

Schedule of Suggested Additional Amendments to the Submission Draft Sheffield Plan

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS01	Part 2	Para 4.30	Amend reference to Sub-Area Policy SA6 to Sub Area Policy SA5.	Correction	No
PS02	Policies Map		Amend Hollin Busk Urban Green Space. Remove land with planning permission adjacent to Broomfield Lane	Correction	No
PS03	Part 1	Policy SA4	Identify ES28 as a strategic site.	Re-evaluation of site capacity indicates that the number of homes justifies a strategic allocation.	12.2
PS04	Glossary	-	Add 'active travel' to Glossary	Active travel is referred to throughout the plan to describe walking, wheeling and cycling. One description in the Glossary, rather than many, is preferred.	10.4
PS05	Part 1 Appendix 1, Annex A, Policies Map	NES10	Remove site allocation.	The site has now got planning permission for a medical hub.	11.15

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PS06	Part 1, Policy CA5, Appendix 1, Annex A and Policies Map	Site Allocations : HC05, HC20, HC28	Remove site allocations from the Plan	Development was completed on the site in 2022/23.	9.32.1 & 9.102.2
PS07	Part 1	Policy SA3 b	Remove reference to NES09 as a strategic site.	Included in error, does not meet the definition.	11.2
PS08	Part 1 Appendix 1, Annex A and the policies map.	Site CW01	Amend allocation from General Employment to Office allocation.	To ensure consistency with other sites proposed for E(g)(i) and (ii) uses in the City Centre Office Zone.	9.32 (CW01)
PS09	Part 1	Footnote 26 (Policy SA8)	Amend text to read 'This figure includes 927 homes on large sites and 56 homes with planning permission on small sites as at 1 April 2022'	To correct an error in the text which read as 1,069 homes rather than 927.	16.3
PS10	Part 1	Policy CA3 a)	Amend text to read 'Deliver approximately 4,012 homes and 0.1 hectares of employment land'.	To correct an error in the text which reads as approximately 4,185 homes and to amend the employment land capacity to reflect changes needed to SU01 which now has	9.57 and SU01 - 9.30/9.32

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				permission for solely residential use.	
PS11	Part 1	Policy CA3 b b)	Amend text to read 'Deliver Site Allocations SU01 to SU56'.	To ensure the Sub-Area policy text accurately reflects the site allocations.	9.59
PS12	Part 1 (Appendix 1) and Annex 2	Site SU01	Amend allocation from employment to residential.	To reflect new planning permission.	9.24.1
PS13	Part 1 (Appendix 1) and Annex 2	Sites SV01, LR06 & SWS03	Deallocate sites	To reflect findings of the Level 2 SFRA.	9.28 & 15.11
PS14	Annex 2	Sites listed within Appendix 2 of EA SoCG (EXAM 34).	Add additional condition on development regarding flood risk: <i>"Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "LPA conclusions" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage."</i>	To reflect findings of the Level 2 SFRA.	9.28, 10.13, 11.11, 12.12, 13.12, 14.10, 15.11 & 16.13
PS15	Part 1 (Appendix 1) and Annex 2	ES38, LR01, LR02, LR04, SD08,	Changes to net developable housing area and capacity	To reflect findings of the Level 2 SFRA.	9.28, 12.12, 15.11 & 16.13

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
		SV07, SWS02			
PS16	Part 1 (Appendix 1) and Annex 2	SV02, ES01, ES02, ES16, SD01, SES02, SES05	Changes to net developable employment area	To reflect findings of the Level 2 SFRA.	9.28, 12.12, 13.12 & 16.13
PS17	Annex A	ES04	Amend Allocated Use and change from 'Industrial' to 'General Employment'	Correct an error. Site is allocated for General Employment. This reflects conclusions of the Site Selection Methodology.	
PS18	Annex A	ES05	Amend Allocated Use and change from 'Industrial' to 'General Employment'	Correct an error. Site is recommended Class E (g)(iii) the conclusions of the Site Selection Methodology. Annex A states that the site should be Class E(g)(iii).	
PS19	Part 1	Policy IN1	Insert additional wording within the penultimate bulletpoint of policy IN1 after "planned housing and economic growth" as follows: "as evidenced by the Playing Pitch Strategy and other relevant studies"	For clarity and to increase soundness	

