# What is this Consultation about?

- It is the **first stage** in preparing our new Sheffield Plan to guide development in the city. The Sheffield Plan will be adopted in 2018 and will last until 2034.
- It is **not a draft plan** and is not a statement of Council policy but is about giving people in Sheffield the **opportunity to give their views** on options for the nature and scale of growth in their areas over a 15-20 year period.
- It sets out the challenges and opportunities for Sheffield, and proposes a **Vision for what our city will be like in 2034**.
- It explains **how many new homes and jobs we need** to plan for, and gives a range of options for how and where they could be located.
- It gives you the opportunity to **tell us what you think about these options**, and about the future Plan for our city.

What is the Sheffield Plan?

- The Sheffield Plan will be the new plan for the city, and will last until 2034. It will guide the city's growth by setting out how and where new development will take place. It is the formal document that Sheffield City Council will use when making decisions on planning applications.

- It will decide things such as where new housing should be built, where land for businesses to expand will be located, what land should be protected from development, and policies to help us make decisions on planning applications.

- The Sheffield Plan will cover the whole of the city of Sheffield, except those parts in the Peak District National Park.

- Our last formal plan was published in 2009, so we need to update it to take account of new issues and opportunities. Central Government also requires us to have an up-to-date plan.

How should Sheffield change and grow?
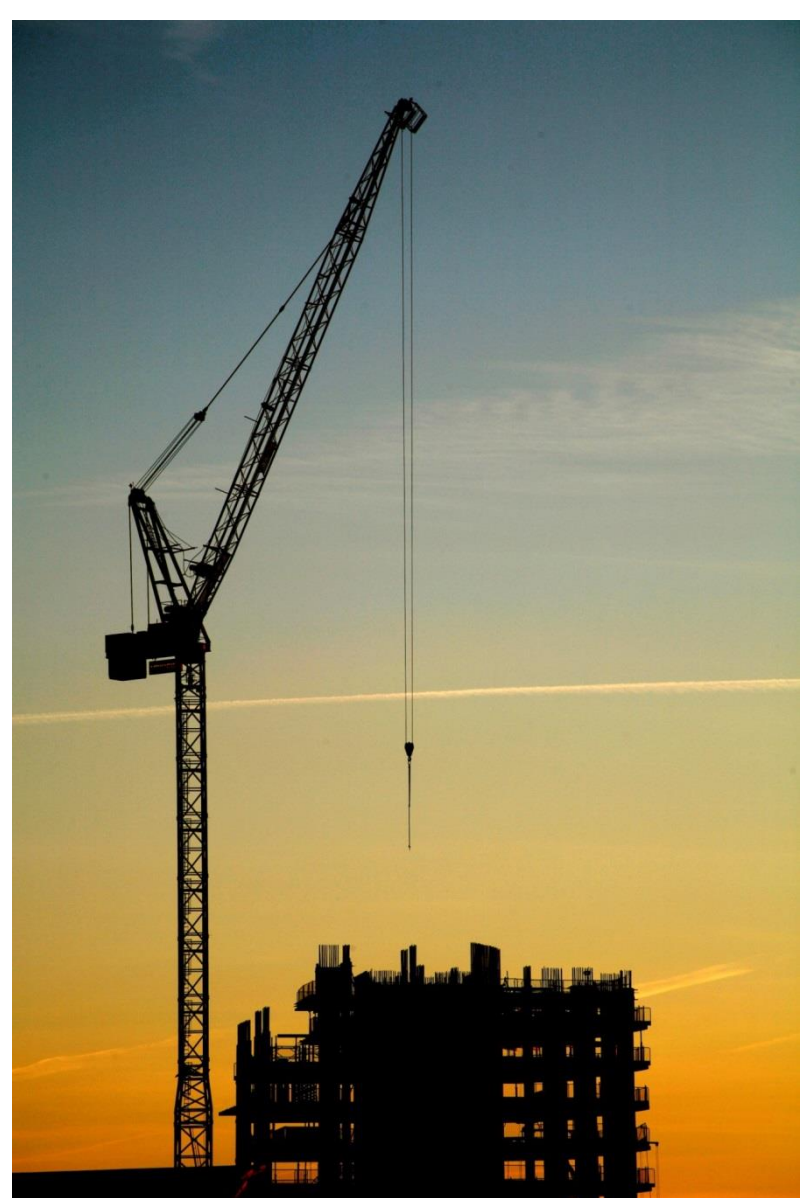
Information about this Exhibition

This exhibition gives some of the key details on the challenges facing our city, how we expect our City to grow and develop up to 2034 and the options we have identified for accommodating that growth. You can read a full copy of the document online at: **www.sheffield.gov.uk/sheffieldplan**, and paper copies are in all libraries and First Points.

This exhibition will be displayed until 12.30pm on Friday 11 December. Planning Officers will be at this exhibition each day between 11am and 3pm on Monday to Thursday, and 10am to 12pm on Friday to answer any questions you may have on this consultation.

How to provide your comments

Everyone is welcome to comment on the document online until 15 January 2016. You may wish to comment on all the parts of the document, but it is not necessary to do so – you may want to provide us with views on the areas that are important to you.

To provide your comments, please go to **www.sheffield.gov.uk/sheffieldplan**.

How long will it take to prepare the Plan?

This is the first stage of making the Sheffield Plan. We will use the comments we receive from this consultation to help us create a draft plan, that we will consult you on in the summer of 2016.

After this we will submit the plan to Central Government where it will be examined by an appointed, independent inspector.

Following this, we expect the plan to become an adopted Council document in 2018.

