specific limits and thresholds in order to apply the criteria	1 individual
Level of support for the criteria will depend on weighting of criteria and subjectivity of scoring	4 individuals
The criteria are very general - important to give weight to local circumstances and wishes	1 individual
Concerned about inclusion of greenfield sites in Green Belt	2 individuals
Grenoside is a distinct village surrounded by Green Belt	1 individual
Land with high agricultural and environmental value should be protected	1 individual
The most important criteria should be (a) the potential to make use of suitable brownfield sites and underutilized land and (b) whether the site is (or could be) well-served by public transport (c) impact on environmental assets (d) impact on purposes of the Green Belt	Dore Neighbourhood Forum
Local housing need is an important criterion, but this is a constant in each of the options for residential development	Dore Neighbourhood Forum
Consider brownfield windfall sites favourably	London and Cambridge Properties
Take account of views of local residents and potential impacts on them	4 individuals
Exclude ecologically and environmentally sensitive locations	Wincobank Hill Connects; and 1 individual
Existing biodiversity / ecosystems and potential for nature recovery should be criteria.	Peak District National Park Authority; Sheffield Climate Alliance; and 1 individual
The reference is unclear as there is no page number. If it is Figure 1 - page 8 it is logical but depends on how the	Martyn Gregory Wealth Management Ltd; and 1 individual

Comment / Issue	Respondent
assessments are undertaken. Sustainability and meeting the aims of the local plan need to be taken into consideration	
Where is page ##?	5 individuals
Take account of impact on heritage assets / historic buildings /landscapes /historic watercourses and water management infrastructure. Carry out assessment of likely impact of sites on the historic environment	National Trust; Wincobank Hill Connects; Historic England; Hallamshire Historic Buildings; Joined Up Heritage Sheffield; and 1 individual
Consider the potential of heritage assets within sites to contribute to plan aims, including positive contribution to economic viability or social sustainability	Joined Up Heritage Sheffield
Carry out assessment of the likely impact of developments on the significant of designated heritage assets in the Central Area	Historic England
Take account of the impact of developing greenspace on health	2 individuals
Take account of impact on green infrastructure and biodiversity	National Trust; and 1 individual
No common land given to, and used by, the community should ever be built on	1 individual
Disagree that Option C would increase affordable housing; developers would maximise profit with high value housing.	Rivelin Valley Conservation Group
Account should be taken of the opportunity to create more mixed communities and lift the housing market in areas of current market failure.	CPRE, the countryside charity

Comment / Issue	Respondent
A design-led approach to adding quality homes and improving local infrastructure could help transform the functioning and popularity of such areas.	CPRE, the countryside charity
Ensure development is planned and designed for the long term	1 individual
Keep green space green	Sheffield Green Party Ecclesall Ward; Friends of Burngreave Cemetery; Hunter Archaeological Society; Sheaf and Porter Rivers Trust; Friends of the Porter Valley; Rivelin Valley Conservation Group; Patriot Games Ltd; Sheffield Futures; CPRE, the countryside charity; DT Systems; and 58 individuals
Agree in principle but each and every item stated on page 52 should be considered not 'cherry picking' in order to allow building in controversial areas.	1 individual
Please reconsider Glen Howe Park, that should not be an option for future development. It is used for dog walking and is full of wildflowers and wildlife	1 individual
"The capacity of transport infrastructure and the potential to increase capacity where needed" is particularly relevant in terms of any impact on the Strategic Road Network. Expect this criterion to be considered within the Local Plan with direct reference to the SRN	Highways England
Need to consider the importance of maintaining separation of Sheffield from other S Yorkshire settlements	1 individual
Where there are speed limits	Ludlow Home and Garden
Concerned about the likelihood for sports and recreation sites not in active use to be promoted for development. In	Sport England

Comment / Issue	Respondent
these instances policies should be informed by the Council's up to date Playing Pitch and Built Facilities Strategy	
Not on greenfield land in the Green Belt	1 individual
Additional criteria: Location of Nature Recovery Network, plus potential for enhancement through Biodiversity Net Gain, and Environmental Stewardship scheme. NRN map will become statutory requirement for allocations.	Sheffield and Rotherham Wildlife Trust; Friends of the Loxley Valley
Additional criteria: natural capital. Natural capital maps should be part of evidence base.	Sheffield and Rotherham Wildlife Trust
Additional criteria: ecosystem services including reduction of air pollution, heat island mitigation, storm water run-off reduction, carbon storage, recreation opportunities and habitat for biodiversity.	Sheffield and Rotherham Wildlife Trust
Respect villages and rural areas	1 individual
Whether the site is (or could be) well-served by public transport and a city-wide cycle network	Sheffield Climate Alliance
Flood risk on site and elsewhere	Sheffield Climate Alliance
Include 'areas used for food production' when considering the impact of assets	Sheffield Climate Alliance
Energy efficiency / zero carbon	Sheffield Climate Alliance
Potential for features that reduce the impact of climate change	Sheffield Climate Alliance
Geology and geological features of value	Sheffield Area Geology Trust
No inappropriate development is located in areas at high risk of flooding	Environment Agency

Comment / Issue	Respondent
Development in areas at risk of flooding will be safe without increasing flood risk elsewhere	Environment Agency
P52: Whether the site would be at risk of flooding (please insert /consider 'now or in the future')	Environment Agency
Check if site allocations that contain flood zones 3b and 3a(i) are developable and /or have the correct land use vulnerability for these flood zones. Will these sites be impacting on flood storage or flood flows or have the potential to increase flood risk to others?	Environment Agency
How will failure of the defences be mitigated for any allocated sites?	Environment Agency
For any housing allocations in located flood zone 3 – there will require a level 2 SFRA Evidence base.	Environment Agency
Sites that are downstream of reservoirs – will the development downstream impact the reservoir i.e. require a change in its safety category. Please note that the reservoir guidance is being reviewed and updated.	Environment Agency
Proposed sites that have culverts should not build over them and be actively encouraged to open them up	Environment Agency
No development should take place unless the continuity of water supply can be maintained, and existing water users are not adversely affected by introducing new pressures especially in waterbodies that struggle with low flow issues.	Environment Agency
Particularly concerned about sites near to or with rivers and streams flowing through them. Even the most unpromising sites can have potential for improvements like	Environment Agency

Comment / Issue	Respondent
those already made in Sheffield on Porter Brook with day-lighting and the creation of a pocket park. A mechanism for consideration of the future potential for improvement of the environment is also needed.	
Consider adding the future potential for improvement of the environment as well as its current value.	Environment Agency
The ecology indicator in SA should also consider the position and value of the site within wider green /blue infrastructure.	Environment Agency
Consider ecology indicator in SA in the context of sites with rivers, watercourses and floodplain, for waterbodies to achieve their target of Good Ecological Potential under the Water Framework Directive.	Environment Agency
<p>Planning decisions and developer mitigations / requirements take full account of paragraph 182 of the NPPF. When a new development is built near to an existing permitted facility this does not automatically trigger a review of the permit.</p> <p>Therefore we recommend that regulated sites are considered within the site allocation methodology and potential allocations are directed away from sites which are adjacent /nearby permitted facilities.</p>	Environment Agency
In accordance with the paragraph 171 of NPPF, the plan should allocate land with the least environmental or amenity value with sufficient evidence, through the SA and HRA, to justify the site selection process, e.g. land	Natural England

Comment / Issue	Respondent
allocations should avoid designated sites and landscapes and significant areas of best and most versatile agricultural land and should consider the direct and indirect effects of development, including on land outside designated boundaries and within the setting of protected landscapes.	

Q26: If it is necessary to remove some land from the Green Belt to meet future development needs, which would be the best general locations?

Comment / Issue	Respondent
No suitable locations / Green Belt release unnecessary /not supported	Sheffield Green Party; Sheffield Green Party Ecclesall Ward; Friends of Burngreave Cemetery; Hunter Archaeological Society; Sheaf and Porter Rivers Trust; Friends of the Porter Valley; Rivelin Valley Conservation Group; Patriot Games Ltd; Sheffield Futures; CPRE, the countryside charity; DT Systems; Friends of Hollin Busk; and 85 individuals
Green Belt release should only be considered if it can demonstrably and incontrovertibly be shown that housing needs cannot be met on brownfield sites in the urban areas	Dore Village Society Committee
Green Belt release not supported because the Green Belt Review methodology is flawed	1 individual
Should be a comprehensive Green Belt review	Baco Developments Ltd; Limes Developments Ltd; The Trustees CJ Sellars & JE Sellars; JF Finnegan Ltd; Taylor Wimpey (Yorkshire); Ground Residential Properties Ltd; Hollis's Hospital; Ackroyd and Abbott Ltd; Avant Homes; HFT Ltd; Hallam Land Management; Inspired Villages; Barratt David Wilson Homes; and 3 individuals
First reconsider options in the City Centre as working and shopping patterns change	1 individual
For an off grid, self-sufficient, zero carbon community	1 individual
Accepted that there could be small amounts of development in the Green Belt to provide extended family	Sheffield Green Party

Comment / Issue	Respondent
accommodation, benefit communities, tackle rural poverty. These should be decided on a case by case basis	
Brownfield sites in the Green Belt should be rededicated as greenfield where rewilding has taken place	Sheffield Green Party
Consider need, sustainability, availability and Green Belt function	Home Builders Federation
Brownfield sites in the Green Belt could potentially be given over to low-activity, beneficial uses such as power generation (wind, solar or coppicing).	Sheffield Green Party
Infill sites within the city boundary rather than on the edge e.g. 157 Stannington Road	Five Rivers Cohousing; and 1 individual
Discourage release of sites that contribute strongly to Green Belt purposes	Derwent Group
Brownfield sites in the Green Belt should be predesignated as greenfield where rewilding has taken place	Sheffield Green Party
Brownfield sites in the Green Belt could potentially be given over to low-activity, beneficial uses such as power generation (wind, solar or coppicing).	Sheffield Green Party
Infill sites within the city boundary rather than on the edge e.g. 157 Stannington Road	Five Rivers Cohousing; and 1 individual
Discourage release of sites that contribute strongly to Green Belt purposes	Derwent Group
Take account of the potential impact of loss of currently undeveloped areas and subsequent development on listed buildings and other heritage assets beyond the edge of the built up area of the city.	Historic England

