

Sheffield City Council
Local Development Scheme –2025
Effective from 6th March 2025

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Introduction

The [Planning and Compulsory Purchase Act 2004, Section 15](#), (as amended by the Localism Act 2011) requires a Local Planning Authority to prepare and maintain a Local Development Scheme (LDS). An LDS sets out a timetable for producing development plan documents which, when eventually adopted, will comprise the Local Plan for the area.

When adopted, the Council's Local Plan will be called the Sheffield Plan. This LDS contains details of the timetable for producing the Sheffield Plan. It sets out a planning work programme for the Council over the period to July 2026 and takes effect from 6th March 2025. The LDS will be regularly reviewed to keep it up to date.

At the time of the production of this Local Development Scheme the Sheffield Plan is subject to examination. The Secretary of State for Housing, Communities & Local Government is allowing plans currently at examination (such as Sheffield's Local Plan) to continue under the relevant previous version of the National Planning Policy Framework (NPPF) – in Sheffield's case the September 2023 NPPF. In accordance with the NPPF there will be a review of the plan within 5 years from adoption.

Background to Plan Making

The [National Planning Policy Framework](#) (NPPF) (December 2024) defines a local plan as “a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two”. Section 19 of the Planning and Compulsory Purchase Act 2004 and the NPPF specify what the local plan should include. Further guidance is also provided in [National Planning Practice Guidance on Plan-making](#) (September 2018, updated February 2025).

The Planning and Compulsory Purchase Act 2004 (as amended) requires the City Council to update the LDS, to keep a copy of any amendments and provide up to date information about compliance with the published timetable. The Sheffield Plan is currently on track to be produced in line with the timetable outlined in this LDS.

Current Development Plan Documents

The current adopted development plan documents (often referred to as the “Local Plan”) for Sheffield are:

- [Sheffield Core Strategy \(2009\)](#)
- ‘Saved’ policies of the [Sheffield Unitary Development Plan \(UDP\) \(1998\)](#) – see Appendix 3 of the Sheffield Core Strategy for the list of UDP policies that were superseded by the Core Strategy

New Development Plan Documents in Preparation

(a) [Sheffield Local Plan](#)

Sheffield’s Local Plan is currently in the process of being replaced, as confirmed by this Local Development Scheme. The new plan will be referred to as “the Sheffield Plan” and will include both strategic and local policies. It will set out the vision, objectives and strategic policies for the whole of the Sheffield administrative area except the part of the district within the Peak District National Park¹. The **strategic policies** will set out an overall strategy for the pattern, scale and quality of development and make provision for housing, employment, retail, leisure and other commercial development, infrastructure, community facilities, and conservation and enhancement of the natural, built and historic environment, as well as including policies designed to secure contribution towards mitigation of and adaption to climate change.

The Plan will also include **non-strategic policies** setting out more detailed policies for specific areas, neighbourhoods and types of development. This will include the local provision of infrastructure and community facilities, establishing design principles, conserving and enhancing the natural and historic environment, and other development management policies.

Allocated sites will be illustrated on a Policies Map which will form part of the Sheffield Plan.

The plan will cover the period 2022-2039.

Once adopted, the Sheffield Plan will replace:

- All the policies in the Sheffield Core Strategy (2009) except the following policies (see further at paragraph (b) below):

¹ The Peak District National Park Authority is responsible for preparing the Local Plan for the national park. See [Peak District National Park Local Development Framework Core Strategy \(2011\)](#) and [Development Management Policies \(2019\)](#).

- [CS68 Waste Development Objectives](#);
- [CS69 Safeguarding Major Waste Facilities](#) and
- [CS70 Provision for Recycling and Composting](#)
- All the saved policies in the Sheffield Unitary Development Plan (1998)

Consultation on the [Sheffield Plan Issues and Options](#) (under Regulation 18) took place in September-October 2020 and consultation on the Publication (Pre-Submission) Draft Plan (under Regulation 19²) was undertaken in January-February 2023. The Plan was submitted to the Government on 6th October 2023. Planning Inspectors have been appointed by the Secretary of State to examine the soundness of the Plan. The Stage 1 public hearings were held between 25th June and 4th July 2024. Two further hearing Stages are scheduled for later in 2025 following further work directed by the Inspectors to identify additional land for housing and employment. It is anticipated that the Plan will be adopted in July 2026. The full timetable, showing the main future milestones (in red), is set out in Figure 1 below. Progress against the milestones will be reported in the Authority Monitoring Report.

The Sheffield Plan will be reviewed at least every 5 years after it has been adopted.

² Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Figure 1: Sheffield Plan Timetable

Sheffield Plan Stages		2025												2026					
		M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	
A	Public Examination - ongoing (Plan Submitted October 2023 (Regulation 22*))																		
	(a) Inspector's Preliminary Report - recommended Main Modifications																		
	(b) Consultation on the Main Modifications																		
	(c) Inspector's Final Report published																		
B	Adoption by the City Council																		

*Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012

(b) South Yorkshire Joint Waste Local Plan

Agreement has been reached, in principle, with the other South Yorkshire Unitary Authorities to produce a Joint Waste Local Plan. This will replace waste management policies in the Sheffield Core Strategy (2009) as well as the adopted [Joint Barnsley, Doncaster & Rotherham Waste Plan \(March 2012\)](#). The overall timetable for producing the plan has been agreed between the four local authorities and the evidence base needed to inform the plan has been completed. The authorities have produced a memorandum of understanding which commits them to producing the joint Plan. An LDS for the Joint Waste Plan is being developed jointly by the 4 local authorities and is expected to be published in 2025.

Once adopted, the South Yorkshire Joint Waste Local Plan will replace the following policies in the Sheffield Core Strategy (2009):

- [CS68 Waste Development Objectives](#);
- [CS69 Safeguarding Major Waste Facilities](#)
- [CS70 Provision for Recycling and Composting](#)

Neighbourhood Plans

Neighbourhood plans are defined in the NPPF as plans which are “prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004”. Once they have been adopted, neighbourhood plans become part of the development plan (often referred to as “the Local Plan”) for the area.

Two neighbourhood plans³ have been adopted in Sheffield and a further plan is currently being prepared. Work on two other neighbourhood plans is not currently being progressed and there is no published timetable for them to be adopted. Details of the plans are set out in Table 1 below.

³ Broomhill, Broomfield, Endcliffe, Summerfield and Tapton (BBEST) Neighbourhood Plan (June 2021) and Dore Neighbourhood Plan (October 2021).

Table 1: [Sheffield Neighbourhood Plans](#)⁴

Area Covered by Neighbourhood Plan	Neighbourhood Planning Body	Status of Neighbourhood Plan as at Sept 2021	Expected Adoption Date
Kelham Island & Neepsend	Kelham Island & Neepsend Neighbourhood Forum	Forum and Neighbourhood Area designations lapsed. Future dates not published	N/A
Ecclesfield	Ecclesfield Parish Council	Consultation on the Pre-Submission Draft Plan (and associated Ecclesfield Design Codes) closed on 12 th July 2024. Submission delayed from October 2024 dependent on progress of Sheffield Plan.	Adoption delayed from June 2025 dependent on progress of Sheffield Plan.
Stocksbridge	Stocksbridge Town Council	Town Council has confirmed there are currently no plans to progress this.	N/A

⁴ Further details of all neighbourhood planning proposals, including the geographical areas to which each proposed neighbourhood plan will cover, can be accessed via <https://www.sheffield.gov.uk/home/planning-development/neighbourhood-planning>.