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PS20	Part 1 Appendix 1, Annex A, Policies Map.	Site SWS14	Deallocate housing site.	To reflect a new, implemented planning permission for a single home.	15.15.2
PS21	Annex A	Site NWS02	Insert additional condition on development: “A detailed assessment of the Neepsend Cutting Site of Special Scientific Interest and the identification of likely adverse effects that the development may have on its interest features. If adverse effects are identified, the development must include effective avoidance and/or mitigation measures which protect these features”	To address concerns that the site could adversely affect the neighbouring Geological Site of Special Scientific Interest.	10.19.1
PS22	Annex A	Site NWS02	Insert additional condition on development: “A 15-metre buffer (measured from the edge of the tree canopy) is required to the adjacent Local Wildlife Site.”	To address concerns that the site could adversely affect the neighbouring Local Wildlife Site.	10.24.1
PS23	Part 1 Annex A	Policy SA1 h) Site NWS29	Delete the words ‘Adopt a...’ and substitute ‘Continue to implement the...’	To reflect the fact the Clean Air Zone has now been adopted and is being implemented.	9.6.1
PS24	Part 1	Policy CA1 g)	Insert the words ‘reflecting the placemaking principles and vision in the Sheffield City Centre Priority Neighbourhood	To clarify the meaning of ‘outdoor’ neighbourhood	9.11.2

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			Frameworks' after 'Enable the area to become an 'Outdoor' Neighbourhood'.	and aid understanding of the policy.	
PS25	Part 1	Policy CA1 h)	Re-word part h) to read: Adhere to the proposed extension of the <u>existing</u> Night-Time Quiet Area (<u>see Night-Time Uses IPG</u>) covering the area from Shalesmoor to Mowbray Street/ Neepsend Lane and Rutland Road (see Policy NC14).	To aid implementation and understanding of the Policy.	9.12.1
PS26	Part 1	CA1B	Remove reference to site KN21 as previously included in modification reference HT32.	To reflect the most up-to-date position regarding the area included in the emerging Furnace Hill and Neepsened Development Framework.	9.18.3
PS27	Annex A	Site KN15	Insert additional condition on development: 'development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.'	To ensure consistency with modifications LM36, LM39, HT9 and SW32.	9.19.3
PS28	Part 1	Policy CA1B	Adjust modification HT9 to read: Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area, <u>as the site</u>	To reflect the most up to date position regarding the area included in the emerging Furnace Hill and	9.22.1

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			<u>is located directly adjacent and includes heritage assets that could be impacted.</u>	Neepsend Development Framework	
PS29	Annex A	Site NWS29	Amend first bullet point within conditions on development as follows: “Further survey work is required at the planning application stage to determine the likely adverse effects impact of development on the <u>Neepsend Brickworks Site of Special Scientific Interest and Local Geological Site</u> and <u>identify what avoidance and/or mitigation are necessary to prevent these effects.</u> ”	To reflect the site’s status as a Geological Site of Special Scientific Interest.	10.20.1
PS30	Annex A	Site NWS29	Delete ninth bullet point: “No development should take place within the Local Geological Site”	This removes a contradictory condition.	10.20.1
PS31	Annex A	Site SD03	Amend the third condition on development as follows: Provision of public transport services (including bus stops and laybys) through the site.	Addresses concerns raised by landowner and removes discrepancy with CD31 (which removes ‘through the site’)	16.18.1
PS32	Part 1	Table 3	Update Table 3 Housing delivery trajectory.	To provide a housing trajectory illustrating the expected rate of housing delivery over the Plan	18.13.1

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				period against the net and gross housing requirement	
PS33	Annex A	Site ES25	Include additional condition on development that states: "Due to the site's proximity to the BOC Ltd 'major hazardous site' at Brinsworth, effective mitigation measures that address the risks this site may pose to residents must be incorporated within the design and layout of the proposal."	To ensure the safety of residents and not hinder the operations of the hazardous site.	12.11.1
PS34	Annex A	Site SWS04			
PS35	Policies Map	Site ES25	Remove Urban Greenspace Zone from the site allocation	The inclusion of an additional condition on development (PS33) has negated the need for an Urban Greenspace Zone within the allocation which prevents development within the hazardous site risk zone.	12.11.1
PS36	Part 1	Policy SA5 e)	Amend site reference from SES3 to SES03	To ensure accuracy	13.3.1
PS37	Part 1, Policy SA5, Appendix	Site SES06	Remove the site allocation.	Site is now developed	13.16.1

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
	1, Annex A and Policies Map				
PS38	Part 1	Policy SA5 b)	Amend the policy wording to read: “.....including strategic sites: SES01, SES03, SES04, SES05, SES08, SES09 and SES28. ”	To ensure accuracy	13.2.1
PS39	Part 1	Policy CA3	Amend part i) to read:		
PS40	Part 1	Policy SA7 c)	Delete “- including strategic site: SWS02.”	To ensure accuracy	n/a
PS41	Part 1, Policy CA3, CA3A, CA3B, Appendix 1, Annex A and Policies Map	Site Allocations : SU25, SU44, SU46	Remove site allocations from the Plan	Development was completed on the site in 2022/23.	9.32.1 & 9.75.2
PS42	Annex A	Site Allocation SU29	In the conditions section delete the following: <ul style="list-style-type: none"> • ‘This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.’ 	To correct an error	9.32.1