Comment / Issue	Respondent
Take account of harm to landscape setting	Historic England; Joined Up Heritage Sheffield
Take account of impact on all types of heritage and tailor local development standards that protect heritage significance and maximise economic, environmental and social contributions	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Discourage sites in unsustainable locations	Derwent Group
Not on farmland where it makes farms unviable - we need them to be a sustainable city	1 individual
Sites that perform poorly in relation to Green Belt purposes 1 and 2	Girls Day School Trust
In the form of significant urban extensions	Hallam Land Management
Create new suburbs - the existing ones are big enough already	1 individual
If absolutely necessary, one large township as a community	1 individual
Where it would make the city more balanced economically, environmentally, educationally, aspirationally	1 individual
Green Belt release should only be considered if necessary / in extreme circumstances	CPRE, the countryside charity; and 3 individuals
Near major roads, rail stations, bus routes	2 individuals
Any Green Belt release should be very limited	2 individuals
Only if absolutely necessary - then next to existing developed areas with good access to facilities, public transport etc.	1 individual
Must not impact on green corridors and wildlife areas	1 individual

Comment / Issue	Respondent
Only small sites bordering / enclosed by existing built development	1 individual
Only individual houses - not large scale development by large house building companies	1 individual
Locations that are already adjacent to more Green Belt - don't remove enclosed green spaces.	1 individual
Only very small sites (less than 10 homes)	1 individual
No small sites within existing suburban areas	1 individual
Only brownfield land in the Green Belt	Chris Peat; Vivienne Denton; Five Rivers Cohousing; Autumn Hague; Sheffield & Rotherham Wildlife Trust; Peak District National Park Authority; Owlthorpe Fields Action Group; Zara Reid; Peter Barclay Dungworth; Lynne Baxter
Brownfield sites in the Green Belt where they can be developed sustainably and at a lower density	1 individual
Take account of quality of Green Belt in specific location	Cadenza
The least used sites	1 individual
Distribute around the district	Hague Farming Ltd
Avoid areas with biodiversity value / carry out thorough surveys	Sheffield & Rotherham Wildlife Trust; Peak District National Park Authority; and 4 individuals
Sites on the urban fringe / adjoining existing housing areas	Girls Day School Trust; and 2 individuals
Innovative, biosphere focussed remediation of Hepworths	1 individual
Near existing new builds / where there is existing infrastructure	2 individuals
No Green Belt release until changing patterns of home working reassessed	1 individual
Substantially developed road frontages	Motspa

Comment / Issue	Respondent
In light of increased home working, which may create a change in work patterns, look at growth of existing neighbourhoods with supporting infrastructure.	1 individual
Sites should be subject to ecological, heritage and landscape assessments	1 individual
Closest to the City Centre	2 individuals
Only where there is capacity in doctors, dentists, schools, etc.	Martyn Gregory Wealth Management Ltd
Not necessary, but if so then the most sustainable sites, well served by existing infrastructure and services, on areas of Green Belt that perform less importantly against the purposes of Green Belt, should be looked at first. Account should also be taken of whether in areas deficient in open space, adjacent Green Belt land performs or could perform, an additional benefit of helping alleviate that deficiency.	CPRE, the countryside charity; and 1 individual
In principle, land should not be removed from the green belt. Some exceptional cases could be justified as there are a number of brownfield sites within the green belt	1 individual
Shouldn't remove land from green belt due to impact on climate emergency, biodiversity and pandemic potential	2 individuals
Where good transport links are available / take account of accessibility	Historic England; and 1 individual
Locations that are bordered by special areas such as nature sites or parks should not be considered	1 individual

Comment / Issue	Respondent
In areas where sites are effectively infill, contained by the landscape and focussing on the purposes of Green Belt and how the site constitutes sustainable development	Crossways Commercial Estates Ltd
Land west towards the Peak District should be a last resort due to its natural beauty	1 individual
Locations that are closest to the city centre and furthest away from the Peak National Park boundary would be preferable	1 individual
Where good transport links are available	1 individual
Locations that are bordered by special areas such as nature sites or parks should not be considered	1 individual
Not areas that border the Peak District National Park	4 individuals
Central and eastern side of the city	2 individuals
Repurposing 3-4% of Green Belt doesn't sound like a lot but the distribution will be key in evaluating the impact on communities	Stocksbridge Town Council
Question whether it is consistent with the NPPF to safeguard land within the current plan period (rather than beyond the end of the plan period)	Strata Homes

Broad locations for Green Belt release - North Sheffield

Location	Site reference	Comment / Issue	Respondent
Ecclesfield		Ecclesfield - due to shortfall of affordable housing, location in a mass transit corridor and proximity to a key employment location	Strata Homes
		Not the area west of Ecclesfield (Green Belt parcel E3)	1 individual
Grenoside		Wheel Lane, Grenoside - promote site for Green Belt release	Limes Developments Ltd
Chapelton		Chapelton - due to shortfall of affordable housing, location in a mass transit corridor and proximity to a key employment location; not enough housing sites due to tight Green Belt boundary	Strata Homes; Harworth Group Plc and Fitzwilliam Wentworth Estate; and 2 individuals
		Land towards Chapelton & Rotherham for residential as decent cycling network exists & surrounded by existing development - lower impact	1 individual
		Chapelton Road - site promoted for release from the Green Belt	Limes Developments Ltd
Burncross	EC-3-g	Windmill Hill, Burncross - site promoted for release from the Green Belt	JF Finnegan Ltd
High Green	CN-2-c	Springwood Lane, High Green - site promoted for release from the Green Belt	Avant Homes
		Not Grenoside	1 individual
Deepcar	WSN-3-a	Townend Lane - site promoted for release from the Green Belt	Taylor Wimpey (Yorkshire)
	WSN-4-b	Countryside area at Hollin Busk - do not add this land to the Green Belt	Hallam Land Management
	WSN-4-a	Should be put back in the Green Belt.	Friends of Hollin Busk

Location	Site reference	Comment / Issue	Respondent
	WSN-4-b	Should be put back in the Green Belt.	Friends of Hollin Busk
		Land at Hollin Busk should be added to the Green Belt	Sheffield and Rotherham Wildlife Trust; and 2 individuals

Broad locations for Green Belt release - North West Sheffield

Location	Site reference	Comment / Issue	Respondent
Ecclesfield		Ecclesfield - due to shortfall of affordable housing, location in a mass transit corridor and proximity to a key employment location	Strata Homes
		Not the area west of Ecclesfield (Green Belt parcel E3)	1 individual
Grenoside		Wheel Lane, Grenoside - promote site for Green Belt release	Limes Developments Ltd
Chapelton		Chapelton - due to shortfall of affordable housing, location in a mass transit corridor and proximity to a key employment location; not enough housing sites due to tight Green Belt boundary	Strata Homes; Harworth Group Plc and Fitzwilliam Wentworth Estate; and 2 individuals
		Land towards Chapelton & Rotherham for residential as decent cycling network exists & surrounded by existing development - lower impact	1 individual
		Chapelton Road - site promoted for release from the Green Belt	Limes Developments Ltd
Burncross	EC-3-g	Windmill Hill, Burncross - site promoted for release from the Green Belt	JF Finnegan Ltd
High Green	CN-2-c	Springwood Lane, High Green - site promoted for release from the Green Belt	Avant Homes
		Not Grenoside	1 individual

Location	Site reference	Comment / Issue	Respondent
Deepcar	WSN-3-a	Townend Lane - site promoted for release from the Green Belt	Taylor Wimpey (Yorkshire)
	WSN-4-b	Countryside area at Hollin Busk - do not add this land to the Green Belt	Hallam Land Management
	WSN-4-a	Should be put back in the Green Belt.	Friends of Hollin Busk
	WSN-4-b	Should be put back in the Green Belt.	Friends of Hollin Busk
		Land at Hollin Busk should be added to the Green Belt	Sheffield and Rotherham Wildlife Trust; and 2 individuals
		Fox Valley	1 individual

Broad locations for Green Belt release - North West Sheffield

Location	Site reference	Comment / Issue	Respondent
Upper Don Valley		Some Green Belt land adds little community or landscape value. Development would not be detrimental in some places e.g. Clay Wheels Lane	Friends of Sheaf Valley Park; and 1 individual
	O-3-a	Land East of Langsett Road North Oughtibridge - promote site for Green Belt release	Commercial Estates Group
		Extensions to Upper Don settlements supported by appropriate infrastructure	1 individual
		Green Belt land in the Upper Don Valley should not be developed in order to maintain separation between settlements	1 individual

