

Sheffield Plan: Draft List of Policy Themes and Outline of Issues to be covered

▲ = Strategic issues (setting out the local priorities for development)

Main Sheffield Plan Policy Theme	Proposed Scope of Policy	NPPF Theme(s)
<p>Spatial Strategy and Overall Scale of Future Growth</p>		
<p>1. Overall spatial strategy and the role of different settlements ▲</p>	<ul style="list-style-type: none"> • Settlement hierarchy – spatial priorities for different settlements • Hierarchy of centres – City Centre, district centres, local centres • General extent of Green Belt 	<ul style="list-style-type: none"> • Achieving sustainable development • Delivering a sufficient supply of homes • Building a strong, competitive economy • Ensuring the vitality of town centres • Promoting sustainable transport • Making effective use of land • Protecting Green Belt land • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
<p>2. Economic growth and land for employment and economic development ▲</p>	<ul style="list-style-type: none"> • Employment land requirements for offices and industry • Main locations for office and industrial development • Other (secondary) locations for offices and industrial development 	<ul style="list-style-type: none"> • Building a strong, competitive economy

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3. Housing needs, the overall requirement and provision of sufficient housing land ▲	<ul style="list-style-type: none"> • Overall housing requirement and 5-year supply • Housing requirement for submarket areas • Housing requirement for designated neighbourhood areas • Identification of strategic housing sites • Other locations for significant housing growth 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes
4. Transport required to enable and manage growth ▲	<ul style="list-style-type: none"> • Transport priorities • Managing the demand for travel 	<ul style="list-style-type: none"> • Promoting sustainable transport • Meeting the challenge of climate change, flooding and coastal change
5. Strategic site allocations ▲	<ul style="list-style-type: none"> • Condition on development on strategic site allocations • Infrastructure requirements 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Building a strong, competitive economy • Ensuring the vitality of town centres
6. Development on other allocated sites	<ul style="list-style-type: none"> • Conditions on development on non-strategic sites allocations • % of housing requirement on sites <1 hectare • Infrastructure requirements 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Building a strong, competitive economy • Ensuring the vitality of town centres

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A Strong and Growing Economy		
Economic Growth and Employment		
7. Promoting local employment in developments	<ul style="list-style-type: none"> • Promotion of local employment in major employment-generating schemes 	<ul style="list-style-type: none"> • Building a strong, competitive economy
8. Economic development and the impact on sensitive uses	<ul style="list-style-type: none"> • Avoiding restrictions being placed on businesses as a result of housing and other sensitives use being located nearby 	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting healthy and safe communities
Shopping, Leisure, Culture and Tourism		
9. Shopping, leisure and cultural development in the City Centre ▲	<ul style="list-style-type: none"> • Location of shop proposals with citywide and regional catchments • Land uses within the Cultural Hub in the City Centre • Leisure developments and other main town centre uses in the City Centre 	<ul style="list-style-type: none"> • Ensuring the vitality of town centres

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10. Development in District and Local Centres ▲	<ul style="list-style-type: none"> • Scale of new shopping and leisure development in District Centres and Local Centres • Controls over non-shop uses in District and Local Centres • Provision of short-term parking in District and Local Centres 	<ul style="list-style-type: none"> • Ensuring the vitality of town centres
11. Shopping, leisure, culture and community facilities outside centres ▲	<ul style="list-style-type: none"> • Controls over shopping, leisure, culture and community facilities outside centres • Requirements for retail impact assessments 	<ul style="list-style-type: none"> • Ensuring the vitality of town centres
Thriving Neighbourhoods and Communities		
Strategic Housing Sites		
12. Principles guiding the development of strategic housing sites ▲	<ul style="list-style-type: none"> • Vision and principles • Requirements for master planning and phasing of development • Requirements to cater for local need (in terms of housing types, sizes and density) • Providing for sustainable travel and transport modes • Delivery of local services, facilities and amenities • Provision of green infrastructure • Flood water management and sustainable drainage systems 	<ul style="list-style-type: none"> • Achieving sustainable development • Delivering a sufficient supply of homes • Promoting healthy and safe communities • Achieving well-designed places • Meeting the challenge of climate change, flooding and coastal change

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	<ul style="list-style-type: none"> • Conservation of natural resources • Impact on the historic environment 	
Meeting Different Housing Needs		
13. Provision of affordable housing ▲	<ul style="list-style-type: none"> • Overall need for affordable housing • Level of developer contributions towards affordable housing • Site size thresholds for developer contributions • Types of affordable housing required • Will set requirement for at least 10% of homes to be available for affordable home ownership, (unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups) 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes
14. Housing for independent and supported living ▲	<ul style="list-style-type: none"> • Provision of older persons accommodation • Requirements for the provision of accessible and adaptable dwellings as a percentage of new housing developments • Requirements for the provision of wheelchair adaptable dwellings as a percentage of new housing developments • 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes

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15. Creating mixed communities▲	<ul style="list-style-type: none"> • Requirements to provide a mix of housing (values, sizes, types and tenures) in larger housing developments • Controls over shared accommodation (such as houses in multiple occupation (HMOs) and purpose built student accommodation) in areas where there is already a high concentration of such housing 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Promoting healthy and safe communities
16. Provision of purpose-built student accommodation▲	<ul style="list-style-type: none"> • Preferred locations for purpose-built student accommodation • Design requirements for purpose-built student accommodation 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes
17. Provision of Gypsy and Traveller and Travelling Showpeople sites▲	<ul style="list-style-type: none"> • Overall requirements for new sites • Criteria for assessing new sites 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes
18. Meeting local housing needs in different market sub-areas/neighbourhoods	<ul style="list-style-type: none"> • Housing size, type and tenure needed in different sub-areas of the city • Densities and housing types required on allocated sites 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes

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Housing Design and Density		
19. Housing space standards	<ul style="list-style-type: none"> • Confirmation of the intention to apply the nationally described housing space standards • Requirements for the provision of gardens or private amenity space 	<ul style="list-style-type: none"> • Promoting healthy and safe communities
20. Housing density and efficient use of land ▲	<ul style="list-style-type: none"> • Density requirements in different locations (based on accessibility) • Criteria for making exceptions to the density requirements, including impact on local character and the historic environment 	<ul style="list-style-type: none"> • Making effective use of land • Meeting the challenge of climate change, flooding and coastal change
Creating Sustainable Communities		
21. Access to local services and community facilities ▲	<ul style="list-style-type: none"> • Minimum standards for access to local services, public transport and community facilities (for residential developments of 10 or more new homes) 	<ul style="list-style-type: none"> • Promoting healthy and safe communities
22. Safeguarding local services and community facilities	<ul style="list-style-type: none"> • Criteria for assessing proposals resulting in the loss of valued community facilities, including Assets of Community Value 	<ul style="list-style-type: none"> • Promoting healthy and safe communities
23. Controls over hot-food takeaways	<ul style="list-style-type: none"> • Restrictions over the location of hot-food takeaways close to schools 	<ul style="list-style-type: none"> • Promoting healthy and safe communities

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A Connected City		
Transport		
24. Development and the impact on trip generation ▲	<ul style="list-style-type: none"> • Measures required to minimise the number of trips • Measures required to minimise the impact of development on the transport network • Requirements to maximise opportunities for active travel • Measures to minimise carbon emissions, air and noise pollution, and visual intrusion associated with trips related to development 	<ul style="list-style-type: none"> • Promoting sustainable transport • Meeting the challenge of climate change, flooding and coastal change
25. Parking provision in new development	<ul style="list-style-type: none"> • Guidelines for the level of car and cycle parking in new developments • Criteria for allowing parking provision above or below the usual guidelines • Measures to reduce the impact of on-street car parking • Impact of development on Controlled Parking Zones 	<ul style="list-style-type: none"> • Promoting sustainable transport • Meeting the challenge of climate change, flooding and coastal change
Telecommunication Masts and Digital Connectivity		
26. Broadband and telecommunications	<ul style="list-style-type: none"> • Requirements for the provision of full-fibre broadband connections in new developments • Criteria for the design and siting of telecommunications equipment 	<ul style="list-style-type: none"> • Supporting high quality communications

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A Green City		
Green Infrastructure		
27. Green infrastructure – overall priorities ▲	<ul style="list-style-type: none"> • Principles for the protection, management and enhancement of green infrastructure • Requirements for mitigation where unavoidable harm is caused to green infrastructure • Management of green infrastructure across administrative boundaries 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities • Meeting the challenge of climate change, flooding and coastal change
28. Development affecting open space and urban greenspace	<ul style="list-style-type: none"> • Criteria for assessing developments that affect open space and other urban greenspace 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities • Meeting the challenge of climate change, flooding and coastal change
29. Creating open space in residential developments	<ul style="list-style-type: none"> • Requirements for the provision of on-site open space in new residential developments • Developer contributions towards the provision or enhancement of off-site open space • Requirements for the design and location of open space in residential developments 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities

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30. Development in the Green Belt	<ul style="list-style-type: none"> • Criteria for assessing development proposals in the Green Belt • Definition of settlements in the Green Belt where infilling will be permitted • Exceptions for affordable housing in the Green Belt where there is an identified housing need 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
31. Landscape character	<ul style="list-style-type: none"> • Criteria for assessing the impact of development on defined landscape character areas • Criteria for assessing development that may impact on the Peak District National Park or historic landscapes 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
32. Safeguarding the Best and Most Versatile Agricultural Land	<ul style="list-style-type: none"> • Criteria for assessing development on the best and most versatile agricultural land 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment

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33. Safeguarding and enhancing biodiversity and geodiversity ▲	<ul style="list-style-type: none"> • Definition of the hierarchy of designated sites • Criteria for assessing development that may impact on biodiversity or geodiversity • Requirements for biodiversity net gain • Requirements for habitat creation and buffer areas • Requirements on development that would cause the loss or deterioration of irreplaceable habitats • Protection against threats to UK biodiversity from disease, pests and invasive non-native species • Development affecting peatlands 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
34. Protection and enhancement of trees, woodland and hedgerows	<ul style="list-style-type: none"> • Criteria for assessing development proposals that would affect trees, woodland or hedgerows (including mature or ancient woodland, veteran trees or ancient or species-rich hedgerows) • Requirements for tree-planting 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change