How is Sheffield changing?
## Some key issues for the Plan

A Growing Population

Sheffield's population is projected to rise by **62,000** people between now and 2034, although this may be higher if economic growth continues.
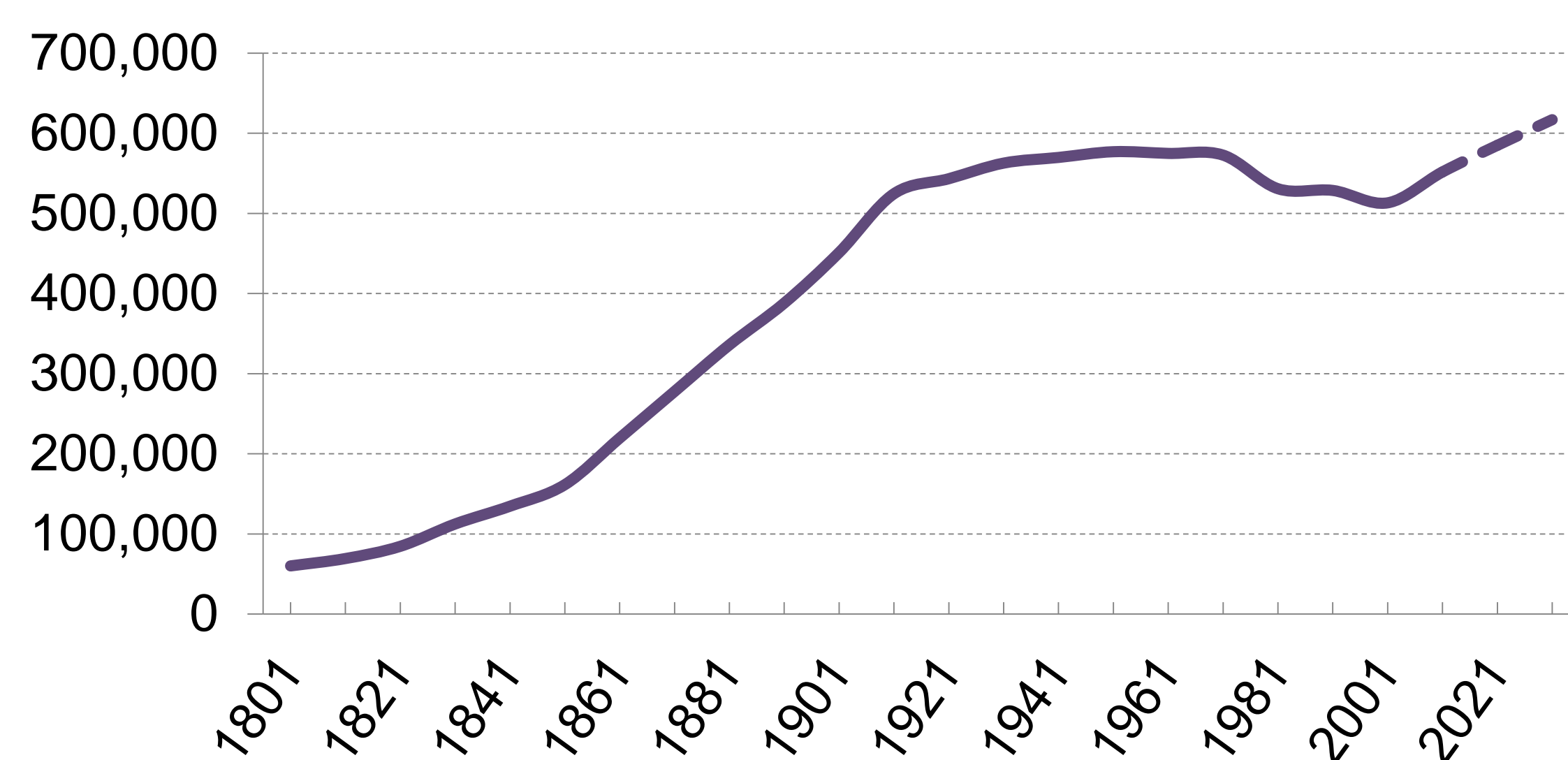
An Ageing Population

Sheffield's population is getting older – by 2034, projections suggest that nearly **1 in 5** people living in the city will be over 65. The population of those over 85 is predicted to double.

The greatest increases in population will be amongst older people
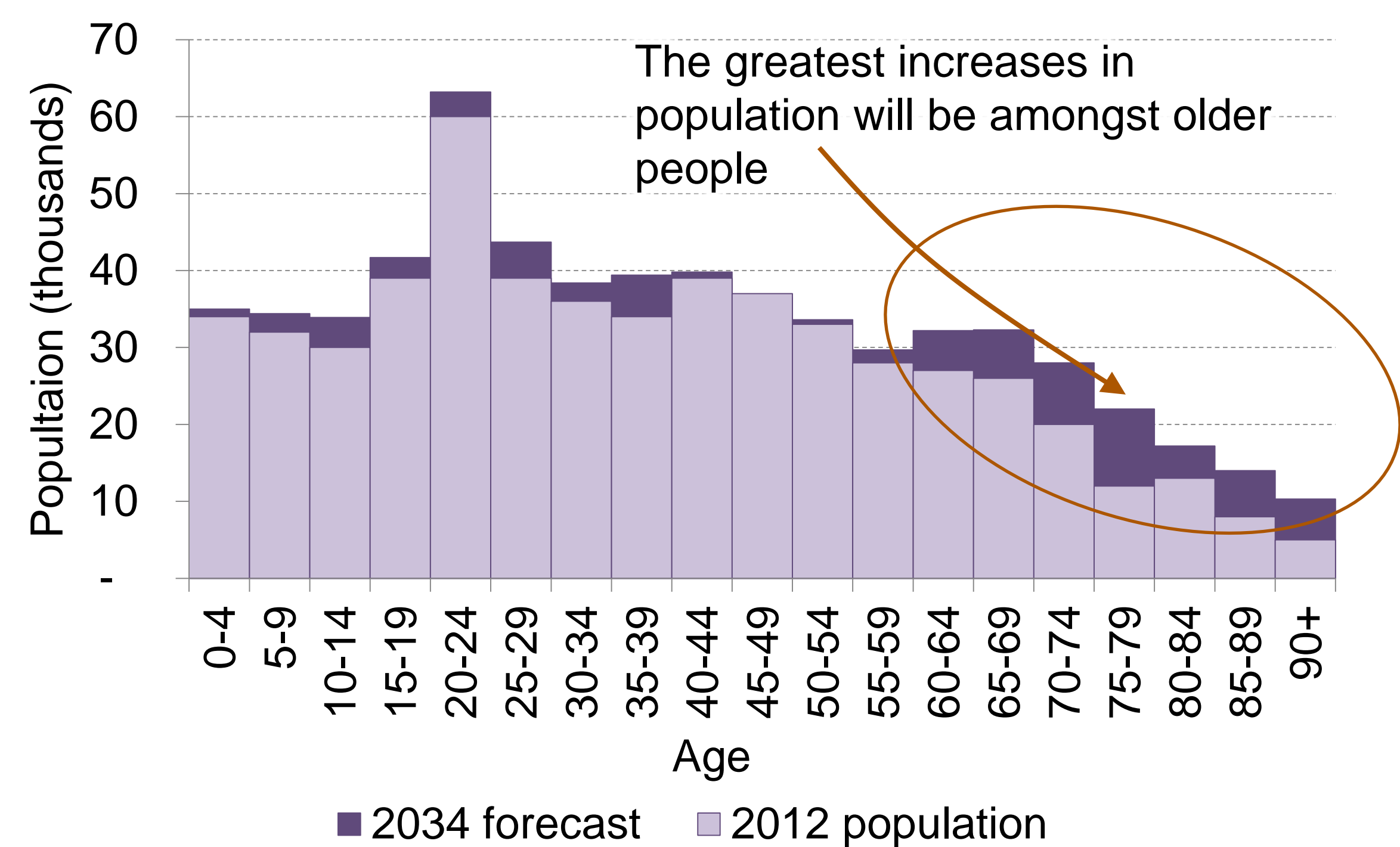
Some Key Facts about Sheffield

Gross Value Added, the measure of productivity, is **£3bn** lower than the national average in Sheffield City Region.

27,000 people work in the Creative and Digital Industries in Sheffield City Region.

There are around **60,000** students at the city's two universities.

On average, every day **63,000** people commute to Sheffield.

Evidence shows that between 2014 and 2034, between **40,000 and 46,000** homes are needed in Sheffield – that's between **2,000 and 2,300** each year on average.