Location	Site reference	Comment / Issue	Respondent
		Do not agree with removing land from Green Belt, particularly land around Wadsley Common.	1 individual
Worrall		E of Long Lane Worrall	Crossways Commercial Estates Ltd
		N of Aldene Road	Crossways Commercial Estates Ltd
		Kirk Edge Road, Worrall - promote site for Green Belt release	1 individual
		Long Lane, Worrall - promote site for Green Belt release	1 individual
		Loxley, Oughtibridge and Worrall	Hague Farming Ltd
		None from Oughtibridge /Worrall	1 individual
	OW-1-a	Land unsuitable for Green Belt release due to narrow roads that are unsafe and prohibit buses. Locations that are bordered by special areas such as nature sites or parks should also not be considered. It is important for wildlife.	1 individual
Stannington	ST-3-c	Land at former Malin Bridge Sports Ground and Land North of Myers Grove Lane - site promoted for release from the Green Belt	Ground Residential Properties Ltd
		Land at Riggs High Road, Stannington - site promoted for release from the Green Belt	Barratt David Wilson Homes
		Not the Loxley Valley	1 individual

Broad locations for Green Belt release - East Sheffield

Location	Site reference	Comment / Issue	Respondent
		Brownfield only and avoid the South East	Owlthorpe Fields Action Group
		South East Sheffield	1 individual
Catcliffe		Near the airport	1 individual
		Catcliffe	1 individual
	SE1	Land near former Sheffield airport - we do not support removal without analysis of ecological value / nature recovery network	Sheffield and Rotherham Wildlife Trust
		Land at AMID and USID to attract research and development interests	The University of Sheffield
		The areas between Sheffield and Rotherham	1 individual
		Land near the Motorway where it's required for logistics	2 individuals
		Attercliffe /Darnall	1 individual

Broad locations for Green Belt release - South East Sheffield

Location	Site reference	Comment / Issue	Respondent
Handsworth		Handsworth Hall Farm	Norfolk Estates
		Big sites in Handsworth	2 individuals
Beighton		Big sites in Beighton	2 individuals
Birley		Birley Golf Course	2 individuals
Mosborough		Mosborough	Dore Neighbourhood Forum
		Land at Plumbley Lane, Mosborough - promote site for Green Belt release	Barratt David Wilson Homes
	SSE-2	Land N of Moor Valley Mosborough	Hartwood Estates
		Support adding land to the west of Mosborough / south of Quarry Hill to the Green Belt	Sheffield and Rotherham Wildlife Trust
Crystal Peaks		Crystal Peaks	1 individual
Woodhouse		Spa Lane, Woodhouse - promote site for Green Belt release	Baco Developments Ltd
		Support adding Holbrook Heath to Green Belt	Sheffield and Rotherham Wildlife Trust

Broad Locations for Green Belt release - South Sheffield

Location	Site reference	Comment / Issue	Respondent
Totley		Land to the S /SW of Totley / E of Baslow Road (S03006 /7)	Hallam Land Management
		Totley	2 individuals
Norton		Norton	1 individual

Location	Site reference	Comment / Issue	Respondent
		Norton Aerodrome / Lightwood	Tangent Properties; Dore Neighbourhood Forum; and 4 individuals
		Norton, Jordanthorpe	2 individuals
		Oakes Park /Bochum Parkway	Tangent Properties
		South Sheffield where a lot of people commute to the centre	Martyn Gregory Wealth Management Ltd; and 1 individual

Broad locations for Green Belt release - South West Sheffield

Location	Site reference	Comment / Issue	Respondent
Dore		Land around Dore is unsuitable for housing development - distant from new employment opportunities and services, would create sprawl into valued countryside and effect the setting of the National Park.	Dore Village Society Committee
		Against release of land close to Hathersage Road and Long Line at Dore that are important to the history of Green Belts and National Parks	Dore Village Society Committee
	S02342	S02342 - Long Line - development opportunity promoted	1 individual
		Land at Hathersage Road = development opportunity promoted	1 individual
	DW-3	Dore Moor Garden Centre - development opportunity promoted	Inspired Villages
		Development should not extend any further westwards from Dore towards the Peak District National Park (e.g.	Dore Neighbourhood Forum; Dore Village Society Committee

Location		Site reference	Comment / Issue	Respondent
			Long Line should not be developed any further than is allowed for in the Dore Neighbourhood Plan)	
			Long Line, Dore	Motspa
			Dore	2 individuals
	DS-6-b		Old Hay Lane - development opportunity promoted	HFT Ltd
	DS-6-b		Old Hay Lane - low scoring Green Belt site with potential to be released	1 individual
			Old Hay Lane, Dore - promote site for Green Belt release	1 individual
	DW-2		Land at Dore as identified in Green Belt Review DW-2	Chatsworth Settlement Trustees
Fulwood	C4SS02877		Hollis's Hospital - development opportunity promoted	Hollis's Hospital
			Fulwood	1 individual
Crookes	F-2-b		Land at Bolehill Farm - Development opportunity promoted	Ackroyd and Abbott Ltd
Lodge Moor	F-2-d		Land to the south of Lodge Moor Road - development opportunity promoted	Ackroyd and Abbott Ltd
Whirlow			Whirlow	1 individual

14. Comments on implementing the plan

Q27: What should be the city's infrastructure priorities?

Infrastructure priorities – general comments

Comment / Issue	Respondent
Decide priorities before implementing the plan	Sheffield Green Party Ecclesall Ward; Friends of Sheaf Valley Park
Built heritage, historic watercourses and water management infrastructure should be seen as community facilities and access considered as beneficial. Managing agencies such as SCC, Environment Agency and Canal and River Trust are infrastructure providers.	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Where it supports redevelopment of former industrial sites /brownfield sites	2 individuals
Safety standards are most important	1 individual
Where it is needed to support economic development	1 individual
Any needed to further regenerate LDV	British Land
Focus on the City Centre	6 individuals
Access to employment	Derwent Group
Infrastructure that reduces inequalities.	4 individuals
Re-build city's professional regeneration capabilities and elect regeneration chairperson	Sheaf and Porter Rivers Trust
Jobs and training and apprenticeship	Sheffield & Rotherham Wildlife Trust
Where it supports small business opportunities	1 individual
Infrastructure to support employment - encourage manufacturing, legal, banking, retail, hotel	2 individuals
Regenerate old industrial areas	1 individual

Comment / Issue	Respondent
Prioritise development on brownfield sites	1 individual
Sustainability	2 individuals
Accessibility	1 individual
Creating good, well-paid jobs	1 individual

Infrastructure priorities – transport

Comment / Issue	Respondent
Transport / reduction in car use should be a high priority	Bradfield Parish Council; Five Rivers Cohousing; Friends of Waterthorpe Park; Friends of Sheaf Valley Park; Friends of Dore and Totley Station; Nether Edge Neighbourhood Group; and 12 individuals
Low carbon transport	6 individuals
Cheaper public transport	2 individuals
Transport infrastructure generally	3 individuals
Integrated transport facilities	2 individuals
Public transport / Mass transit network improvements	Derwent Group; Motspa; Sheaf and Porter Rivers Trust; Sheffield & Rotherham Wildlife Trust; Rivelin Valley Conservation Group; Nether Edge Neighbourhood Group; DT Systems; and 27 individuals
Improved /expanded tram /rail network	2 individuals
Transport access to under serviced areas	1 individual
Transport links to centres / transport hubs	Loxley Valley Protection Society; and 1 individual
Transport links to Manchester	1 individual
Need to determine whether the additional housing and employment uses will have an impact on the Strategic Road Network in and around Sheffield	Highways England; and 2 individuals

Comment / Issue	Respondent
Wish to have continuous involvement /consultation on IDPs and matters relating to CIL and planning obligations. Need to show that any necessary infrastructure can be funded and delivered at the appropriate times, to support the Local Plan development aspirations	Highways England
Tram extension	Cadenza; and 4 individuals
Transport schemes that reduce congestion in the City Centre	Owlthorpe Fields Action Group; and 1 individual
Electric vehicle charging infrastructure	Cadenza; Sheffield & Rotherham Wildlife Trust; James Cowley; CPRE, the countryside charity; and 1 individual
Walking and cycling / active travel	Owlthorpe Fields Action Group; CPRE, the countryside charity; Sport England; Sheffield Climate Alliance; and 21 individuals
Segregation of different modes of transport	Bolsterstone Community Group; Rivelin Valley Conservation Group; DT Systems; Friends of the Loxley Valley; and 1 individual
Better City Centre transport	1 individual
Integrated transport plans	2 individuals
New development close to existing services and facilities to reduce the need for new infrastructure	Derwent Group; and 2 individuals
Improving footways so that they are accessible for disabled people	Access Liaison Group
Pedestrianisation	1 individual
Parking	1 individual
Better road maintenance	Rivelin Valley Conservation Group
Sustainable transport linked to the Peak District	National Trust
Need for a skyTran derivative	DT Systems

Comment / Issue	Respondent
4-track the railway between Dore and Meadowhall	1 individual
Maintain public rights of way and national trails and link existing rights of way where possible and provides for new access opportunities	Rivelin Valley Conservation Group; Natural England
Layouts that encourage walking and cycling	Sport England
Complete the Upper Don Trail for easy walking /cycle access to and from the city	Friends of Hollin Busk; Upper Don Trail Trust
Re-open the passenger line services on disused and freight-only lines e.g. Don Valley Line, Woodhead Tunnel, Matlock to Buxton /Chinley, Harrogate to Northallerton	English Regional Transport Association
Electrify the Midland Mainline	English Regional Transport Association
Strategic transport projects will be absolutely imperative to ensuring the sustainability of the deliverability of new development. The Transport Technical Note recognises this, but the significance needs highlighting in the Plan.	Sheffield Property Association

Infrastructure priorities – green infrastructure

Comment / Issue	Respondent
Open space and parks should be a high priority	Bradfield Parish Council; Cadenza; MASKK; Derwent Group; Sheffield & Rotherham Wildlife Trust; Bolsterstone Community Group; Owlthorpe Fields Action Group; Sport England; and 12 individuals
Access to green and blue spaces	Sport England; and 2 individuals
Creating safe green spaces	1 individual
Extend Grey to Green	Love Wincobank Campaign

