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Our ref: Sheffield/40b – Planning Conformity/Final responses/Sheffield Core Strategy New Policies May 08

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Dear Ben

Sheffield Development Framework: Core Strategy – New Policies 2008

The Yorkshire and Humber Assembly welcomes the opportunity to comment on the Sheffield Core Strategy: New Policies document for Sheffield City Council and to continue its involvement in the development of a coherent spatial planning framework for the region. The comments offered in this letter are intended to be within the spirit of continued and productive joint working.

The Assembly's response to the consultation document is a set of officer comments. The aim is to highlight where issues related to general conformity with the Regional Spatial Strategy might arise. The following officer comments are made in relation to the current RSS - The Yorkshire and Humber Plan, which was issued by the Secretary of State in May 2008.

At this stage in the document's development, the Assembly would like the following comments to be taken into account.

Efficient Use of Housing Land and Accessibility

The Assembly does not wish to comment in detail on this section but notes that the general direction of policy would be in line with the RSS.

Affordable Housing

The Assembly is encouraged by **Policy SH6 Affordable Housing**, which states that "the target will be 40% of units to be affordable on sites with a capacity for 15 or more units". The Regional Housing Strategy 2005 identifies affordable housing need in the Sheffield district as being medium. Policy H4 of RSS states that LDFs should set targets for the amount of affordable housing to be provided. Provisional estimates of the proportion of new housing that may need to be affordable in Sheffield are between 30 and 40%.

Creating Mixed Communities

The Assembly welcomes **Policy SH7 Creating Mixed Communities**, which states that mixed communities will be promoted by encouraging development of housing to meet a range of housing needs including a mix of prices, sizes, types and tenures. Policy H5 in RSS (2008) emphasises the need for the current mix of housing in the Region to change so that it better supports the creation of more sustainable communities. The Policy recommends that plans, strategies, investment decisions and programmes should ensure the provision of homes for a mix that reflects the needs of the area, including homes for families with children, single persons, and older persons, to create sustainable communities.

Locations for Gypsy and Traveller and Travelling Showpeople Sites

In the Assembly's response to the Core Strategy Submission Draft, the Assembly encouraged the inclusion of Policy SH8 which ensured sufficient sites for Gypsies and Travellers to be provided for. The RSS recommends that the Region needs to make additional provision to meet the housing needs of Gypsies and Travellers to address an overall shortfall of at least 255 pitches. Policy H6 states that in the South Yorkshire sub region at least 78 pitches will be required by 2010 to address the shortfall in the Region. Policy H6 also requires local authorities to carry out an assessment of the housing needs of Gypsies and Travellers by July 2008. We feel to further develop the policy it would be beneficial to incorporate these provision targets, at least as an interim position until a more detailed local assessment is finalised.

Safeguarding of Open Space

The Assembly does not wish to comment in detail on this section but notes that the general direction of policy would be in line with the RSS.

Design Principles

The Assembly does not wish to comment in detail on this section but notes that the general direction of policy would be in line with the RSS.

Sustainable Design of Buildings and Spaces

The Assembly does not wish to comment in detail on this section but notes that the general direction of policy would be in line with the RSS.

Renewable Energy and Carbon Reduction

The sustainable use of resources is a key theme of the RSS. The Assembly welcomes **Policy SE5C**, which states that the renewable energy capacity in the city will exceed 12 MW by 2010 and 60 MW by 2021. This is in line with provides an energy target for Sheffield of 11MW to 2010 and 52MW to 2021.

The Assembly is encouraged that **Policy SE5C**, provides that all significant developments are required to generate decentralized renewable or low carbon energy to reduce predicted carbon emissions to 20% less than the Building Regulations Target Emission Rate. Policy ENV5 states that in advance of local targets being set in DPDs, new developments of more than 10 dwellings should secure at least 10% of their energy from decentralised and renewable or low carbon sources.

Flood Risk Management

The Assembly does not wish to comment in detail on this section but notes that the general direction of policy would be in line with the RSS.

If you have any queries about these points, please do not hesitate to contact Andy Haigh on 01924 331 555.

Yours Sincerely



Andy Haigh
Acting Head of Service
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