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS43	Annex A	Site Allocation SWS01	Amend net employment site area from Class B2, B8 and E(g)(iii) to Class E	To correct an error and reflect the indicative mixed use on the site.	
PS44	Annex A	Site Allocation NWS29	Delete 8 th bullet point within conditions on development (CD36) and replace with the following: “• No development should take place within the Local Wildlife Site-A detailed assessment of the Parkwood Springs Local Wildlife Site and any likely adverse effects that the development will have upon its interest features will be required. If adverse effects are likely and cannot be avoided, the development must include effective measures which mitigate or compensate them.”	Developments for recreation and leisure uses, which utilise the geography of the former ski village site may require infrastructure within the Local Wildlife Site. This condition aligns with Policy GS5, and any development within this allocation would also have to comply with this policy.	10.21
PS45	Part 1, Policy CA1, Appendix 1, Annex A and Policies Map	Site Allocations : KN12, KN16 & KN31	Remove site allocations from the Plan.	Development was completed on the site in 2022/23.	9.32.1 & 9.40.2

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS46	Part 1, Policy SA2, Appendix 1, Annex A and Policies Map	Site Allocations : NWS24, NWS28	Remove site allocations from the Plan.	Development was completed on the site in 2022/23.	10.17.1 & 10.26.2
PS47	Part 1, Policy SA4, Appendix 1, Annex A and Policies Map	Site Allocations : ES51, ES53	Remove site allocations from the Plan.	Development was completed on the site in 2022/23.	12.16.1 & 12.23.2
PS48	Part 1, Policy SA6, Appendix 1, Annex A and Policies Map	Site Allocations : SS05	Remove site allocations from the Plan.	Development was completed on the site in 2022/23.	14.14.1
PS49	Part 2	Policy GS1	Add a further criterion to the policy, as follows:	To address concerns of "ball strike"	13.17.1

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			<p>“h) not prejudice the use of a playing field and/or outdoor sports facility unless adequate mitigation can be achieved” Note: this proposed modification is now superseded by PS81 below.</p>		
PS50	Policies Map	Site KN30	A redesignation of the triangular area covered by the site allocation KN30 between Hicks Street, Rutland Road and the southern boundary of site KN30 from a General Employment Zone to a Central Area Flexible Use Zone.	To address the conflict created by the original housing site allocation within a General Employment Policy Zone.	9.35.1
PS51	Annex A	Site HC18	<p>Add an additional condition:</p> <p>‘Ground floor uses should be retained as part of redevelopment of the site in accordance with Policy VC1. For the purpose of future proposals, the ground level retail frontage is classified as a non-developable area.’</p>	To be consistent with other allocated sites in the City Centre Primary Shopping Area.	9.101.1
PS52	Annex A	Sites SD03, SD07, SD08, SD10 and SD13	<p>Insert the following condition on development:</p> <p>“The development impacts on the capacity and operation of the Strategic Road Network and therefore may be required to contribute towards mitigation of impacts on the capacity and operation of junctions on the A616.”</p>	As identified within EXAM 26 and EXAM43, table 3, mitigation is required on the A616, and this site may be required to contribute. This should be set out within the conditions.	16.20.4, 16.20.6

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS53	Annex A	Site SU54	Remove the following condition on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.	Site is allocated as an Open Space only and it is not anticipated that the development will have any potential adverse impact on air quality.	9.27.1
PS54	Annex A	Site CW07	Remove the following condition on development: Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on-site and removed from the developable area. Biodiversity Net Gain should be delivered on-site within the connective ecological corridor/area.	It would be difficult to deliver the ecological mitigation on this site as they are existing buildings, particularly CW07 as it is listed.	9.54.1
PS55	Annex A	Site CW08	Remove the following condition on development: Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on-site and removed from the developable area. Biodiversity Net Gain should be delivered on-site within the connective ecological corridor/area.	It would be difficult to deliver the ecological mitigation on this site as they are existing buildings.	9.54.1
PS56	Part 1	Policy SA9	Amend part a) as follows:	The 1.03 hectares of employment land required	17.1.2

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			<p>“a) Deliver approximately 25 new homes on large sites, and 1.03 hectares of employment land (through a combination of existing planning permissions and site allocations).”</p>	<p>has been delivered following completion of HELAA site S00122.</p>	
PS57	Part 1	Policy SA2	<p>Amend part a) as follows:</p> <p>“a) Deliver approximately 1,015 new homes, and 28.3 17.45 hectares of employment land...”</p>	<p>The revised capacity reflects the net employment land figure.</p>	
PS58	Part 2	Policy GS9	<p>Amend policy as set out in Appendix 2 of the “Statement of Common Ground with the Environment Agency” (EXAM34)</p>	<p>In light of the findings of the Level 2 SFRA</p>	<p>Supplementary MIQ Stage 1, 1.6b.14</p>
PS59	Part 1	H1 (f)	<p>Amend part f) as follows:</p> <p>f) Provision for Gypsies and Travellers covered by the definition in national policy will be made through extensions to existing sites and provision of new sites. As a minimum, a new site for Travelling Showpeople Sites (12 yards plots) will be provided (Policy SA5). New sites required to meet other Gypsy and Traveller needs will be met through planning applications in accordance with Policy NC7.</p>	<p>Correction of grammar and consistency between policy H1 and SA5e).</p>	<p>13.3.1</p>