Comment / Issue	Respondent
Provide information on how much CIL and s106 has been spent on Green Infrastructure, compared with other types of infrastructure over the last Plan period.	Sheffield and Rotherham Wildlife Trust
Commit to developing, consulting and agreeing on a Green & Community Infrastructure Plan for this Local Plan to set out how s106 and CIL funds will be spent going forward.	Sheffield and Rotherham Wildlife Trust
Any funds generated from off-site Biodiversity Net Gain, needs to be ring-fenced for nature's recovery in line with forthcoming Local Nature Strategies and not spent on other community infrastructure.	Sheffield and Rotherham Wildlife Trust
There are Transport and Social Infrastructure Technical Notes, but we question why there is not an equivalent Green Infrastructure Technical note. Does the Council place less importance on GI?	Sheffield and Rotherham Wildlife Trust
Living walls and green roofs	2 individuals
Biodiversity	1 individual
Ensure developments don't cause ecological damage	1 individual

Infrastructure priorities – culture / tourism

Comment / Issue	Respondent
Infrastructure that supports visitors / improved accessibility to the city	Unite the Community Sheffield Branch; and 1 individual
Culture (i.e. football / industrial heritage / tourist infrastructure)	1 individual
Promote the city as the home of world football	Sheffield Futures
City Centre attractiveness	1 individual

Infrastructure priorities – schools

Comment / Issue	Respondent
Schools / education	Friends of Sheaf Valley Park; Sheffield & Rotherham Wildlife Trust; Sport England; and 18 individuals
Schools in the City Centre	1 individual
Education and health in less affluent areas	1 individual

Infrastructure priorities – local facilities

Comment / Issue	Respondent
Shops	Derwent Group; Friends of Sheaf Valley Park; Sport England; and 2 individuals
Health / doctors and dentists	Sheffield & Rotherham Wildlife Trust; Owlthorpe Fields Action Group; Sport England; and 19 individuals
Libraries	Sport England; and 2 individuals
Post offices	1 individual
Community facilities	6 individuals
Ensure local facilities are included in developments	1 individual
Access to healthier food	Sport England; and 1 individual
Allotments	Sport England

Infrastructure priorities – housing

Comment / Issue	Respondent
Affordable / social housing	Five Rivers Cohousing; Sheaf and Porter Rivers Trust; Unite the Community Sheffield Branch; and 1 individual
Quality housing	3 individuals
Accommodation and associated services and infrastructure for the ageing population	Inspired Villages

Comment / Issue	Respondent
Sustainable housing development	1 individual
Attractive City Centre living	1 individual
Gentle density	1 individual

Infrastructure priorities - carbon reduction /climate emergency / energy use

Comment / Issue	Respondent
Energy efficiency / carbon neutral	Five Rivers Cohousing; and 5 individuals
Ensure developments don't exceed city's carbon budget	1 individual
Responsive innovative planning department	Five Rivers Cohousing
Renewable energy development / decentralised renewable district heating / networks of heat and energy	Motspa; Friends of Waterthorpe Park; National Trust; DT Systems; Sheffield Climate Alliance; and 2 individuals

Infrastructure priorities - digital / broadband

Comment / Issue	Respondent
Digital infrastructure / high speed broadband / full fibre to every property	Derwent Group; Sheffield & Rotherham Wildlife Trust; Owlthorpe Fields Action Group; CPRE, the countryside charity; DT Systems; Superfast South Yorkshire; and 13 individuals

Infrastructure priorities - waste management

Comment / Issue	Respondent
Recycling provision	2 individuals
Reuse, reduce, recycle - space, buildings & infrastructure	1 individual
Infrastructure associated with waste management	Sheffield Climate Alliance

Infrastructure priorities - flooding

Comment / Issue	Respondent
Flood prevention / management	Sheffield Climate Alliance; and 2 individuals

Infrastructure priorities – utilities

Comment / Issue	Respondent
Provision of utilities	3 individuals
Inclusion of a possible first time sewerage scheme serving Bradfield /High Bradfield areas. Work jointly with the Peak District National Park Authority.	Environment Agency
Infrastructure associated with water supply	Sheffield Climate Alliance

Infrastructure priorities - other comments

Comment / Issue	Respondent
To protect the Green Belt	2 individuals
Cleaner buildings	Bolsterstone Community Group
Sports and recreation facilities (indoor and outdoor)	Sport England
Refurbishment / repair	1 individual

Community Infrastructure Levy /developer contributions

Comment / Issue	Respondent
CIL bands should be reviewed with higher rates levied on student accommodation	Sheffield Green Party
Consider applying different CIL rates depending on the energy rating of the development	Sheffield Green Party
CIL should be applied across the whole city	Sheffield Green Party

Planning White Paper

Comment / Issue	Respondent
Recommend developing the plan in line with the White Paper in respect of using development zones and design codes	Dore Neighbourhood Forum

15. Comments relating to policies in the current Sheffield Core Strategy / UDP

Q28: The Issues and Options document does not provide draft policies but are there any matters that you would like us to address in local policies? A Draft List of Policy Themes and an Outline of the Issues to be covered is available on our website alongside this document

Matters that should be addressed in local policies - general comments

Comment / Issue	Respondent
Cumulative impact of development	Bradfield Parish Council
An anticipated economic downturn following Covid-19 must not detrimentally influence this plan. One of the conclusions of the 1945 Sheffield Replanned report stated, "These difficulties are unprecedented, yet because of them we should not be tempted to set our aim too low".	1 individual
The questions have been confined to the spatial options. are there not implications for other areas or potential allocations or policies?	Sheffield and Rotherham Wildlife Trust

Local policies - a fair, inclusive and healthy city

Comment / Issue	Respondent
Meeting the needs of older people	Motspa; and 1 individual
Flexibility to deal with changing social, technical or economic circumstances	Bradfield Parish Council; Berkeley De Veer
Impact of applying all the policy objectives needs to be tested	Derwent Group
Ensuring bus stops are accessible and marked for disabled people	Access Liaison Group

Comment / Issue	Respondent
Provision of indoor public space, accessible toilets, changing places, dog and guide dog toilet facilities in larger indoor centres	Access Liaison Group
Strategy for housing to help homeless people	1 individual

Local policies - an environmentally sustainable city2

Comment / Issue	Respondent
Promote additional renewable energy generation, including indicating a wide range of potential sites, to assist the City in reaching net zero carbon.	CPRE, the countryside charity
Better policies to improve flood resilience across the city, including surface water management on new developments, a presumption for de-culverting, etc.	1 individual
Seek to address the impacts of climate change, including the planning of green infrastructure, where flood risk management can be integrated with other benefits for water quality and biodiversity or can help to contribute to achieving River Basin Management Plan objectives	Environment Agency
Sustainable Drainage Systems (Suds) policy should reflect that if SuDs includes an infiltration device it should not pose an unacceptable risk of pollution to controlled waters by mobilising potential contaminants in the ground. Follow the EA's approach to ground water protection guidance.	Environment Agency
Land contamination theme (37) should become a policy. Development proposals on contaminated land, or where previous land use may indicate some level of	Environment Agency

Comment / Issue	Respondent
contamination, must include an assessment of the extent of contamination and any possible risks. See full comment for more detail.	
There should be a policy based on aim 2.	Environment Agency
Explore the potential for a policy on Oil and Gas. This may be linked to mineral resources.	Environment Agency
A policy should be developed to promote good practices in groundwater in relation to new petrol filling stations. See full comment for detail.	Environment Agency
The potential impacts to water resources and water quality be considered relating to development and infrastructure	Environment Agency
Require new homes to meet the tighter water efficiency standard of 110 litres per person per day as described in Part G of Schedule 1 to the Building Regulations 2010 (also see further below in the water resources section).	Environment Agency
A high quality build environment that is resilient to future projected climate scenarios should also consider the impact on our water infrastructure by ensuring high quality Sustainable Urban Drainage Systems become a requirement for all new builds	Environment Agency
EA can recommend when Water Framework Directive assessment is needed for planning applications and require mitigation or other measures to meet WFD requirements. We strongly encourage you to set out water policies that reflect the requirements of River Basin Management Plans and WFD. See full comment for details	Environment Agency

Comment / Issue	Respondent
Consider the emerging challenges and the key goals identified in the Government's 25 Year Environment Plan, including the need to improve air quality and tackle the climate emergency through sustainable development, applying the biodiversity net gain principle and the use of nature based solutions.	Environment Agency
Explore ways to encourage developers to meet the voluntary (higher efficiency) target water efficiency standards for new housing.	Environment Agency
Include a focus around the current and new challenges outlined in the River Basin Management Planning cycle consultation: Changes to water levels and flows; Chemicals in the water environment; Invasive non-native species; Physical modifications; Plastics pollution; Pollution from abandoned mines; Pollution from agriculture and rural areas; Pollution from towns, cities and transport; and Pollution from water industry wastewater.	Environment Agency
Strongly recommended Yorkshire Water are consulted on proposals re wastewater as they can advise where existing capacity is.	Environment Agency
New development should be in accordance with the drainage hierarchy (into the ground (infiltration); to a surface water body; to a surface water sewer, highway drain, or another drainage system; to a combined sewer.), in order to manage surface water, particularly in areas where there are capacity pressures in the sewer network and at sewage treatment works.	Environment Agency

