

## 5. What are the Citywide Options for Growth to 2034?

### 5.1 Introduction

In this section we look at how future employment and housing growth could be accommodated. Our current Local Plan Core Strategy says that development should be focused on the existing urban areas and the strategy is for regeneration of the existing built-up areas, rather than spreading out into the countryside. This means that development has been concentrated in the existing main urban area of Sheffield and in the towns of Chapeltown/High Green and Stocksbridge/Deepcar.

Almost all the countryside in Sheffield is designated as Green Belt, with development in rural areas mostly restricted to the larger villages of Oughtibridge, Worrall and Wharnccliffe Side (which are surrounded by, but not within, the Green Belt). The smaller villages of Bolsterstone, Brightholmlee, Dungworth, Ewden, Midhopestones, Ringinglow and Whitley all lie in the Green Belt where new building is tightly controlled. Map 3 shows the hierarchy of existing settlements in the Sheffield district.

The future growth of Sheffield and the wider City Region depends on a reliable supply of land for development. However, the city's ability to match the level of housing needed to secure economic growth aspirations will require a shift in the nature and location of housing development. Continuing to rely on existing sources of development is unlikely to yield sufficient growth, meaning that new sources need to be explored. These include more intensive use of land in the existing built-up areas, new urban extensions and new settlements.

Evidence produced as part of the work on the previous Draft Local Plan documents (2013) showed that the existing built-up areas of Sheffield are capable of providing a significant proportion of the new homes that the city needs. However, it is clear from the discussion in the previous section that the new annual need for new homes is higher than the annual housing requirement in the current plan. The new Plan will also look further ahead than the current Plan (which only lasts until 2026).

The National Planning Policy Framework (NPPF) says that Local Plans must allocate sufficient housing sites for at least the first five years of the plan period and must identify broad locations for growth for years 6-10 and, if possible, years 11-15. The Sheffield Plan is likely to be adopted in 2018 which means that, to comply with national policy, it will need to identify enough land to last until at least 2023 and then specify broad locations of growth for the period to at least



2028. However, to avoid the need for a review within the first 3 years after adoption of the Plan and, in order to provide choice and flexibility for developers, we think the Plan should allocate sufficient housing sites to last until at least 2026 and possibly to 2028. We also think the Plan should look to at least 2033/34 to provide long-term certainty about how the city should develop.

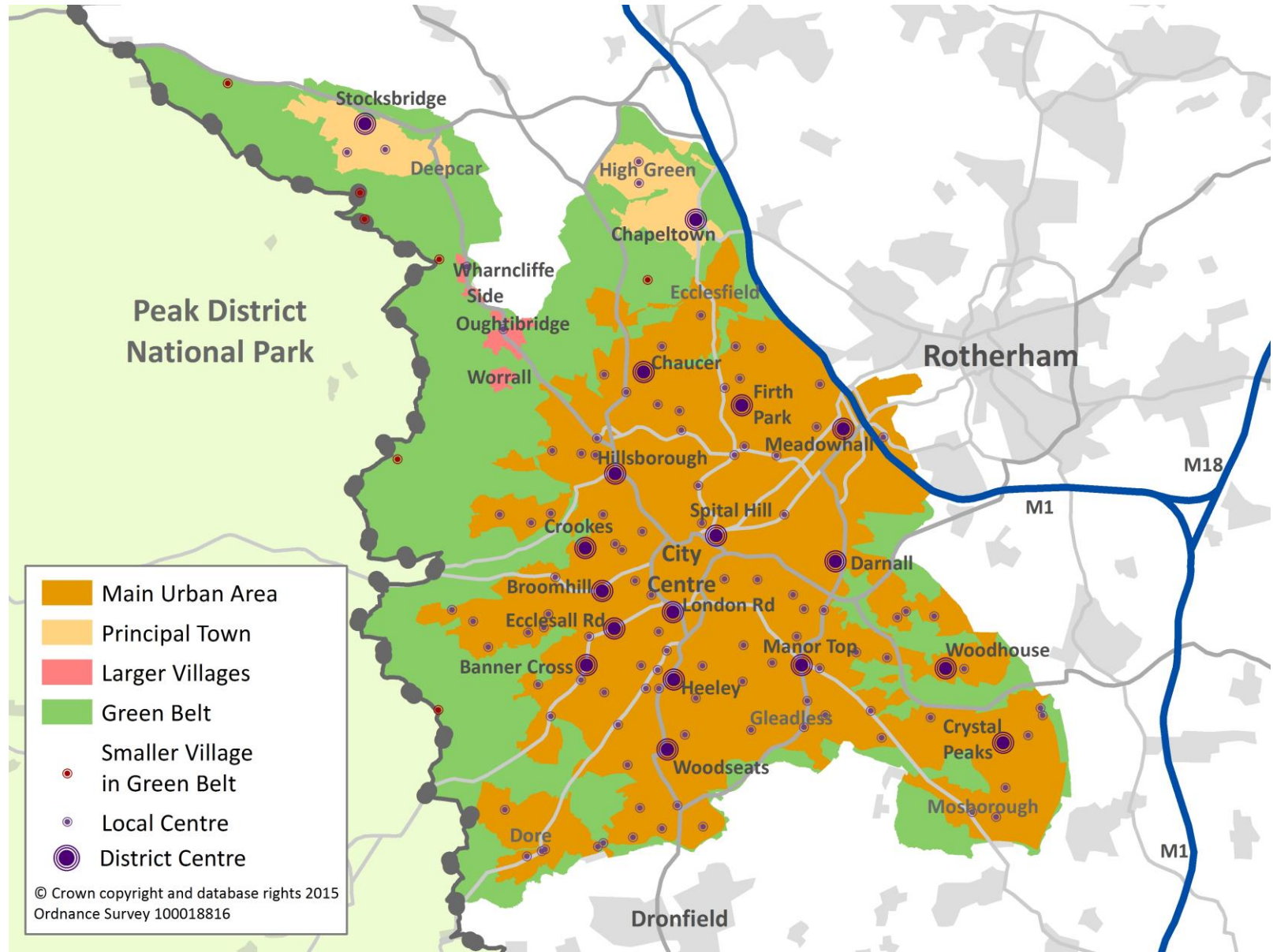
Map 3 shows Sheffield's settlement hierarchy.

### Consultation question

Q11: How many years' supply of housing sites should be allocated in the Plan?

Please provide reasons for your answer





Map 3: Settlement Hierarchy