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PS60	Part 1	SA5 e)	Amend part e) as follows: e) Provide a Gypsy & Traveller Travelling Showpeople Site as part of the employment site allocation SES03 (PS36) - Land East of Eckington Way, Beighton (see Policy H1 and Policy NC7).	Consistency between policy H1 f) and SA5 e).	13.3.1
PS61	Part 1	Policy SA4	Part h) of the Policy should refer to 'J34' not 'J34N'.	To take account of ongoing discussions with National Highways	12.18.2
PS62	Part 1	Policy SA3	Part i) of the Policy should refer to 'J34' not 'J34N'	To take account of ongoing discussions with National Highways	11.18.2
PS63	Part 1	Policy H1, paragraph 5.9, second sentence	Policy H1, Supporting text at paragraph 5.9: The Sheffield Gypsy and Traveller Accommodation Assessment (2019) found a need for 44 new pitches/plots between 2019 to 2024, increasing to 50 pitches/plots by 2034. <u>44 pitches and plots (16 pitches for Gypsy and Traveller, 16 for New Age Traveller and 12 plots</u>	The Council recognise that the Plan should apply the 2023 PPTS definition, and to address this, a modification is proposed to ensure the Plan sets out the identified need for Gypsies and Travellers, New Age Travellers and	3.21.2

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			<p>for Travelling Showpeople 15 pitches (1 pitch for a Gypsy and Traveller, 2 pitches for New Age Travellers and 12 yards for Travelling Showpeople) are needed to satisfy the needs of <u>Gypsies and Travellers and Travelling Showpeople</u> Gypsy and Travellers as covered by the definition in the Annex to the Planning Policy for Traveller Sites. The Plan identifies one site to meet the needs of Travelling Showpeople. The remaining needs will be met either by extensions to an existing site or through planning applications for development on small sites.</p>	Travelling Showpeople over the first 5 years	
PS64	Part 1	SP1 g)	<p>Policy SP1 text: g) A total of at least 12 <u>plots</u> yards to meet the needs of Travelling Showpeople communities (see Policy H1).</p>	The Council recognise that the term 'yards' used in Policy SP1 g) and Policy H1 f), should be replaced with 'plots' to ensure the Plan is consistent with Annex 1 of PPTS 2023.	3.21.4
PS65	Part 1	H1 f)	Policy H1 text:	The Council recognise that the term 'yards' used in	3.21.5

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			<p>f) Provision for Gypsies and Travellers covered by the definition in national policy will be made through extensions to existing sites and provision of new sites. As a minimum, a new site for Travelling Showpeople Sites (12 <u>plots yards</u>) will be provided. New sites required to meet other Gypsy and Traveller needs will be met through planning applications in accordance with Policy NC7.</p>	<p>Policy SP1 g) and Policy H1 f), should be replaced with 'plots' to ensure the Plan is consistent with Annex 1 of PPTS 2023.</p>	
PS66	Part 1	<p><i>Chapter 2 Vision, Aims and Objectives, paragraph 2.12, Objective for thriving neighbourhoods and communities, 4th</i></p>	<ul style="list-style-type: none"> • To provide sites for <u>Gypsies and Travellers and Travelling Showpeople</u> Gypsies and Travellers in appropriate locations to meet the current needs and to guide the provision of additional pitches if further need arises. 	<p>The Council recognise that the Plan should reflect the need for Travellers as defined in Annex 1 to the PPTS 2023. This means where the Plan references 'Gypsies and Travellers' when referring to the whole Traveller community, it should instead state 'Gypsies and Travellers and Travelling Showpeople'.</p>	3.21.6

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		<i>bullet point:</i>			
PS67	Part 1	H1 Supporting text at paragraph 5.8:	<p><i>Policy H1, Supporting text at paragraph 5.8:</i></p> <p>Policy SP1 also sets out the need for new pitches/plots for <u>Gypsies and Travellers and Travelling Showpeople</u> Gypsies and Travellers. The need identified in the policy includes those covered in the definition in the Annex to the national Planning Policy for Travellers Sites but also covers travellers who are not persons of nomadic habit of life but who identify as travellers²⁸.</p> <p>28 Footnote: <u>Planning policy for traveller sites – DLUHC (2023)</u>Planning policy for traveller sites - GOV.UK (www.gov.uk) <u>Planning policy for traveller sites – DCLG (2015):</u> https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf</p>	As PS66	3.21.6
PS68	Part 2	NC5 Part a) and definitions text.	Revise part a) to:	To align definitions fully with NC9	19.18.3