Comment / Issue	Respondent
Non-mains drainage. See full comment for details / example wording	Environment Agency
Non-proliferation of non-mains drainage solutions in sewer areas in order to avoid future situations like the Campbell Homes development at Loxley.	Environment Agency
Avoiding the overload of existing sewerage systems and further development proposals (re-development of the former Hepworths site in the Loxley Valley).	Environment Agency
If a development is proposed in an area with insufficient sewer capacity, then a justification and relevant additions to their infrastructure delivery plan should be required.	Environment Agency
Include an aim for the council to be actively working to tackle sewer misconnections, expressing a need to work together with other relevant organisations such as the Environment Agency.	Environment Agency
SuDS policy should refer to the groundwater protection position statements found in the document EA's doc. approach to groundwater protection.	Environment Agency
Refer to EA's online tool on the location of Drinking Water Safeguard Zones – the designated areas in which the use of certain substances must be carefully managed to prevent the pollution of water that is abstracted for use as drinking water.	Environment Agency
Minimising the environmental effects of dewatering.	Environment Agency

Comment / Issue	Respondent
The risk posed by drought. A paragraph explaining more effective water resource policy can be used to prepare for and address the risks posed by this could be included.	Environment Agency
Water quantity such as water efficiency standards for all new homes which is ambitious. Water is a precious resource.	Environment Agency
All new homes continue to meet the mandatory national standard set out in the Building Regulations of 125litres /person /day (l /p /d). Councils can set out more ambitious local plan policies for Building Regs optional requirement (cost is £0 - £9 per dwelling.	Environment Agency
New commercial buildings to meet the BREEAM 'very good' standard for water efficiency based on local pressures described in the evidence base with the exception of credits awarded for greywater /rainwater systems	Environment Agency
Ensure water supply infrastructure can support the proposed growth, phased if necessary	Environment Agency
Support new development proposals that work with natural processes and natural flood management	Environment Agency
Support nature-based solutions to climate change adaptation such as floodplain wetlands to reduce risk of flooding	Environment Agency
Aspirations that address both water quality and connectivity issues within the catchment to improve the aquatic environment for fish populations.	Environment Agency; Natural England

Comment / Issue	Respondent
Future policy and evidence base should include and have particular reference to riparian (water environment) habitats.	Environment Agency
Policies should ensure that site construction has established practices to remove waste materials from site	Sheffield Green Party
NPPF: local policy should support "radical reductions" (para 148) in emissions in line with the Climate Change Act 2008.	Environment Agency

Local policies - thriving neighbourhoods and communities

Comment / Issue	Respondent
Affordable housing	Motspa
Delivering family housing	Motspa
Ensure developers meet space standards for new homes and comply with policies to tackle climate change	1 individual
Reduce HMO thresholds to free up more housing for families as more students are accommodated in purpose-built accommodation	Access Liaison Group
Provision of greenspace and seating in local centres	Access Liaison Group
Integrate new development with existing businesses including community facilities such as sports clubs and sports and recreation facilities	Sport England
Consider the space people need in new housing both indoors and outdoors	1 individual
Preventing conversion of terraced houses to Houses in Multiple Occupation, especially in Pitsmoor	1 individual

Local policies - a strong economy

Comment / Issue	Respondent
Economy	1 individual
How to move away from a growth economy, by measuring development in ways other than financial gain	1 individual
Spatial designation of Meadowhall area for economic regeneration	British Land

Local policies - a connected city

Comment / Issue	Respondent
Low carbon transport	CPRE, the countryside charity; and 1 individual
Improve public transport	1 individual
Better policies to promote "15 minute neighbourhoods" and active travel by foot /bike /wheelchair etc, including the creation of new and promotion /connection of existing off-road green travel routes spanning the city and suitable for use for commuting and leisure (e.g. Five Weirs Walk)	1 individual
The provision of next generation mobile technology (such as 5G) and of gigabit-capable, full fibre broadband is a key priority of the Government and the Sheffield City Region - recommend inclusion of a specific policy (wording suggested).	Superfast South Yorkshire

Comment / Issue	Respondent
Policies are needed to support any necessary Strategic Road Network mitigation in order to accommodate the Local Plan development traffic	Highways England
Need for traffic calming on Loxley Road	1 individual

Local policies - a green city

Comment / Issue	Respondent
Green Belt release	Motspa
Nature recovery network	David Holmes
Green Infrastructure	David Holmes
Planning positively for the protection, provision and enhancement of playing fields and sport and recreation facilities, including allocating new sites where required, including the long-term management and maintenance	Sport England
Promote the Outdoor City	National Trust
Protection of the Green Belt	4 individuals
Don't use sale of Green Belt land to subsidise brownfield development	2 individuals
Factor impact on open countryside not just Green Belt purposes	1 individual
Brownfield should be used before Green Belt always	1 individual
No development on Owlthorpe Fields. Put it back into the Green Belt and link it to Beighton Washlands for pioneering jobs and community project.	Owlthorpe Fields Action Group
Net gain of at least 10% in biodiversity	CPRE, the countryside charity

Comment / Issue	Respondent
Include a “Sheffield Habitat Network” (similar to that developed in other planning authorities’ local plans), spatially defined, which should be protected, conserved and where possible enhanced (both in terms of its quality and connectivity).	Environment Agency

Local policies - a well-designed city

Comment / Issue	Respondent
Include a description of the historic environment and the contribution it makes to the area, including the distinctive character and identity of different places and those elements of the historic environment that are at risk.	Historic England
Local Heritage List and Article 4 direction to restrict PD	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Explicit priority for renovation and repurposing existing buildings over demolition and new build	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Specialist accommodation for older people including specific allocations and identified sites to meet this need	Inspired Villages; Cinnamon Group and Charterpoint Senior Living
Proactively seek areas of architectural or historic interest to designate as Conservation Areas, including a review of Areas of Special Character	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Requirement for developers to provide description of significance of impacted heritage assets, Conservation Area. Clear presumption against permission that harms significance of designated heritage assets and rigorous assessment of alternatives. Requirement for making	Hallamshire Historic Buildings; Joined Up Heritage Sheffield

Comment / Issue	Respondent
heritage information available on sites with heritage significance.	
Recognise Sheffield's river valleys, watercourses and complex system of man-made infrastructure as heritage assets requiring conservation and maintenance	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Limit heights or upward extensions in Conservation Areas and ASCs	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
Tall buildings and protection of views	1 individual
Developments should be in keeping with the area	1 individual
Design and placemaking	CPRE, the countryside charity
Active Design and environments	Sport England
Identify and protect heritage assets	Wincobank Hill Connects
Crime	1 individual
When planning permission is granted consideration should be given to construction working hours	Sheffield Green Party
City Centre should now be seen primarily as a residential area so night-time construction should be limited	Sheffield Green Party

Local policies - other comments

Comment / Issue	Respondent
Local and parish councillors' objections should carry more weight	1 individual
Better community engagement	Owlthorpe Fields Action Group

Q29: Are there any policies in the current Sheffield Core Strategy or Unitary Development Plan that you think should not change?

General comments

Comment / Issue	Respondent
All of them	1 individual
None of them	DT Systems

Specific policies - Core Strategy

Comment / Issue	Respondent
CS71, 72, 73, 74	Friends of the Loxley Valley, Hallamshire Historic Buildings; Joined Up Heritage Sheffield; and 2 individuals
Retain and strengthen CS72	1 individual
CS72	1 individual
Retain park and ride policy CS57	Friends of Dore and Totley Station
CS63-66 Need to be updated and strengthened in light of the climate and ecological emergencies and continued air quality issues in Sheffield.	Sheffield and Rotherham Wildlife Trust
Parts of CS67 are worth retaining - for example requiring the use of SUDS and bring in other up to date recommendations (such as natural flood management) from national and local flood prevention strategies.	Sheffield and Rotherham Wildlife Trust
CS73 The Strategic Green Network should be replaced with an updated Nature Recovery Network (spatial map) and policy and a separate updated GI network (spatial map) and policy.	Sheffield and Rotherham Wildlife Trust

Specific policies – Unitary Development Plan (UDP)

Comment / Issue	Respondent
GE1 - 13, H14, H15, BE5	Rivelin Valley Conservation Group
BE5,15,16,17,18,19,20,21,22, GE16, GE17	Hallamshire Historic Buildings; Joined Up Heritage Sheffield
UDP policy CF7 - supporting a broad range of uses in education areas. Would need updating to reflect new use classes	The University of Sheffield
UDP Policy GE8 Areas of High Landscape Value and the Peak National Park	Dore Neighbourhood Forum; Friends of the Loxley Valley; Hallamshire Historic Buildings; Joined Up Heritage Sheffield
UDP Policy GE10 Green Network	Dore Neighbourhood Forum

Policy issues

Comment / Issue	Respondent
Green Belt policy	Friends of the Loxley Valley; and 8 individuals
Policies requiring preservation of historic character	Patriot Games Ltd; Friends of the Loxley Valley; and 1 individual
Policies requiring good quality design	Patriot Games Ltd; and 1 individual
Policies requiring safe neighbourhoods	Patriot Games Ltd
Policies promoting Sheffield as a major regional centre	Patriot Games Ltd
Every policy should be reviewed as existing policies are old and need to reflect current global situation e.g. climate and biodiversity emergency, pandemic etc.	1 individual
Open space policies	
Flood prevention policies	1 individual
Sheffield Core Strategy 11.8 says “Green roofs can be used as a sustainable drainage technique, to minimise	Sheffield and Rotherham Wildlife Trust

Comment / Issue	Respondent
surface water run-off and therefore help to reduce the risk of flooding.” But the guideline in the Climate Change and Design SPD and Practice Guide below goes further and would be better as a policy.	
Retain a link to the Sheffield Green Roof Biodiversity Action Plan	Sheffield and Rotherham Wildlife Trust

Development viability

Comment / Issue	Respondent
The Whole Plan Viability Assessment should assess the cumulative impact of the plan policies (affordable housing, older persons accommodation, space standards, accessible and adaptable homes)	Strata Homes