Winter rainfall is predicted to increase in the city by **14%** from 2009 to 2050.

84.9% of the over-16 population in Sheffield have used the internet at some point in their lives, compared to 87.2% of the wider UK population.

A Changing Economy

Unemployment has dropped in the city over the past two years, but is still higher than the national average.

18.3% of Sheffield's workers are employed in the financial and business sector, compared to 24.5% in Manchester, and 33.6% in London.
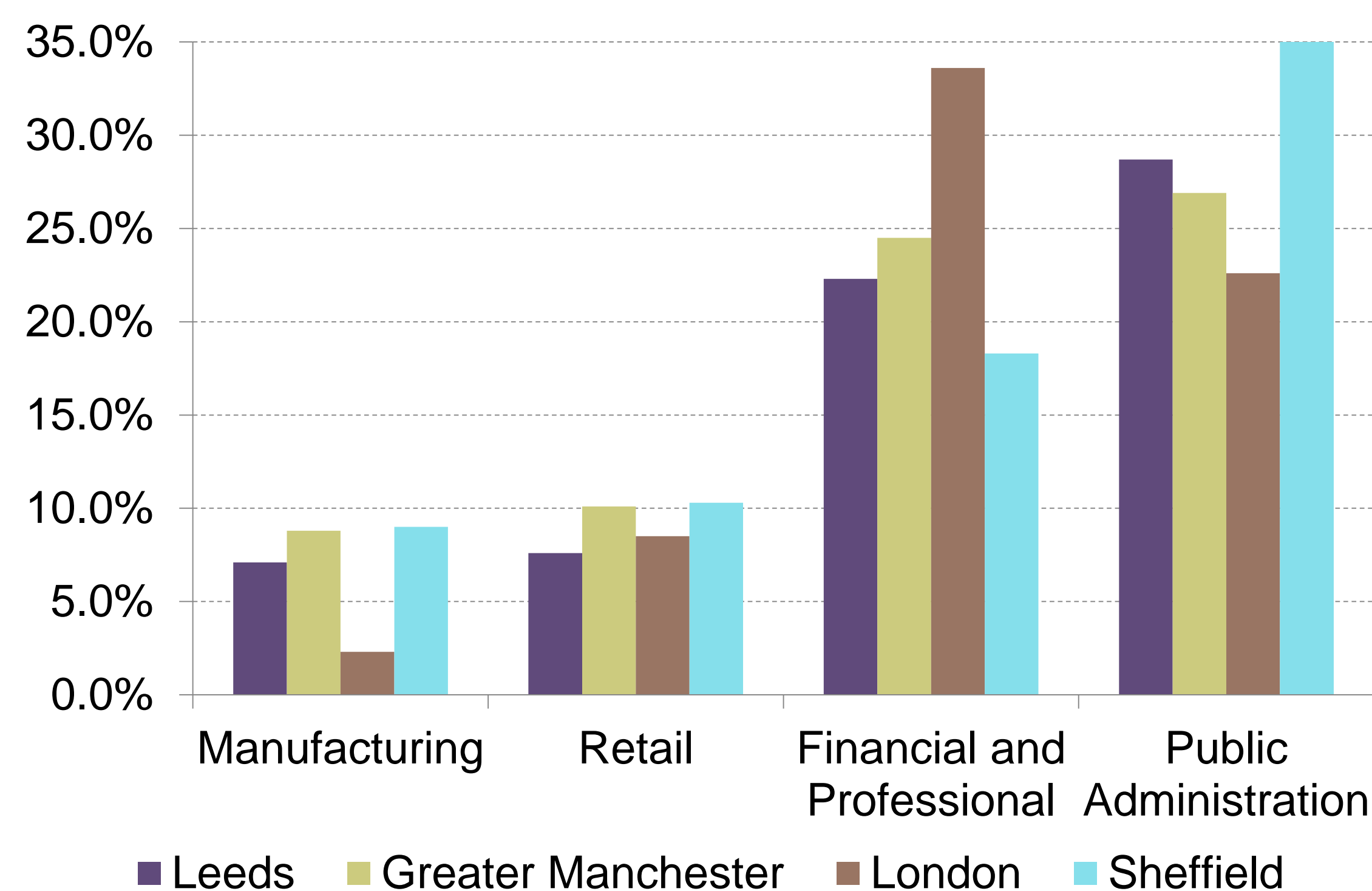
We're interested to hear whether we've identified the right challenges and opportunities in the city

Our Vision for Sheffield in 2034

We've analysed the challenges and opportunities that face the city, and have developed a vision for Sheffield.

Our City sits at the heart of a strong, distinctive and internationally successful City Region economy which supports innovation and enterprise

Our City Centre is a vibrant, creative and welcoming destination, with a modern business, cultural, shopping, leisure and residential offer

Our City prizes, protects and enhances its natural assets, green infrastructure, and distinctive heritage and character areas, whilst promoting high-quality buildings, spaces, and places

Our City has neighbourhoods which are attractive, sustainable, and great places to live, with sufficient homes available to offer everyone good and safe access to a range of facilities and services

The Vision:

In 2034 **Sheffield** will have thriving neighbourhoods and communities and be globally successful, with a distinct urban and rural identity underpinned by strong and sustainable economy

Our City has excellent digital and physical connectivity, with a transport network which provides efficient, safe and sustainable travel choices for the movement of people and goods

Our City has excellent education and training facilities which enable the development of a talented and agile business base and workforce

Our City is inclusive, providing for good opportunities, health, wellbeing and quality of life for everyone

Our City mitigates and is resilient to climate change, making the best use of energy, water, land and food resources, and is at the forefront of sustainable design and technology