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			<p>requiring that, in developments of 30 or more homes within or near to the City Centre and other highly accessible locations, Central Area or District Centres or within easy walking distance of tram stops and high frequency bus routes, no more than half the homes consist of one-bedroom apartments and studios; and</p> <p>Remove from policy Definitions box :</p> <p>‘Highly accessible locations’ – within, or at the edge (within 400 metres) of, the City Centre or a District Centre; within 800 metres of a tram stop; or within 400 metres of a high frequency bus route (see Glossary for ‘high frequency bus routes’). All distances are as the crow flies.</p> <p>And add:</p> <p>‘Near to’ – within 400 metres</p> <p>For ‘Central Area’, ‘District Centres’ and ‘easy walking distance’ – See Glossary</p>		

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS69	Part 2	ES2 Definitions	<p>Add:</p> <p>'Any protected areas' - Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, Local Nature Reserves, Ancient woodland, Local Wildlife Sites or Local Geological Sites</p>	Response to MIQ	22.5.2
PS70	Part 2	ES3	<p>Delete:</p> <p>Wind energy</p> <p>Developments of one or more standalone wind turbines will be permitted in the following locations if it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed:</p> <ul style="list-style-type: none"> ● Within the existing urban area: smaller turbines ● Hesley Wood – capacity for one larger turbine of up to 2.5 megawatts 	Response to MIQ	22.6.3, 22.7.3

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			<ul style="list-style-type: none"> • Greenland, north of Darnall — capacity for one larger turbine of up to 0.5 megawatt <p>Applicants will be expected to submit a decommissioning strategy at the planning application stage, for standalone grid-connected wind turbines.</p>		
PS71	Part 2	ES7	Include map showing PEDL licence areas	Map omitted in error	22.21.1
PS72	Part 2 and Policies Map	ES7	<p>Revise policy title to: SAFEGUARDING OF MINERAL RESOURCES, INFRASTRUCTURE AND THE EXPLORATION, APPRAISAL AND PRODUCTION OF FOSSIL FUELS</p> <p>After first paragraph add:</p> <p>The following sites have been identified as providing facilities associated with the bulk transport, handling and processing of minerals, concrete and recycled or secondary aggregates within the City and should therefore be safeguarded from development which would otherwise result in the loss of such facilities:</p>	Response to MIQ	22.25.1, 22.24.3, 22.16.6, 22.26.1

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			<ul style="list-style-type: none"> • Cement blending plant, Wharncliffe Industrial Estate, Deepcar Works, Station Road, Stocksbridge, S36 2UZ • Cement blending plant, Carlisle Road, Sheffield, S4 8DQ • Cement blending plant, 14 Carlisle Street East, Sheffield, S4 2LJ • Cement blending plant, Unit 6, Coleford Road, Sheffield, S9 5PH • Concrete batching plant, 301 Coleford Road, Sheffield, S9 5PH • Cement blending plant, Asphalt plant and associated rail head, Stevenson Road, Sheffield, S9 3XG • Cement blending plant, Asphalt plant and associated rail head, Unit 3, SIRFT, Europa Link, Sheffield, S9 1QT • Asphalt plant, Woodside Depot, Rutland Street, Sheffield, S3 9PA • Incinerator Bottom Ash processing facility, Beeley Wood Recycling Village, 2 Beeley Wood Lane, Sheffield, S6 1QT 		

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			<p>Development on safeguarded sites (or potential future sites providing comparable facilities) will be acceptable if it can be demonstrated:</p> <ul style="list-style-type: none"> a) that use of the mineral infrastructure site is no longer economically viable, or there is already adequate provision meeting the need elsewhere; or b) the new development will result in the provision of alternative facilities of equal or better quality; or c) there is an overriding need for the development; or d) the development will be of a temporary nature that would not preclude a site being brought back into use for mineral infrastructure purposes; or e) the development would involve the extension of existing buildings or the erection of ancillary buildings within their curtilages. <p>Add safeguarded sites to the Policies Map</p>		
PS73	Part 2	GS11	Revise second paragraph:	For reasons of effectiveness	23.67 & 23.68

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			<p>SuDS Statements will be required for all major development. applications for developments comprising 10 or more dwellings or 1,000 square metres or more gross internal floor space. All surface water infrastructure including SuDS should have clear arrangements for who is to manage the assets, what monitoring and maintenance activities should be undertaken and how this will be resourced for the lifetime of the development.</p> <p>Add definition:</p> <p>‘Major development’ - for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p>		