Housing market factors

Comment / Issue	Respondent
Number of housing outlets that need to be operating for every year of the Plan to deliver the annual housing requirement	Strata Homes
Keep all policies the same and implement cheap travel	1 individual

Green Belt

Comment / Issue	Respondent
Retain the Green belt boundary	5 individuals

Other Matters not directly related to the Sheffield Plan – enforcement

Comment / Issue	Respondent
Proper enforcement of high standards and planning obligations is essential	Sheffield Green Party
Enforcement costs should be recovered from developers in breach of obligations	Sheffield Green Party
Would support a policy of greater use of bonds to ensure compliance with planning conditions	Sheffield Green Party

Other Matters not directly related to the Sheffield Plan – Community Infrastructure Levy

Comment / Issue	Respondent
Better to spend City Centre CIL in the City Centre, rather than distribute the money across wards - City Centre is more accessible by public transport for disabled people	Access Liaison Group

Other Matters not directly related to the Sheffield Plan – Assets of Community Value

Comment / Issue	Respondent
Council should support groups who want to take advantage of legislation relating to Assets of Community Value - community organisations /charities should be able to buy local authority open space / community facilities /etc at "less than best consideration"	Sheffield Green Party

Evidence base – general comments

Comment / Issue	Respondent
An up to date landscape and biodiversity character assessment should be completed in cooperation with the Peak Park Planning Board	Sheffield Liberal Democrats
Must have regard to Water Framework Directives objectives and therefore should ensure their decisions help achieve these goals. Dealing with land contamination can help contribute to achieving the objectives of the WFD.	Environment Agency
The EA groundwater protection hierarchy and the Water Company's Water Resource Management Plans and the River Basin Management Plan (RBMP) should be considered.	Environment Agency
Water resource availability should be a consideration. Consider the availability of water in new developments, particularly in areas of water stress.	Environment Agency
Issues and Options document has been very well informed by a comprehensive range of support evidence and studies	Derbyshire County Council
Modelling update for SFRA: The Blackburn Brook Model - Sheffield Lead Local Flood Authority is progressing minor model updates for the Flood Alleviation Scheme. This model is currently available to be used with caveats and all model outputs should be available by the end of November 2020. Additionally, the Lower Don Valley Post Scheme Model is due in mid-February 2021. Further validation to is being carried out post November 2019 flooding.	Environment Agency

16. Summary of comments on the Integrated Impact Assessment

Methodology / general approach

Comment / Issue	Respondent
One consultation at a time is enough	1 individual
Local resident views should be of utmost importance when deciding on changes of land use	2 individuals
Proximity to local and district centres should use 800m reflecting 20-minute neighbourhood (this is actually wrong - 20 minute neighbourhood refers to a 20 min return journey - therefore 400m! LS)	Chatsworth Settlement Trustees
Please use some common sense	DT Systems
The Environmental Assessment of Plans and Programmes Regulations 2004 – which implement the Strategic Environmental Assessment (SEA) Directive creates a legal duty and require that a plan’s cumulative climate impacts are assessed and considered. This includes assessing the consistency of proposed policies with all relevant climate objectives and targets.	Environment Agency

Sustainability Aim 9

Comment / Issue	Respondent
Biodiversity Net Gain: Natural England’s Biodiversity Metric 2.0 encompasses area (e.g. grasslands) as well as linear (e.g. rivers and streams) habitats, and therefore can be used as a tool to enhance both blue and green infrastructure	Environment Agency

Sustainability Aim 10

Comment / Issue	Respondent
Fails to mention Registered Parks and Gardens and makes no mention of non-designated heritage assets. Decision making criteria refer to preserving heritage assets as opposed to conserving and enhancing	Historic England
Monitoring and implementation only includes a single indicator. Indicators of the effect of implementing the Local Plan may be quantitative as well as qualitative. Consider monitoring the change in the number of assets on the Heritage at Risk Register and the loss of non-designated heritage assets.	Historic England
Involve conservation and archaeology officers in preparation of the Plan, specifically in relation to the mitigation measures and securing wider benefits for conservation and management of heritage assets.	Historic England

Sustainability Aim 13

Comment / Issue	Respondent
Objectives relating to the Humber River Basin Management Plan (page 314) be modified to include groundwater	Environment Agency
Water Framework Directive objectives on page 315 be modified to include a reference to groundwater. The criteria should be contributing to achieving aim of “good” status of Sheffield’s groundwater body as well as Sheffield’s rivers.	Environment Agency

Comment / Issue	Respondent
Any non-mains drainage follows the advice and guidance in government guidance, in particular position statement G of the document called The Environment Agency's approach to groundwater protection	Environment Agency
Use surface water quality data for 2019 available online via the Environment Agency's Catchment Data Explorer.	Environment Agency

Sustainability Aim 16

Comment / Issue	Respondent
Recognition that all waterbodies must meet 'good' potential in line with the Water Framework Directive (WFD) targets	Environment Agency
The reference to "potentially water-polluting uses" could also be expanded to cover all development uses	Environment Agency

17. Integrated Impact Assessment – Main Report

Methodology / general approach

Comment / Issue	Respondent
Document not user friendly / should have been summarised	Cadenza; and 1 individual
Protect the Green Belt	1 individual
Please see https://www.gov.uk/guidance/planning-applications-affecting-trees-and-woodland	Forestry Commission

Proposed Framework for Monitoring Implementation of the Plan

Comment / Issue	Respondent
P349, para. 19.13 under in the 'fluvial' category, Catchment flood management plans are being replaced by Flood Risk Management Plans. We think that key flood risk hydraulic models could be added as evidence in this section.	Environment Agency
The SA should reflect groundwater and contaminated land matters, showing an understanding how communities use their groundwater and location of potentially contaminated land.	Environment Agency
Support key sustainability objectives including minimising irreversible loss of BMV land, prioritising brownfield sites for development, minimising impacts to biodiversity and geodiversity and achieving net gains to create an enhanced ecological network resilient to climate change.	Natural England
A green infrastructure strategy should be prepared to identify projects to deliver these objectives through Local Plan developer requirements	Natural England
Additional positive indicator for this objective should be delivery of projects and measurable net gain in biodiversity / green infrastructure.	Natural England

18. Strategic Flood Risk Assessment

Comment / Issue	Respondent
We would welcome an update on the SFRA and progress. Can we please have confirmation of when this SFRA update will be? Will this be a full level 2 SFRA which will be required for allocating housing in flood zone 3? Could hazard mapping be produced for all the defended areas and Local Flood Risk Standing advice produced to streamline the planning process in these areas? In other local authorities, these modifications have provided increased efficiency and robust decisions in light of climate change. We would welcome further discussion on these points.	Environment Agency

19. Habitat Regulations Assessment

Comment / Issue	Respondent
Should not be negative and thwart development	Cadenza
Support A, B and C. I do not support D and E	2 individuals
Should have been summarised	1 individual
Protect the Green Belt	1 individual
Now we have left the EU, we can set our own standards, hopefully higher and more eco friendly	DT Systems

20. Neighbourhood Planning

Comment / Issue	Respondent
Neighbourhood planning groups should be supported	Sheffield Green Party

21. Housing Technical Note

Comment / Issue	Respondent
(Incorrectly) states that SCCs housing need would increase to 2,745 under the Government's proposed changes to the Standard Method for calculating LHN	Girls Day School Trust

22. Employment Need and Technical Note

Comment / Issue	Respondent
The figure of 140 Ha is not very ambitious, and it should increase to around 200 hectares. We recommend a further increase to a figure more towards the upper end of the range of the seven scenarios tested of 220 hectares over the plan period	St Pauls Developments plc and Smithywood Business Parks Development LLP
The split of B - Class employment space should be as identified in the ELR which would be: <ul style="list-style-type: none"> • 25% for B1a /B1b office; and • 75% for B1c /B2 /B8 industrial /distribution 	St Pauls Developments plc and Smithywood Business Parks Development LLP
There is consequently a shortfall of around 11.9 hectares based on the requirement assumptions within the ELR or 31.9 hectares based on our view of the employment requirement. No compelling evidence of future windfalls has been provided so we recommend allocating additional sites	St Pauls Developments plc and Smithywood Business Parks Development LLP
The SELA identifies AMID as a Growth Area. It recommends there should be opportunities to expand to	St Pauls Developments plc and Smithywood Business Parks Development LLP

Comment / Issue	Respondent
strengthen links between AMID and Templebrough. This could extent further	

23. Site Selection Technical Note

Comment / Issue	Respondent
It is encouraging to note that the smaller parcels identified in the green belt review will form part of the phase one site selection process	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
We question the deliverability of sites that have previously been identified in the UDP but never implemented over the last 20 years	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
We query the quality of the evidence available for each site. The sustainability assessment indicators score the impact the development is likely to have rather than acknowledge impact after mitigation	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
The Council should define the minimum level of information required from the land promoter to provide supplementary assessment work for each site, including the timescales for this work. Factor in the measures that would mitigate constraints and sustainability issues	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Appendix 2 refers to a preliminary viability assessment based on the outputs of a whole plan viability assessment.	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam

Comment / Issue	Respondent
This should be produced in tandem with the site selection process	Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Produce a free-standing sequential test document so it is clear requirements of Planning Practice Guidance and the NPPF had been fulfilled.	Environment Agency
Detailed suggestions to amend sustainability assessment indicators	Newett Homes