We're interested to know whether you support the Sheffield Plan Vision
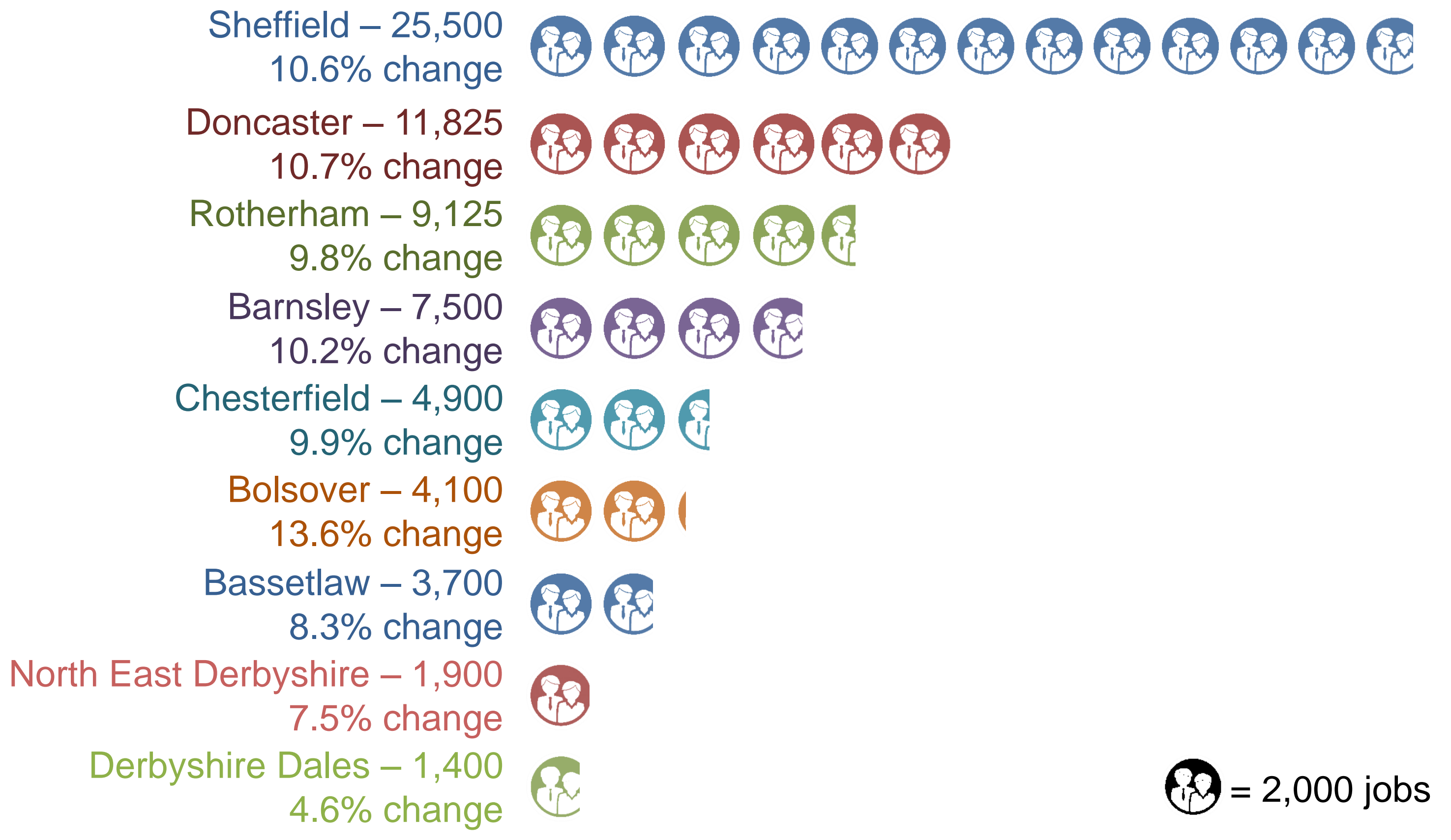
> Where should new homes be built?

> What sort of City Centre do we want?

Planning for Economic Growth

How much job growth are we planning for?

The Strategic Economic Plan of the City Region sets a key aspiration of delivering 70,000 new jobs across the City Region by 2024. Sheffield could deliver over 25,000 (35%) of these jobs. Sheffield and Rotherham together could provide for almost half of the City Region's job growth.

Jobs Growth Target by Local Authority

Sheffield – 25,500
10.6% change

Doncaster – 11,825
10.7% change

Rotherham – 9,125
9.8% change

Barnsley – 7,500
10.2% change

Chesterfield – 4,900
9.9% change

Bolsover – 4,100
13.6% change

Bassetlaw – 3,700
8.3% change

North East Derbyshire – 1,900
7.5% change

Derbyshire Dales – 1,400
4.6% change

= 2,000 jobs

How much land is needed to deliver these new jobs?

We believe 120-150 hectares (8-10 hectares per year) of land is needed for new industrial, office and other business uses from 2017 to 2033. This is made up of:

- 25 hectares for offices
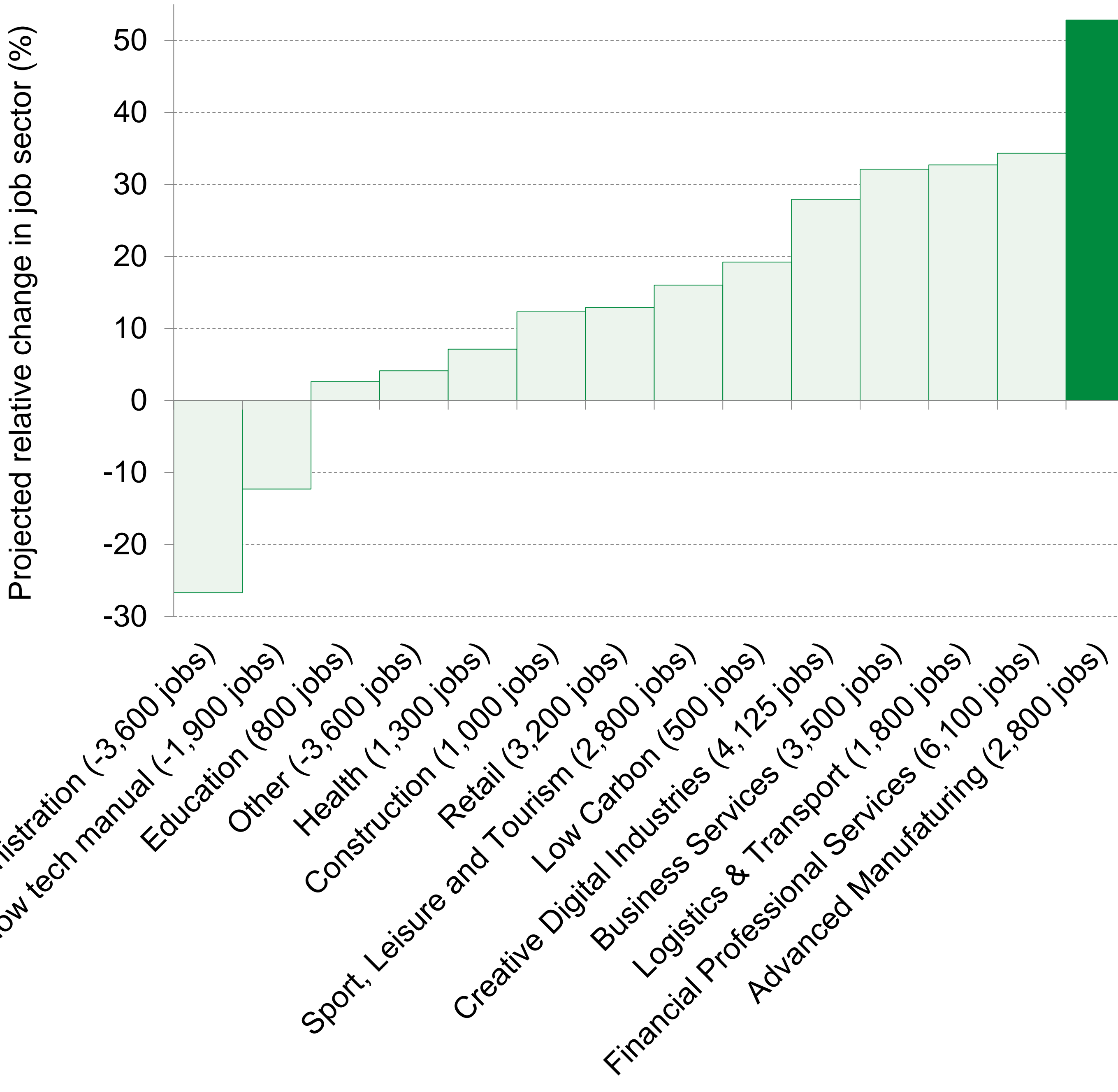- 125 hectares for industry and warehousing

There is already enough identified land (128 hectares) to meet Sheffield's employment land requirements for at least the next 10 years. Additional land may be requires towards the end of the plan period.