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PS74	Policies Map		Modify the boundary of Green Belt Addition A1 (Hen Holmes north of Samuel Fox Avenue) to reflect the recent housing developments.	The revised boundary would be easier to identify, more robust and defensible.	
PS75	Policies Map		Modify the boundary of Green Belt Addition A18 (East of Thorncliffe Road, Warren). Extend the Green Belt to the edge of the residential properties, rather than the edge of the trees, which are less permanent and defensible.	The revised boundary would be easier to identify, more robust and defensible.	
PS76	Policies Map		Modify Green Belt boundaries for deletions D22, D23 and D27. All three (at Cross Hill) currently have boundaries which cut through buildings. The boundaries have been redrawn along the edge of the properties, or along the rear of the buildings.	The revised boundary would be easier to identify, more, robust and defensible.	
PS77	Policies Map		Remove Green Belt deletion D15 (Land at Rycroft Glen Road). This land will remain within the Green Belt.	The extant Green Belt boundary is robust and defensible. The land performs Green Belt functions.	
PS78	Policies Map		Modify Green Belt boundary A14 (Overcroft Rise) to reflect the property boundaries at the rear of Oldwell Close and Stocks Green Lane.	The revised boundary would be easier to identify, more, robust and defensible.	

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PS79	Part 2	ES4	Amend 'buildings' to 'dwellings' in limiting the consumption of wholesome water in new buildings	Response to MIQ	22.10.2
PS80	Part 2	ES1	Change the reference to a 64% reduction when compared against Building Regulations 2021	Response to MIQ	22.1.1
PS81	Part 2	GS1	<p>Add additional criterion:</p> <p>'h) not prejudice the use of a playing field and/or outdoor sports facility unless adequate mitigation can be achieved.'</p> <p>As a result of the above modification, the word 'and' would also need to be added after criterion g).</p> <p>Additional wording is proposed after "open space" in criterion a), as follows: ', sports and recreational buildings, including playing fields and outdoor sports areas,'</p> <p>Deletion of the final paragraph of the policy is also proposed.</p>	Discussions with Sport England	23.4.2

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS82	Part 2	GS5	<p>Rewording modification DH6 so the proposed additional criteria reads:</p> <p>l) provide integrated bat roosting features and universal 'swift bricks' (preferred, but if the building location and orientation are not suitable then nesting features for starling, house martin or house sparrow may be an alternative) to the following quantities:</p> <ul style="list-style-type: none"> • residential: a minimum of 2 bat roosting features and 2 bird nesting features in 50% of new houses and 4-10 features for both bats and birds per small block of flats; • large education, office, retail, industrial, leisure and healthcare buildings: 10-20 features for both bats and birds per building 	Discussions with Swift Group	23.7.5
PS83	Part 2	GS5	<p>Add definition: <i>'Locally and nationally vulnerable species'</i> - <i>species which are vulnerable, endangered or critically endangered. They are defined in Section 41(3) of the Natural Environment and Rural Communities Act 2006 or on UK Red List (4). Local vulnerable species are a subset of the national lists found in the Sheffield area.</i></p>	Response to MIQ	23.9.2

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS84	Part 2	GS5	<p>After paragraph 8.22, insert a new paragraph:</p> <p>‘The Habitat Regulations Assessment concluded that the development proposed in the Sheffield Plan will lead to additional population growth that is likely to cause increased recreational pressure that could adversely affect the South Pennine Moors SAC/SPA. The Council will therefore work with the Peak District National Park Authority and Natural England to produce a Mitigation Delivery Plan. Development will be required to make a proportionate contribution towards the mitigation identified in Mitigation Delivery Plan in accordance with Policy DC1.’</p>	After Statement of Common Ground with National Park Authority	23.10.3
PS85	Part 2	GS5	<p><i>‘(j) for areas outside of the Local Nature Recovery Network, minimise habitat fragmentation and maximise opportunities to restore, enhance and connect natural habitats including provision of ecological ‘stepping-stones’ and links to habitats outside of Sheffield; and’</i></p>	Response to MIQ	23.12.2
PS86	Part 2	GS6	<p>Amend first paragraph so that it will read:</p> <p><i>‘Development will be required to provide at least 10% BNG for all habitats evident on site in accordance with national policy.’</i></p>	Response to MIQ	23.13.3