24. Summary of comments on the Green Belt Review

Comment / Issue	Respondent
Welcome publication of the Green Belt Review - will help inform the spatial strategy and site selection	Rotherham MBC
Inconsistent with best practice or the common methodology	Strata Homes
Evaluate the contribution that the Green Belt makes to the special character and setting of the settlement	Historic England
Assessment of larger parcels appears limited	Strata Homes
Scoring system is inconsistent in its application	Sheffield Liberal Democrats
Consistency of assessments between larger parcels and resultant parcels	Strata Homes
Scores appear subjective	2 individuals
Requires public consultation	2 individuals
The Review should be undertaken by an independent body, using maps that show the settlement pattern at the time the Green Belt boundary was originally drawn	1 individual
Method of dealing with inclusion of sites overlaid by LWS inconsistent with HELAA / SSM - should not be automatically discounted	Chatsworth Settlement Trustees
Consideration of strategic parcels is a starting point, but smaller parcels are of greater significance that could lead to specific sites being released. A smaller parcel could have a very different assessment against green belt purposes than the 'parent' general area. Sites listed in paragraph 6.4 and 6.6, if constraints only form a small part	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates

Comment / Issue	Respondent
of the parcel or the impact can be mitigated to a satisfactory level, should be judged individually rather than automatically ruling out the entire parcel	
General areas are too simplistic to give a focussed view on individual sites for release	Crossways Commercial Estates Ltd
There should be an allowance made to consider potential strategic employment locations that will determine the suitability of these types of uses	St Pauls Developments plc and Smithywood Business Parks Development LLP
Support the correlation between smaller green belt parcels and sites promoted by landowners or agents through the Call for Sites process	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Support the view that the process of the scoring system of the parcels of land against the purposes of green belt is not solely mechanistic	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Methodology should include scoring system for strength of boundaries	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Purpose 1 -should also take account of boundary strength - this should be included in purpose 1 rather than being a standalone assessment	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Purpose 2 - distance between distinct main settlements is too simplistic and a 'scale-rule' approach should be avoided. Consider the visual function having regard to the	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam

Comment / Issue	Respondent
topography and defensible barriers between existing urban areas as these will influence the impression of whether there is a sensitive gap that requires protection	Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Purpose 3 - consideration should be given to the sensitivity of landscape quality whether or not there are national or local landscape designation areas	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Purpose 4 - agree that this purpose should not be assessed as there are no historic towns within the area	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Purpose 5 - we take issue with the use of this. The extent to which the green belt will support urban regeneration can be difficult to quantify but green belt should encourage re use of urban land by limiting the availability of land outside the settlement. We consider that the council are misinterpreting this purpose of green belt	St Pauls Developments plc and Smithywood Business Parks Development LLP; Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
As part of reviewing green belt boundaries in terms of assessing whether changes should be allowed for new employment to be built in exceptional circumstances, consideration should also be given to identify areas of safeguarded land on the edge of settlements to meet the longer term development needs for housing and employment. The Green Belt Review does not reference to the issue of safeguarded land	St Pauls Developments plc and Smithywood Business Parks Development LLP

Comment / Issue	Respondent
Should consider safeguarded land	Harworth Group Plc and Fitzwilliam Wentworth Estate; Lovell Developments (Yorkshire) Ltd and J England Homes Limited; Norfolk Estates
Proximity to the National Park boundary should be taken into account, with sites further away from the boundary to the east of the city being prioritised, to prevent urbanisation creeping towards the Park	1 individual
If an area of Green Belt is already bordered on three sides by built-up areas it does not make that area of greenbelt any less important. Indeed, it could be argued that it is more important if it is the only piece of undeveloped land in that area.	2 individuals

25. Green Belt Review – Sites

Location	Site reference	Comment / Issue	Respondent
	E3	Disagrees with scoring of the Green Belt parcel - no change in circumstances since Green Belt boundary was drawn up (Whitley Land already developed at that time); Performs strongly against Green Belt purposes 1 and 2.	1 individual
	EC3	Disagrees with scoring of the Green Belt parcel - no change in circumstances since Green Belt boundary was drawn up (Whitley Land already developed at that time)	1 individual

Location	Site reference	Comment / Issue	Respondent
	OW-1-a	Need to revisit the scoring for OW-1-a, which scores 3 on Green Belt purpose 5. None of the open space in these land parcels has had prior development, so they should score 5. Site OW-1-a should score 5 for 'Green Belt purpose 3, as the land plays a strong role in enhancing the landscape given its prominent position and position next to woodland. It also has a number of well used footpaths running through the land.	1 individual
	Ow-1-b	Need to revisit some of the scoring for parcels of land. The plot OW-1-b scores 3 on 'Green Belt purpose 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'. None of the open space in this land parcel has had prior development - it should score 5.	1 individual
	OW-3-a	Need to revisit some of the scoring for parcels of land. The plot OW-3-a scores 3 on 'Green Belt purpose 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'. None of the open space in this land parcels have had prior development; it should score 5.	1 individual
Land E of Langsett Road North, Oughtibridge	O-3-a	Suggest alternative scores as part of promotional work for Green Belt release	Commercial Estates Group

Location	Site reference	Comment / Issue	Respondent
	WSN-2-a	Land parcel WSN-2-a has previously been a tip and has some structures within it and is a hidden and not used for amenity. It should score low for both 'Green Belt purpose 5 and 'Green Belt purpose 3	1 individual
	WSN-2-a	Land parcel WSN-2-a should be developed. It is currently on the site of an old tip, hidden from most of the of the surrounding countryside, it has good mass transport links and would not lead to any perceived removal of the green belt	1 individual
	DW-2-a-d	Part of CST land is excluded as it's a LWS and scores need to be revised	Chatsworth Settlement Trustees
	WW-1	Disagree with scores for general are in relation to two smaller promoted sites	Crossways Commercial Estates Ltd
	C4SS02433	Site is too large for consideration - should be reduced to reflect site submitted through C4S 2019. Requires re scoring	Crossways Commercial Estates Ltd
	WW-1-e	Disagree with SCC scoring for this parcel	Crossways Commercial Estates Ltd
Green Belt parcels	S20635	Green Belt Review OW1a - should score 5 under purpose 5	Bradfield Parish Council
	S03152	Green Belt Review OW1a - should score 5 under purpose 5	Bradfield Parish Council
	S03084	Green Belt Review OW1b - should score 5 under purpose 5	Bradfield Parish Council

Location	Site reference	Comment / Issue	Respondent
	S03483	Green Belt Review OW 1b - should score 5 under purpose 5	Bradfield Parish Council
		DS-3-a - various comments relating to performance	Dyson Group
	OW-1-a	Revisit scoring: purpose 5 - site has not had prior development so should score 5. Should score 5 for purpose 3 given the land plays a strong role in enhancing the landscape in prominent position. Also has number of well-used footpaths.	1 individual
	OW-1-a	Revisit scoring: purpose 5 - site has not had prior development so should score 5. Should score 5 for purpose 3 given the land plays a strong role in enhancing the landscape in prominent position. Also has number of well-used footpaths.	1 individual
	OW-1-a	Revisit scoring: purpose 5 - site has not had prior development so should score 5. Should score 5 for purpose 3 given the land plays a strong role in enhancing the landscape in prominent position. Also has number of well-used footpaths.	1 individual
	OW-1-a	Please could you revisit a score 3 on 'Green Belt purpose 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'. This land parcel has had no prior development, it should score 5.	3 individuals
	OW-1-a	The assessment of the sites around Wharnccliffe Side needs to be looked at again. Site ow-1-a, for	1 individual

Location	Site reference	Comment / Issue	Respondent
		greenbelt purpose 5 has been scored 3 and should be scored 5. There has never been development on the open land in this area. Ow-1-a used to be designated an area of high landscape value, it is a prominent site in the valley, next to woodland and is a beauty spot in the area.	
	OW-1-a	OW-1-a scores 3 on 'Green Belt purpose 5. None of the open space in this parcel has had prior development, so it should score 5. It should score 5 for 'Green Belt purpose 3, given the land plays a strong role in enhancing the landscape given its prominent position and position next to woodland. It also has a number of well used footpaths running through the land. Please could you confirm that you would review this for me please?	1 individual
	OW-1-a	Should score 5 for 'Green Belt purpose 3: To assist in safeguarding the countryside from encroachment', given the land plays a strong role in enhancing the landscape given its prominent position and position next to woodland. It also has a number of well used footpaths running through the land.	1 individual
	OW-1-a	OW-1-a has a lower score than it should, being scored 3 for Purpose 5. This is incorrect according to the scoring chart shown on page 28 of the 'Green Belt Review' document as this parcel	1 individual

Location	Site reference	Comment / Issue	Respondent
		of land has not had prior development and so does not contain derelict land. It should have been scored 5.	
	OW-1-b	Revisit scoring: purpose 5 - site has not had prior development so should score 5.	1 individual
	OW-1-b	Please could you revisit a score 3 on 'Green Belt purpose 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'. This land parcel has had no prior development, it should score 5.	3 individuals
	OW-1-b	The assessment of the sites around Wharnccliffe Side needs to be looked at again. Site ow-1-b, the scoring for greenbelt purpose 5 has been scored 3 and should be scored 5. There has never been development on the open land in this area	1 individual
	OW-1-b	OW-1-b scores 3 on 'Green Belt purpose 5. None of the open space in this parcel has had prior development, so it should score 5. Please could you confirm that you would review this for me please?	1 individual
	OW-1-b	OW-1-b has a lower score than it should, being scored 3 for Purpose 5. This is incorrect according to the scoring chart shown on page 28 of the 'Green Belt Review' document as this parcel of land has not had prior development and so does	1 individual