The presence of two universities in Sheffield, the Advanced Manufacturing Park (AMP), other established higher educational institutions and Research and Development (R&D) facilities, means we believe the growth potential of advanced manufacturing in Sheffield is strong. **We consider this is one of the keys to unlocking economic growth for the city and the city region.**

We expect a key focus of future advanced manufacturing activity will be in the area currently referred to as the Advanced Manufacturing and Innovation District (AMID), which surrounds the AMP and neighbouring Sheffield Business Park in the Lower Don Valley.

What is a hectare?

A hectare is a unit of land. It's equivalent to about the size of a rugby pitch and a bit bigger than a full size football pitch.

Changes to different job sectors by 2034

Projected relative change in job sector (%)

Public Administration (-3,600 jobs)
Med-low tech manual (-1,900 jobs)
Education (800 jobs)
Other (-3,600 jobs)
Health (1,300 jobs)
Construction (1,000 jobs)
Retail (3,200 jobs)
Sport, Leisure and Tourism (2,800 jobs)
Low Carbon (500 jobs)
Creative Digital Industries (4,125 jobs)
Business Services (3,500 jobs)
Logistics & Transport (1,800 jobs)
Financial Professional Services (6,100 jobs)
Advanced Manufacturing (2,800 jobs)

Planning for a Growing City

How much housing growth are we planning for?

A rising population and increases in jobs growth mean we need to identify more land for housing. Additionally, Central Government planning policy says that Plans should identify enough land to meet their housing requirements. This could be within Sheffield district, the wider Sheffield and Rotherham housing market area, or elsewhere within the City Region.

What is The Sheffield City Region?

The Sheffield City Region is made up of nine local authorities including those in South Yorkshire plus parts of Derbyshire and Nottinghamshire. It encompasses more than 1.8 million people and approximately 700,000 jobs.

Housing and labour markets and resources such as transport infrastructure are shared across the region. The recent devolution deal means that more powers will be given to the City Region for things like investment in transport.
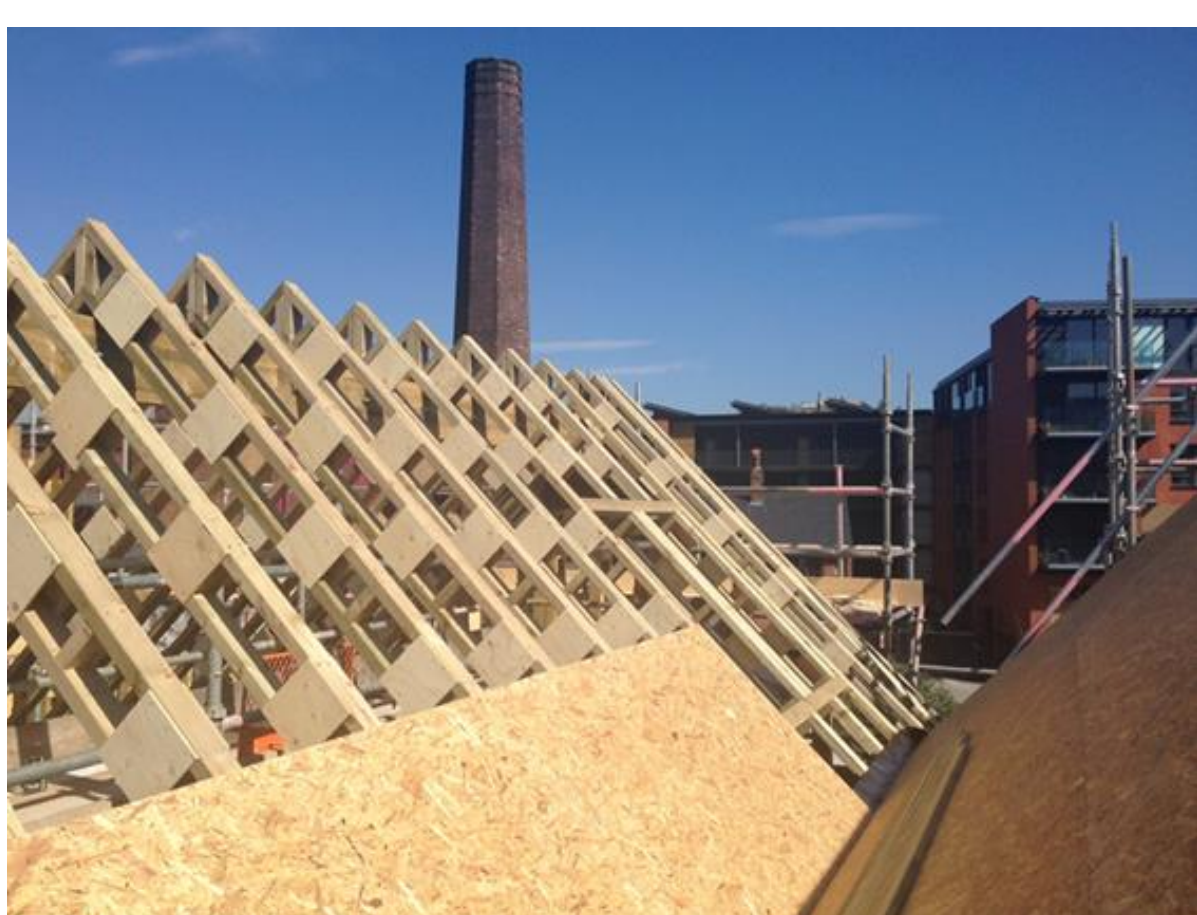

| | Unitary/Metropolitan/District Authority Boundary |
| | Sheffield City Region Boundary |

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If Sheffield is to meet all its own needs, we estimate that about **43,000 new homes would need to be built in the city over the next 20 years**.

This is slightly higher than the latest Government's latest forecast (37,900 homes) as that forecast reflects recent past trends and a period of relatively weak economic growth. However, national guidance says we should take account of the planned future economic growth of the City when planning for housing,

How many new homes could be built in Sheffield in the period 2014-2034 based on different approaches?

33,300-53,200: the number of homes that might be needed to support the Strategic Economic Plan jobs growth target for Sheffield

45,400: Based upon the need of 2,270 homes per year as estimated by the Sheffield Housing Market Assessment (2013)

37,900: the Government's latest estimate of the number of homes needed

28,500: the number of homes that could be provided if the current Local Plan annual housing requirement is retained

24,440: the number of additional homes that would be built if the average build rate for the period 2004/05 to 2014/15 continues to 2034

 = 5,000 homes

We're interested in whether you agree with our assessment of how much land for business and housing is needed up to 2034

Where should we build new homes?