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS87	Part 2	GS6	Amend second paragraph to acknowledge viability so that it reads: 'Where economically viable to do so, developments will be encouraged to provide BNG in excess of 10% where:'	Response to MIQ	23.14.3
PS88	Part 2	GS7	Amend text of criterion (d) to read: 'Tree planting should take place on site but, where it can be demonstrated that this is not possible, a contribution towards off-site provision supporting the Councils 'Trees & Woodland Strategy' tree planting targets will be permitted;'	Response to MIQ	23.17.6
PS89	Part 2	NC14	Amend first paragraph to read ' <i>New development (excluding construction activity) should not cause residents to suffer from noise, odours or other nuisance that would be harmful to health or living conditions.</i> '	Response to MIQ	21.23
PS90	Annex A, Policies Map	Site Allocation SS10	<ul style="list-style-type: none"> i. Redesignate the land (at East Bank Road) from being in the Residential Zone to be within the General Employment Zone; and ii. De-allocate site allocation SS10 and reduce the overall housing land supply by 17 dwellings 	Response to MIQ	20.8.2

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS91	Policies Map	General Employment Zone	Modify the Policies Map at Beeley Wood from Industrial Zone to General Employment Zone	Response to landowner comments.	20.8.2
PS92	Part 2	EC5 f)	Re-word part f) to read 'Proposals will be permitted if, combined with recent commitments and developments in its catchment area, they would not have a significant adverse impact on:'	In response to MIQ to ensure the policy is effective.	20.15
PS93	Part 2	EC5 g)	Replace 'impact' with 'adverse impacts'.	In response to MIQ to ensure the policy is effective.	20.16
PS94	Part 2	EC6	In the second paragraph replace 'impact' with 'adverse impacts'.	In response to MIQ to ensure the policy is effective.	20.17
PS95	Glossary	-	Amend definition of 'minimum service frequency' to 'Minimum service frequency standard (for buses): this will be determined with SYMCA on a case-by-case basis. As an indication, in urban areas a minimum frequency of at least three buses or trams per hour in each direction, between 7:30am and 6pm (Monday to Friday) may be appropriate. A lower service frequency may be accepted, within reason, in rural areas.'	In response to MIQ	25.1

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS96	Part 2	Policy CO3 b)	Amend part b) to read 'the equipment is appropriately designed, coloured and landscaped to take account of its setting and there is no unacceptable adverse impact on visual amenity'	In response to MIQ to ensure the policy is effective.	25.14
PS97	Part 2	DC1	Under 'Other Developer Contributions', after the first paragraph, insert a new sentence: 'Older person housing schemes will not be required to contribute to towards education facilities or children's play facilities'	In response to MIQ to ensure the policy is effective.	26.1
PS98	Part 2	GS7	Remove the modification DH37 from the introduction paragraph 8.27	In response to MIQ and as there is further work to be undertaken by the Council to agree a future citywide tree canopy coverage target	23.18.6
PS99	Part 2	DC1	Amend the final paragraph of the Policy to read: 'Promoters of strategic housing sites and major non-residential developments will be required to work collaboratively to produce and implement a single infrastructure delivery plan.' In the definitions section, add a further definition:	In response to MIQ and to ensure the policy is effective.	26.2

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			'Major non-residential developments' – usually those on sites of at least 1 hectare and as set out in the Development Management Procedure Order.'		
PS100	Part 2	GS7	e) New trees should be planted at a ratio of at least 1 tree per dwelling, of which a minimum of 10% should be street trees on all residential developments of 10 or more homes (where new streets are provided) and 1 tree per 100sqm of internal floorspace for non-residential development, of which a minimum of 20% should be street trees (where new streets/roads are provided);'	Response to MIQ	23.19.2
PS101	Part 2	GS5/GS8	The second sentence of the Policy should be revised to read: 'Significant weight will be given to the protection and enhancement of Local Geological Sites.'	Response to MIQ	23.21.2
PS102	Part 2	GS8	The final paragraph should be amended to read: 'Where stone from a site of geological importance is needed for the repair of historic buildings in the area, limited extraction of the stone will be permitted where there is no viable alternative source available, impacts on the geological interest of the site are minimised, and where the wider environment and living conditions of any neighbouring properties will be safeguarded.'	Response to MIQ	23.22.1
PS103	Part 2	GS10	<i>Amend a) to read</i>	Response to MIQ	23.33.1

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			<p><i>'a) not result in the in the deterioration of water bodies and should, wherever possible, enhance</i></p> <p><i>(i) the natural geomorphology of watercourses; and</i></p> <p><i>(ii) water quality; and</i></p> <p><i>(iii) the ecological value of the water environment, including watercourse (refer to GS5 and GS6, as there will be exceptions where there is a mandatory requirement to enhance in relation to the BNG and LNRS)'</i></p>		
PS104	Glossary	DE2	<p>Add definition of 'character buildings' to Glossary: 'buildings that have some inherent qualities that contribute to the character, quality and identity of an area. These are not determined by age but can include Non Designated Heritage Assets.'</p>	Response to MIQ	24.2.4
PS105	Glossary	DE2	<p>Add definition of 'slab-like proportions' to glossary: 'where the width of a building is substantial relative to its height, and the form of the building appears bulky with little definition and relief, resulting in ungainly proportions.'</p>	Response to MIQ	24.3.3
PS106	Part 2	DE6	<p>Add as separate line at end of policy: Proposals for tall buildings outside the Tall Building Areas will not be supported other than in exceptional circumstances. If such circumstances exist, proposals will be similarly assessed against the Key Principles.</p>	Response to MIQ	24.6.3
PS107	Part 2	DE7	<p>Amend part j) to read: j) Fully internally illuminated fascia signs will be discouraged in Conservation Areas and</p>	Response to MIQ	24.10.2