Location	Site reference	Comment / Issue	Respondent
		not contain derelict land. It should have been scored 5.	
	OW-1-b	OW-1-b has a lower score than it should, being scored 3 for Purpose 5. This is incorrect according to the scoring chart shown on page 28 of the 'Green Belt Review' document as this parcel of land has not had prior development and so does not contain derelict land. It should have been scored 5.	1 individual
	OW-3-a	Revisit scoring: purpose 5 - site has not had prior development so should score 5.	1 individual
	OW-3-a	Please could you revisit a score 3 on 'Green Belt purpose 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'. This land parcel has had no prior development, it should score 5.	3 individuals
	OW-3-a	OW-3-a scores 3 on 'Green Belt purpose 5. None of the open space in this parcel has had prior development, so it should score 5. Please could you confirm that you would review this for me please?	1 individual
Land around the former Sheffield City Airport	SE-1	Supportive as this land is now well placed to contribute to the further development of the Advanced Manufacturing Innovation District and the Waverley New Community	Sheffield Business Park Limited

Location	Site reference	Comment / Issue	Respondent
Land around the former Sheffield City Airport	SE-2	Supportive as this land is now well placed to contribute to the further development of the Advanced Manufacturing Innovation District and the Waverley New Community	Sheffield Business Park Limited
	WSN-2-a	Was once a tip and has some structures, is hidden and not used for amenity. Should score low for purpose 5 in order to encourage the recycling of derelict and other urban land. Also low on purpose 3.	1 individual
	WSN-2-a	Land parcel WSN-2-a has previously been a tip and has some structures within it and is a hidden and not used for amenity. It should score low for both 'Green Belt purpose 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land' and 'Green Belt purpose 3 To assist in safeguarding the countryside from encroachment'.	4 individuals
Cricket Club, Crimicar Lane	S01265	Performs poorly against Green Belt purposes and should be removed from the Green Belt as a site for development	Birkdale School
Davy Sports Club	S02397	Performs poorly against Green Belt purposes and should be removed from the Green Belt as a site for development	Gravitas Property Developments
	WSN-2-a	Land parcel WSN-2-a has previously been a tip and has some structures within it and is a hidden and not used for amenity. It should score low for	1 individual

Location	Site reference	Comment / Issue	Respondent
		both 'Green Belt purpose 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land' and 'Green Belt purpose 3 To assist in safeguarding the countryside from encroachment'. Please could you confirm that you would review this for me please?	
Land to the south of Junction 35 of the M1 Motorway and to the south Smithywood Business Park Cowley Way, Sheffield (Green Belt Parcel S04101)	S04101	We have reviewed the relevant parcel against the Green Belt purposes and scoring criteria (see original email attachment). There are strong grounds to justify the removal of these sites as part of the overall Green Belt review as they make a very limited contribution to the five purposes of Green Belt	St Pauls Developments plc and Smithywood Business Parks Development LLP
Warren Lane, White Lane Chapeltown	S03112 /S03113 /S03312	Suggest alternative Green Belt purpose scores - giving a score of 5 rather than 16!!	Harworth Group Plc and Fitzwilliam Wentworth Estate
Land N and S of Whitley Lane, Grenoside	EC-3-a and S04039? (Maybe S02925 and S03096)	Suggest alternative Green Belt purpose scores - giving a score of 8 rather than 16!!	Lovell Developments (Yorkshire) Ltd and J England Homes Limited
Handsworth Hall Farm	SE-2-a	Based on 2018 Green Belt Study (attached) by Smeeden Foreman generally agree with SCC's scores although provide alternative score of 5 rather than 13.	Norfolk Estates

Location	Site reference	Comment / Issue	Respondent
Handsworth Hall Farm	SE-2-a	Should be considered for Green Belt release as per section 7 of the Green Belt Review along with SE-1	Norfolk Estates
Midhurst Road	O-1-b	Suggest alternative Green Belt purpose scores - giving a score of 5 rather than 15	Norfolk Estates
Holme Lane Farm, Grenoside	G-3-d	Suggest alternative Green Belt purpose scores - giving a score of 5 rather than 12	Norfolk Estates
Hollin Busk		This land should score 4 against Green Belt purpose 1 and score 3 or 4 against purpose 2. Support Council assessment that is scores 5 against purposes 3 and 5.	Stocksbridge Town Council
	WW1-a	Borders Loxley Common which is a Local Nature Reserve and RIGS and the site forms a buffer to the built up area.	Wadsley and Loxley Commoners
	WW1-b	Borders Loxley Common which is a Local Nature Reserve and RIGS and the site forms a buffer to the built up area.	Wadsley and Loxley Commoners
	WW1-d	Borders Loxley Common which is a Local Nature Reserve and RIGS and the site forms a buffer to the built up area.	Wadsley and Loxley Commoners
	WW1-e	Borders Loxley Common which is a Local Nature Reserve and RIGS and the site forms a buffer to the built up area.	Wadsley and Loxley Commoners
Stradbroke College site		Should not be released from Green Belt as it now forms part of Carbrook Ravine Nature and restored	Sheffield and Rotherham Wildlife Trust

Location	Site reference	Comment / Issue	Respondent
		to a meadow contributing to over 90% of Sheffield's species-rich grasslands.	

26. Summary of comments on the Housing and Economic Land Availability Assessment

Location	Site reference	Comment / Issue	Respondent
Mosborough Wood Business Park	S00822	Reallocate employment land for housing where it doesn't fit the main economic focus and is not viable.	Berkeley DeVeer
Not applicable	Not applicable	The final employment land requirement should align with the council's economic aspirations and housing targets which should be more ambitious than the Local Housing Need figure to reflect the jobs growth target set out within the SEP and the status of Sheffield as an important city having the capacity and opportunity to drive the local and regional economy forward as part of the levelling up agenda for the north of England	St Pauls Developments plc and Smithywood Business Parks Development LLP

27. Comments on the Draft List of Policy Themes

Section	Comment / Issue	Respondent
Not applicable	Should still be guidance not set in stone	Cadenza
Not applicable	Impact of applying all the policy objectives needs to be tested	Derwent Group
Not applicable	New homes should be built from recycled materials and be energy efficient	1 individual
Not applicable	One policy never fits all circumstances and leeway must be included for local requirements and	1 individual

Section	Comment / Issue	Respondent
	viewpoints. There is nothing wrong with the population moving to different locations	
Not applicable	Hard to find	1 individual
Not applicable	When the England Tree Strategy is finalised, we recommend the objectives are embedded into the Sheffield Local Plan. Consider also Standing Advice for Ancient Woodland and Veteran Trees (revised November 2017) and The UK Forestry Standard (4th edition published August 2017), page 23: "Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans"	Forestry Commission
5 Strategic Site Allocations	Include the following National Planning Policy Framework theme included: Meeting the challenge of climate change, flooding and coastal change	Environment Agency
6 Development on other allocated sites	Include the following National Planning Policy Framework theme included: Meeting the challenge of climate change, flooding and coastal change	Environment Agency
27 Green Infrastructure	Missing: a) a spatial GI plan; b) the need for GI to maximise Ecosystem Service /Natural Capital provision.	Sheffield and Rotherham Wildlife Trust
33 Safeguarding and enhancing	Recommend linking the requirement of buffers to the designated sites and habitat creation being separate – in relation to BNG and NRNs	Sheffield and Rotherham Wildlife Trust

Section	Comment / Issue	Respondent
biodiversity and geodiversity	<p>Missing is:</p> <p>a) The mitigation hierarchy</p> <p>b) Policies on species, including protected species</p> <p>c) A separate broader policy on Nature's recovery including spatial Nature Recovery Networks containing habitat protection, enhancement and creation to fulfil the requirements of the NPPF, Env Bill and 25 year Env Plan. Linked to BNG and Local Nature Recovery Strategy. We would prefer this to be a whole new line (34, moving the others down), as a significant policy is required to meet NPPF policy requirements 170d, 171, 174a&b and the requirements in the forthcoming Environment Act, although if necessary, it could be within 33. NB a Nature Recovery Network Map is different, but complementary to a Natural Capital Map and a Green Infrastructure Map.</p>	
34 Protection and enhancement of trees, woodland and hedgerows	Expand this sentence to say 'requirements for tree-planting, including street trees and /or natural regeneration.	Sheffield and Rotherham Wildlife Trust
36 Flood risk and water management	Add catchment-wide natural flood management to the proposed scope	Sheffield and Rotherham Wildlife Trust

Section	Comment / Issue	Respondent
Not applicable	As raised in our July 2020 Duty to Cooperate meeting, we would like to discuss the removal of 3a(i) designation and revert back to 3b with a specific policy for developed 3b	Environment Agency
Not applicable	'Avoidance of culverting' (Please add 'and building over culverts. Positively encouraging the opening up of culverts where possible'). This needs to be a strong policy as we are rarely able to prevent building over culverts in Sheffield.	Environment Agency
Not applicable	We also propose the inclusion of a policy on development in residual risk areas with flood defence schemes and more possibly proposed. Failure of defences should be considered in line with paragraph 163 of the NPPF and the guiding principles of the PPG. Please also refer to 'FD2320 Flood risk assessment guidance for new development'.	Environment Agency
Not applicable	Possibly a need for a policy on the safeguarding of land for future flood schemes. We note that safeguarding land for flood schemes is mentioned in the HELAA.	Environment Agency
Not applicable	These currently combined themes be separated into two individual themes i.e. (1) Flood Risk and (2) Water Resources /Management.	Environment Agency
Not applicable	Link water resources and efficiency to drought prevention.	Environment Agency

Section	Comment / Issue	Respondent
37 Managing air quality, pollution and ground conditions	Add the following paragraph 178 of the NPPF (alongside Paragraph 170)	Environment Agency
Not applicable	Address the traffic impacts associated with new development, particularly where this impacts on European sites and SSSIs. The environmental assessment of the plan Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) should also consider any detrimental impacts on the natural environment and suggest appropriate avoidance or mitigation measures where applicable. See full comment for more detail on air quality	Natural England