We estimate we need to find land for **43,000 new homes over the next 20 years** (See Planning for a Growing City on opposite display board). We have commissioned a report from consultants URBED that has helped us to identify 5 different ways of accommodating the housing growth that we predict we need:

A. Urban Capacity
B. Urban Intensification
C. Urban Remodelling
D. A limited number of large urban extensions into the Green Belt
E. Building on multiple small sites that might be released from the Green Belt

Option A: Urban Capacity

Under this option, new homes would be provided through:

- Redeveloping previously developed, vacant land
- Conversion of commercial buildings to housing
- Redeveloping existing housing areas
- Subdividing existing housing
- Flats over shops
- Reducing the number of empty homes
- Redeveloping car parks
- Redeveloping vacant greenfield land

This option would continue with the current strategy of concentrating development on brownfield sites.

Advantages:
- No loss of Green Belt land
- Makes use of existing infrastructure

Disadvantages:
- Not provide enough housing on its own
- Housing might not be in optimum locations
- A significant number of sites may not be commercially attractive for development
- It would be difficult to forecast growth

We estimate this option could deliver **19,300 homes** to 2034

Option B: Urban Intensification

Under this option, more homes could be built by making more intensive use of sites within the urban area of Sheffield by:

- Relaxing amenity standards and off street parking in District and Neighbourhood centres
- More City Centre living, including taller buildings
- Relaxing policies for protecting open space, allowing surplus and poor quality open space to be developed, and income to be spent on improving remaining open spaces. We have assumed that 1% of open space might be developable.

Advantages:
- People living closer to local facilities and services, therefore increased support for local businesses and public transport
- Reducing journey lengths and need to travel as more people living closer to jobs and services
- Meet demand for smaller homes, especially with the older population
- Money generated from development of surplus open spaces could be invested in improving remaining open spaces
- Reduces land needed for development

Disadvantages:
- More pressure on infrastructure, including the need to accommodate additional schools and health facilities in urban areas
- Loss of some open space, with potential impacts on air quality, climate change resilience, and health
- Over supplying small homes which may not meet housing needs
- Some potential harm to character of existing urban areas
- Some house builders may prefer to build at lower densities
- Higher levels of congestion and on-street parking

This option could deliver **12,750 homes** to 2034, including
- 1,200 due to increasing density of development on already identified sites
- 10,000 homes in City Centre and Kelham (we have already identified sites for 7,700 homes here)
- 1,550 homes built on 1% of urban open space (in areas with surplus provision)
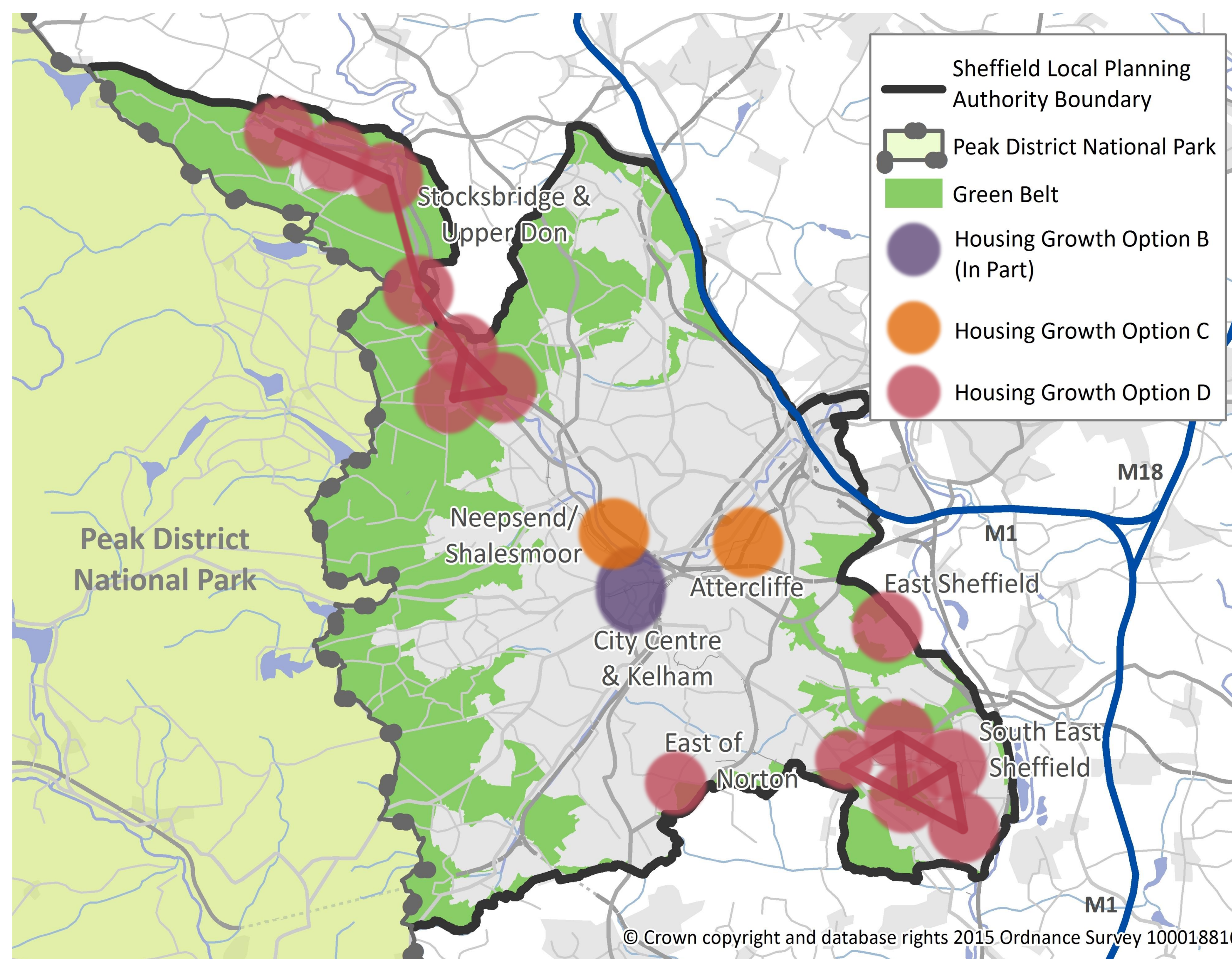
Housing Growth Options

We're interested to know which options you think will best deliver the homes we need

> Where are the best places to build new homes?

Little Kelham Developer: CITU, 80+ homes per hectare

Scowerdons Developer: Home, 45+ homes per hectare

Elevate Developer: Kier Living, 40+ homes per hectare

How could we build at higher densities?

Innovative layouts of housing, ensuring smaller, but higher quality open space, and encouraging alternatives to private car ownership (e.g. car sharing) can all help to increase the density of housing.

Increasing density of housing needs to take account of different preferences – some may prefer apartment living, whilst others may seek housing with ground floor access and private garden spaces.