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An Environmentally Sustainable City		
Managing Energy and Water Resources		
35. Renewable and low carbon energy generation	<ul style="list-style-type: none"> • Requirements for decentralised renewable or low carbon energy in new developments • Protection for existing renewable and low carbon energy networks • Promotion of shared energy schemes • Locations for grid-connected wind turbines 	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change
36. Flood risk and water management ▲	<ul style="list-style-type: none"> • Avoidance of development in high flood risk areas and application of the sequential test • Requirements for Flood Risk Assessments • Restrictions on development in areas of functional floodplain and developed functional floodplain • Criteria for allowing vulnerable uses in areas with a medium or high probability of flooding • Restrictions on surface water discharge • Requirements for development near to rivers and streams • Avoidance of culverting • Requirements for sustainable drainage systems • Controls over water abstraction 	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change

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Managing Pollution, Noise and Nuisance		
37. Managing air quality, pollution and ground conditions ▲	<ul style="list-style-type: none"> • Controls over the location of sensitive uses in the Air Quality Management Area • Requirements for Air Impact Assessments • Controls over the impact of light pollution • Assessments of land contamination and land stability risks • Requirements for environmental buffers 	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change
38. Safeguarding sensitive uses from noise and nuisance	<ul style="list-style-type: none"> • Protecting residential uses from nuisance • Protection of sensitive uses from noise • Controls over opening hours for drinking establishments (A4), hot food takeaways (A5) and nightclubs 	<ul style="list-style-type: none"> • Promoting healthy and safe communities
Facilitating the Sustainable Use of Minerals and Energy Resources		
39. Safeguarding of mineral resources ▲	<ul style="list-style-type: none"> • Extent of Minerals Safeguarding Area • Requirements to investigate potential for minerals extraction in advance of development 	<ul style="list-style-type: none"> • Facilitating the sustainable use of minerals

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40. Use and production of secondary and recycled aggregates	<ul style="list-style-type: none"> • Encouragement to use secondary and recycled aggregates • Suitable locations for aggregate recycling facilities 	<ul style="list-style-type: none"> • Facilitating the sustainable use of minerals
A Well-Designed City		
Requirements for Good Design		
41. Design principles and priorities ▲	<ul style="list-style-type: none"> • Design principles and priorities for the protection of heritage assets • Design principles for protecting the city's distinctive landscape • General design requirements on new development (site context and character, health and safety, green infrastructure, environmental improvements, access (including for disabled people), place-making, climate change) 	<ul style="list-style-type: none"> • Achieving well-designed places • Conserving and enhancing the historic environment
42. Local context and development character	<ul style="list-style-type: none"> • Criteria for assessing the impact of development on local character and context • Identification of locations where the highest standards of design will be expected 	<ul style="list-style-type: none"> • Achieving well-designed places

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43. Design and alteration of buildings	<ul style="list-style-type: none"> • General criteria for assessing the design of new buildings • Requirements for promoting sustainable design (including reductions in carbon emissions and water consumption standards for new dwellings) • Resilience to climate change 	<ul style="list-style-type: none"> • Achieving well-designed places
44. Public realm and landscape design	<ul style="list-style-type: none"> • Requirements relating to the design of public realm 	<ul style="list-style-type: none"> • Achieving well-designed places
45. Design of streets, roads and parking	<ul style="list-style-type: none"> • Criteria relating to the design of roads, pedestrian routes and area, cycleways and public spaces 	<ul style="list-style-type: none"> • Achieving well-designed places
46. Design of shop fronts	<ul style="list-style-type: none"> • Criteria for assessing the design of shop fronts 	<ul style="list-style-type: none"> • Achieving well-designed places
47. Design of tall buildings and protection of views in the City Centre	<ul style="list-style-type: none"> • Criteria for assessing proposals for tall buildings in the City Centre, including impact on views and vistas or the settings of heritage assets 	<ul style="list-style-type: none"> • Achieving well-designed places
48. Control over advertisements	<ul style="list-style-type: none"> • Criteria relating to the design and location of advertisements 	<ul style="list-style-type: none"> • Achieving well-designed places

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49. Development affecting Heritage Assets ▲	<ul style="list-style-type: none"> • Criteria for assessing development that affects heritage assets and designated heritage assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas), non-designated heritage assets and heritage at risk 	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment
Infrastructure Provision		
50. Infrastructure priorities and developer contributions ▲	<ul style="list-style-type: none"> • Infrastructure priorities to support development proposals in the plan (including transport, waste treatment, energy generation, telecommunications, water supply and water quality, education facilities, health facilities and major open space and leisure facilities) • Priorities for expenditure of the Community Infrastructure Levy (CIL) • Developer contributions in addition to CIL 	<ul style="list-style-type: none"> • Achieving sustainable development • Promoting sustainable transport • Meeting the challenge of climate change, flooding and coastal change • Achieving well-designed places