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			other sensitive locations where they would appear out of keeping with the character of the area, distract from architectural features of significance, or cause a cumulative cluttering effect.		
PS108	Part 2	DE9	Remove final paragraph: 'Development that would harm the significance of a heritage asset will be permitted only where this is clearly justified and outweighed by other public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset will be permitted only in exceptional circumstances.'	Response to MIQ	24.11.2, 24.14.2
PS108	Part 2	NC15	Include the wording: 'For residential developments that include new open spaces, consideration should be given to their location, access, design and any necessary mitigation measures to ensure that there is no conflict between residents and open space users'.	In response to dialogue with Sport England	19.38
PS109	Part 2	Paragraph 4.50	Insert additional sentence at the end of paragraph 4.50: <i>'The provision of new accessible natural greenspace within the Sheffield planning authority area can help to deflect recreational pressure away from the designated European habitat sites (Special Areas for Conservation and Special Protection Areas) in the Peak District National Park (see Policy GS5).'</i>	In response to dialogue with the Peak District National Park	19.37

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS110	Part 2	Policy NC15	At the end of policy NC15 insert: 'Wherever possible, opportunities should be taken to create or enhance accessible natural greenspace where it can help divert visitor pressure away from the South Pennine Moors Special Areas of Conservation/ Special Protection Areas (see Policy GS5).'	In response to dialogue with the Peak District National Park	19.37
PS111	Part 2	Policy NC15 definitions	In the definitions section, after the definition of 'Minimum quantity' insert additional definition: "For 'accessible natural greenspace' – see Policy GS1."	In response to dialogue with the Peak District National Park	19.37
PS112	Part 2	Policy NC15 definitions	In the definitions section, after the words 'inclusive and dementia friendly design' insert 'Special Protection Areas' and Special Areas of Conservation.	In response to dialogue with the Peak District National Park	19.37
PS113	Part 2	Policy NC7	Amend Policy NC7, part d) to read: 'd) have good public access to important local services and community facilities; and'	In response to MIQ	19.24
PS114	Part 2	Policy NC7	Amend Policy NC7, part e) to read: 'e) have good vehicular and pedestrian access to the highway network'	In response to MIQ	19.25
PS115	Part 2	Policy NC7	Amend Policy NC7, part j) to read: 'j) the site is owned and managed by the Local Authority and no longer considered fit for purpose and its refurbishment is not financially viable; and'	In response to MIQ	19.26

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
PS116	Part 2	Policy NC3	<p>Amend Policy NC3, include new paragraph: (g) Build-to-Rent developments shall provide affordable private rent as set out in national policy advice.</p> <p>Amend Policy NC3, Definitions: For 'Build-to-Rent' – see Glossary</p>	In response to MIQ and updated evidence on Build-to-Rent	19.8
PS117	Part 2	Policy NC3	Amend Policy NC3, include new paragraph: h) For specialist housing for older and disabled people, the Council will take a flexible approach to determining the appropriate tenure mix of affordable housing.	In response to MIQ and updated evidence on specialist accommodation	19.9
PS118	Part 2	NC4	Amend the third paragraph of NC4 to read: 'The Council requires M4(2) as the minimum standard for all new homes (except where M4(3a) is required), but when clearly demonstrated that aspects of the design standards cannot be practically complied with due to site constraints then it will allow flexibility to this non-compliance. But the local authority will pursue reasonable design amendments to achieve this.'	In response to MIQ and to ensure the Policy is effective.	19.11
PS119	Part 2	NC4	Modify Policy NC4 sub-heading 'Specialist housing designated for older or disabled people', 1st paragraph as follows:	In response to objection and to ensure the Policy is effective..	19.13

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?	MIQ Statement Response
			Specialist housing designated for older or disabled people will be promoted in <u>all</u> areas of <u>the city</u> need. Proposals will be acceptable where the accommodation would be close to local facilities, particularly public transport, shops, and health services.		
PS120	Part 2	NC4	Amend Policy NC4, Specialist housing designated for older or disabled people, 2nd Paragraph: All Specialist housing designated for older or disabled people, including supported accommodation (including hostels providing an element of care), and non-supported accommodation should be wheelchair adaptable or fully wheelchair accessible throughout <u>where appropriate</u> . The provision of secure internal storage for mobility aids will be required...	In response to MIQ and updated evidence.	19.15