These examples show ways in which these have been achieved in Sheffield and some potential layouts.

Option C: Urban Remodelling

Under this option, new homes would be provided through changing parts of the existing urban area from poorer quality employment areas into housing areas.

The URBED report identifies Neepsend and Attercliffe as locations with the potential to deliver significant numbers of additional homes.

Advantages:
- Efficient use of land close to the City Centre
- Would help create sustainable local centres

Disadvantages:
- Would take several years to deliver
- Focusing a large number of homes in two areas may make it difficult to deliver
- Relocating existing businesses, possibly outside of Sheffield could increase commuting for some workers

We estimate this option could deliver **4,300 homes** to 2034, including:
- 1,900 homes in Neepsend/Shalesmoor
- 2,400 homes in Attercliffe

Option D: Limited number of Large Urban Extensions into the Green Belt

Under this option, a small number of large urban extensions would be made into the Green Belt.

We have identified 3 broad locations where this could take place, where they are served by (or have potential to be) the Supertram network or rail services.

The potential for larger urban extensions on the western side of the city is limited by the topography, landscape (including impact on the Peak District National Park) and other environmental assets (e.g. moorlands).

Advantages:
- Opportunity to create distinctive new neighbourhoods with new services (e.g. shops, employment, schools)
- Would enable improvements or extensions to the public transport network

Disadvantages:
- Homes may be built at a slower rate than if there were more, smaller sites
- Land would be needed not just for homes but for new services
- Could impact on the landscape of Sheffield, harming it's character and selling points
- Higher risk of ecological or archaeological damage than developing in the urban area

We suggest this option could deliver **6,100 homes** to 2034, including:
- 2,000 homes in Stocksbridge and Upper Don Valley
- 1,100 homes in East Sheffield (an extension to Waverley in Rotherham)
- 2,000 homes in South East Sheffield
- 1,000 homes East of Norton

Option E: Multiple Smaller Green Belt Releases

Under this option, new homes would be provided through multiple small deletions of land from the Green Belt. It also includes the option of redeveloping existing major developed (brownfield) sites in the Green Belt.

Any deletion of sites from the Green Belt would depend on the outcome of a Green Belt Review and a Sustainability Appraisal to assess the environmental, social and economic impacts of each site.

This option would need to provide **550 homes** if Options A-D all provided the number of homes we have estimated. If the other options provided fewer homes than estimated, more homes would need to be provided through this option, to meet the total need of 43,000 homes.

Advantages:
- Spreads development more evenly around the City
- Likely to speed up building of homes
- Areas would grow gradually

Disadvantages:
- Could impact on the landscape of Sheffield, harming it's character and selling points
- Higher risk of ecological damage than developing within the urban area
- Risk of small estates that are disconnected from the rest of the City
- May not be close to public transport or services
- Sites might not be large enough to enable new services or infrastructure

Jobs growth

We estimate there will be over 25,000 new jobs created in Sheffield over the next 20 years (See opposite display board). Although jobs growth will, to some extent, be spread across the whole of Sheffield, we are proposing that the following areas are appropriate to house the majority of job growth:

The **City Centre should continue to be the main location for offices** and there is a need to provide new modern Grade A office space.

The **City Centre**, the **Upper Don Valley**, the **Lower Don Valley**, **Chapeltown/Ecclesfield** and **Mosborough/Woodhouse** should continue to be identified as the most important locations for employment.
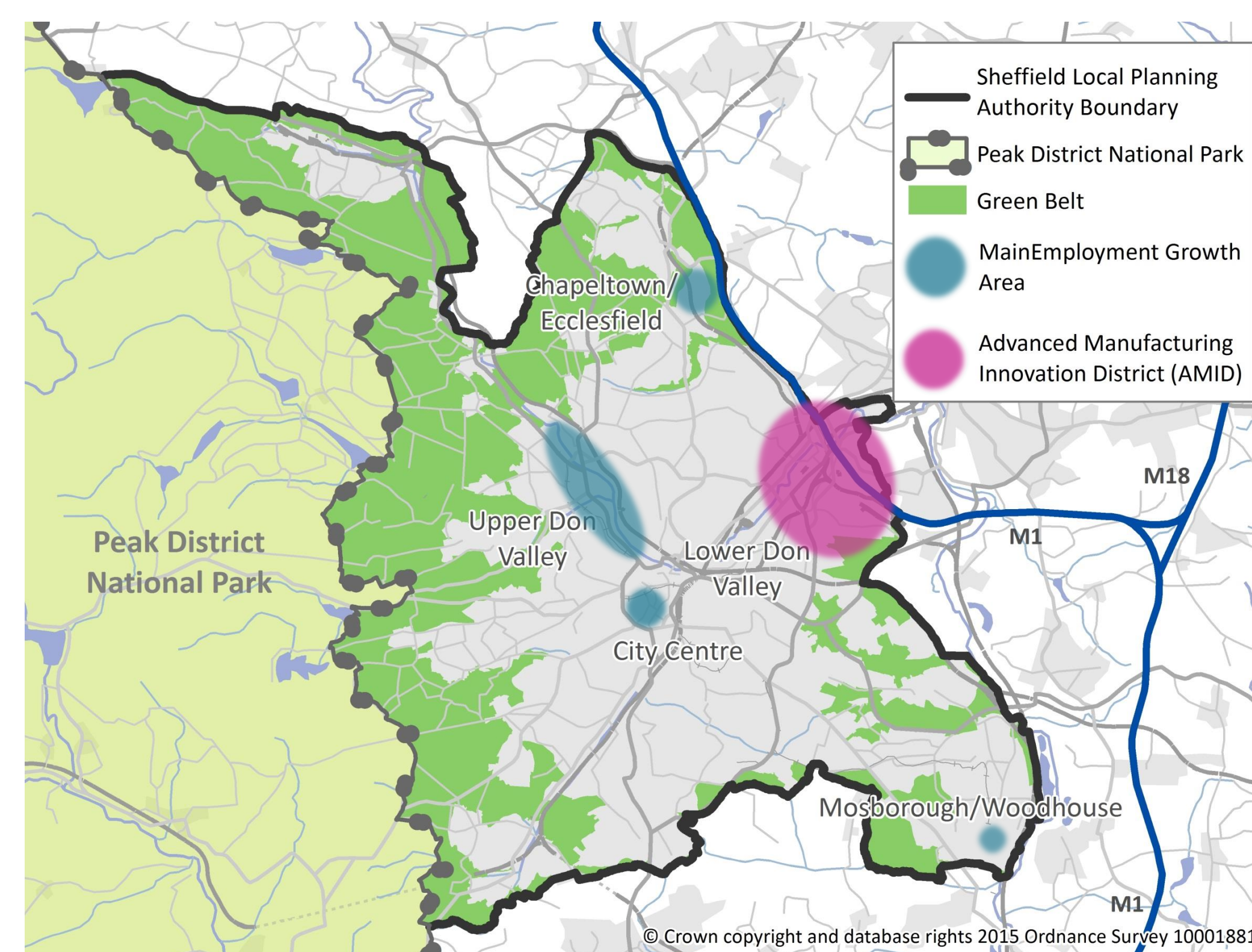
Employment Growth Options

Office park locations are also needed. The **Advanced Manufacturing Innovation District (AMID)**, located around the Advanced Manufacturing Park/Sheffield Business Park has been singled out as the most attractive locations.

