

**From:** [REDACTED]  
**To:** [SheffieldPlan](#)  
**Cc:** [REDACTED]  
**Subject:** Sheffield Property Association's (SPA) Representations to the Pre-Submission Draft Sheffield Local Plan (Sheffield Plan)  
**Date:** 20 February 2023 17:18:52  
**Attachments:** [Outlook-Paul Bedwe.png](#)  
[SPA Representations to the Sheffield Plan 230220.pdf](#)

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Dear Sir / Madam,

Please find attached a copy of the SPA's representations to the Pre-Submission Draft Sheffield Local Plan (Sheffield Plan).

I would be obliged if you could confirm safe receipt of these representations which relate the Sheffield Plan as a whole.

Best wishes,

Paul

**Paul Bedwell Town Planning**

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## **Sheffield Property Association's (SPA) representations to the Pre-Submission Draft Sheffield Local Plan (the Sheffield Plan)**

### **Introduction**

Established in 2017, the Sheffield Property Association (SPA) is the country's only property association outside London. The SPA is an independent association of significant land owning and development businesses in the city of Sheffield, who along with a wide range of professional organisations, are helping create and support the built environment.

### **The SPA's Representations**

The SPA applauds and supports the work that Officers and Elected Members at Sheffield City Council have undertaken in plan-making and preparing the Sheffield Plan for consultation, they are indeed deserving of our thanks for the very good work they have done.

Sheffield is a growing city with a population expected to increase by 11% from 584,853 in 2019 to 648,419 by 2043. The city's economy has experienced continued steady growth, averaging around 5% annually and, is currently worth over £11 billion.

This is an important and exciting time for the city. The Sheffield Plan has been a long time coming but it is hugely important to the future development and direction of our great city. Current plans, including the Sheffield Core Strategy (2009) and 'saved' policies from the Sheffield Unitary Development Plan (1998) are out of date, this has left a policy vacuum, the publication of the Sheffield Plan is a very welcome step forward.

Sheffield is the fourth largest city in the country, it is important we have a local plan. It sends a positive and confident message to everyone in the city and to those outside looking in - Sheffield has a plan, a vision, is ambitious about its future and we have a plan that the city is proud of and supports.

The Sheffield Plan seeks to provide certainty to developers, investors, to business, and, importantly, to all of our communities and to the people of the city. It is a positive statement of how the city is expected to grow and develop over the next 15-20 years.

The Sheffield Plan seeks to safeguard those things that make Sheffield a very special place – our countryside, our green spaces, our culture and heritage – supporting its reputation as the Outdoor City. It also importantly seeks to make the city more environmentally sustainable and, more inclusive.

We appreciate that decisions about whether to release Green Belt land have been difficult – people have different views about that but there's broad recognition from local and national politicians that we need to do things differently in the future.

The Council see the Sheffield Plan as an important response to the climate and biodiversity emergencies. The Sheffield Plan seeks to make the city more environmentally sustainable but also more inclusive – the balances between different objectives are not always easy.

The Sheffield Plan provides an opportunity for the city to raise design standards and move towards a more sustainable future for the people who live and work in the city. It will enable us to plan more effectively for new infrastructure - for too long the city has been reacting to development proposals and playing catch up in terms of infrastructure – the Sheffield Plan will enable the city to plan more strategically in terms of infrastructure delivery. This includes how we shift towards sustainable active travel measures and reduce our reliance on cars.

Government has emphasised the need to focus growth in urban centres, the Sheffield Plan seeks to respond to that and there is great enthusiasm and positivity around the ambitious plans for the renewal of the City Centre and the wider Central Area.

Inevitably new tenure models and a commitment to design quality will, amongst other measures, be required to facilitate the scale and requisite delivery of homes of all tenures throughout the plan period.

The SPA acknowledge the significant challenges that will be faced in securing investment, ensuring viability and in delivering the homes and business space required across the next 20 years. This will require, amongst other things, a commitment to new models of partnership working, innovation and embracing new technology.

The Sheffield Plan aims to deliver around 40,000 new homes, half of which are to be accommodated in the city centre with the remainder to be developed in the suburbs. The scale of ambition required to realise these proposals is supported by strong collaborative partnership working that has been developed between the City Council, Homes England, the South Yorkshire Mayoral Combined Authority (SYMCA), the SPA and other delivery partners.

A Housing Growth Board was established in December 2021 and the Board is now supported by a dedicated Housing Delivery Group both of which are constituted by the aforementioned partners. According to the *Sheffield Together, Annual Review 2022* (a copy of which is attached to these representations) initiatives undertaken to date to support the delivery of housing growth and to address an acute shortage in the delivery of affordable homes include:

- A Housing Pipeline designed to deliver sites that will enable between 2,500 and 3,000 (all tenure) starts per annum over 3, 5 and 7 year periods from April 2022/2023.
- Preparation of a five-year (rolling) Integrated Affordable Housing Programme, ramping up to 1,000 starts per annum.
- Launch of the South Yorkshire Housing Prospectus.
- Review partners' own existing land ownerships and identify key third party owned acquisition opportunities which will support the delivery of residential developments initiatives across Sheffield.
- Utilise the partners' market relationships with developers and funders to target sites within Sheffield and to try to resolve any development constraints to the delivery of those sites
- Secure access to public funding sources and private sector finance to assist in programmes of acquisition, land remediation and the provision of core infrastructure
- Co-develop business cases to support investment in critical infrastructure to support growth
- Consider and agree the most appropriate means of existing land holdings and acquired sites being taken to market and develop core competencies in relation to place-making to provide the most favourable conditions for investment and the creation of sustainable places. This will include ensuring that, where relevant, residential management arrangements are established that are in line with market leading developments
- Use partners existing tools/skills/ programmes to proactively unlock public and private sector land for housing and
- Focus available resources on the masterplanning and delivery of strategic residential growth in the priority neighbourhoods and catalyst sites identified in the City Centre Strategy. Activities undertaken in these areas shall act as an exemplar of how any strategic partnership between the parties will function.

Given the aforementioned and other planned interventions housing-led regeneration will create and capture value thus support economic growth. The City Council is committed to delivering quality development at scale throughout the plan period. The intention being to create a virtuous cycle that will deliver successful development, increase resultant values and thus encourage new developers, investors and delivery partners to come to the city.

## **Conclusion**

The SPA supports the Sheffield Plan and will continue to engage with the City Council, Homes England and other partners to facilitate its successful implementation.

No local plan can ever be perfect and please everyone but the benefits of having a local plan substantially outweigh the risks of not having one at all. It is important that the city moves forward to adoption of the Sheffield Plan as quickly as possible establishing a policy framework that will guide and shape development in the city over the coming years.

Cities are not just buildings. Cities are an idea. An idea that we can achieve more when we all work together, building new partnerships, new ways of working and helping each other. Sheffield is a great city, the unique blend of communities combined with the city's industrial heritage creates a distinct and vibrant locale. The city's people, communities, businesses and institutions are a great asset. Through partnership with key stakeholders, from local communities, voluntary and charity organisations, business and academia, to local and national government, Sheffield is now seeking to co-create an economy that supports innovation and enterprise.

Sheffield has a plan. The SPA supports the Sheffield Plan and will play its part in delivering it.