There is a strong potential for growth in the Advanced Manufacturing sector, and we see this a key to unlocking economic growth for the city.

Factory 2050, currently under construction at AMID

We're interested in your views about where new jobs should be located and how many in different locations – for example City Centre, the Sheffield Business Park, Advanced Manufacturing Park, Upper Don Valley and Chapeltown

Legend:
- 2 bed terrace (2 storey)
- 2&3 bed terrace (2 storey)
- 3/4 bed terrace (3 storey)
- 3&4 bed detached (2-2.5 storey)
- 2 bed flats (3-4 storey)

215 dwellings at 45 homes per hectare
- 45 dual-aspect apartments at 3 storeys high which is in scale with surrounding housing.
- No open space on site.

175 homes at 37 homes per hectare
- 20% 2-bed, 80% 3-4 bed houses at 2 and 3 storeys.
- 10% of the site designed as open space with homes fronting on it.

260 dwellings at 55 homes per hectare
- 120 single-aspect apartments are introduced in less noisy locations. Blocks are larger in scale.
- Undercroft and courtyard parking for the apartments.
- 10% of the site designed as open space with homes fronting onto it.
- 95% of houses are in a terraced forms.

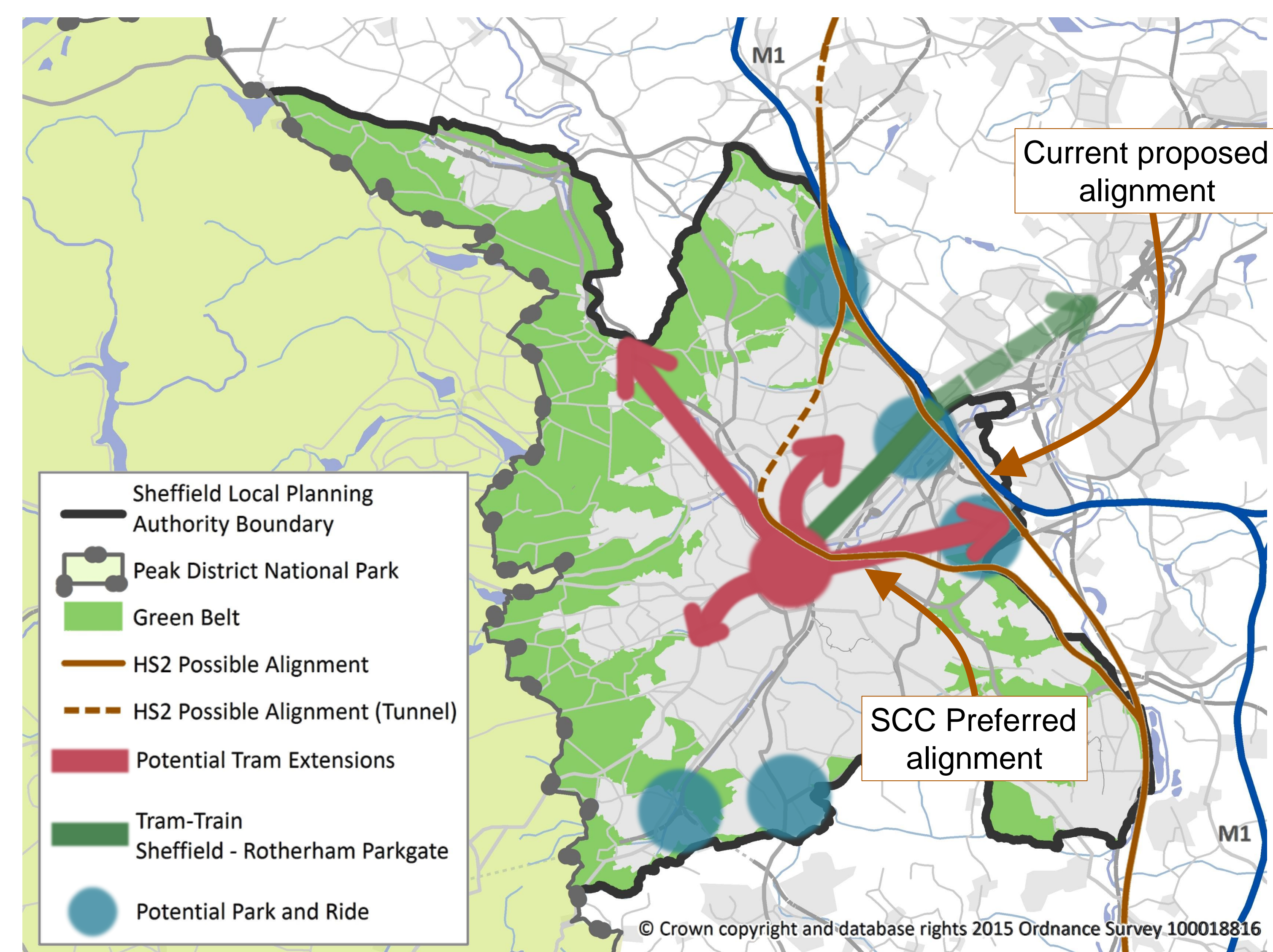# What Transport Infrastructure is needed to Support Growth?

Moving people and goods efficiently is crucial for a growing and successful city. Without planning and management, further congestion and air pollution becomes likely, impacting on people's health and opportunities for the city and its economy to grow.

Parts of Sheffield's road network are already operating at full capacity. We need to look to the future and plan for a network which can accommodate more journeys in a safe and sustainable way. Current transport schemes include:

- Improvements along Key Bus Corridors
- Schemes connect up public spaces and create new routes, especially in the City Centre
- A Tram-Train between Sheffield and Rotherham, using existing train tracks
- Cycle schemes that will complete gaps in our network, create high visibility routes in the City Centre and connect schools into the network
- Introducing 20mph zones in suitable areas across the city

We have also identified further transport schemes that are likely be needed up to 2034:

- Extending the tram network to serve key destinations (such as hospitals, the University of Sheffield and key employment locations)
- New Park and Ride sites to serve commuters
- A high quality, extended cycle network, providing safe and direct routes across the city
- Improved connections between northern cities, by both rail and road
- Improvements to the existing rail network, for example a passenger service to Stocksbridge and a new station at Waverley

Current proposed alignment

SCC Preferred alignment

M1

Sheffield Local Planning Authority Boundary

Peak District National Park

Green Belt

HS2 Possible Alignment

HS2 Possible Alignment (Tunnel)

Potential Tram Extensions

Tram-Train Sheffield - Rotherham Parkgate

Potential Park and Ride

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Potential New Transport Infrastructure

What transport improvements do we need to make?

How to provide your comments

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To provide your comments, please go to **www.sheffield.gov.uk/sheffieldplan**.