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# **LOXLEY VALLEY DESIGN STATEMENT PLANNING GUIDELINES**



**SUPPLEMENTARY PLANNING GUIDANCE**

**LOXLEY VALLEY DESIGN STATEMENT:  
PLANNING GUIDELINES**

**Supplementary Planning Guidance**

**Prepared by Loxley Valley Design Group  
in consultation with  
Development Services**

**Approved by North and West Planning and Highways Area  
Board on  
21<sup>st</sup> October 2003**

Development Services,  
Sheffield City Council,  
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**Table of Contents**

**1. SUPPLEMENTARY PLANNING GUIDANCE ..... 5**

**2. PLANNING GUIDELINES..... 7**

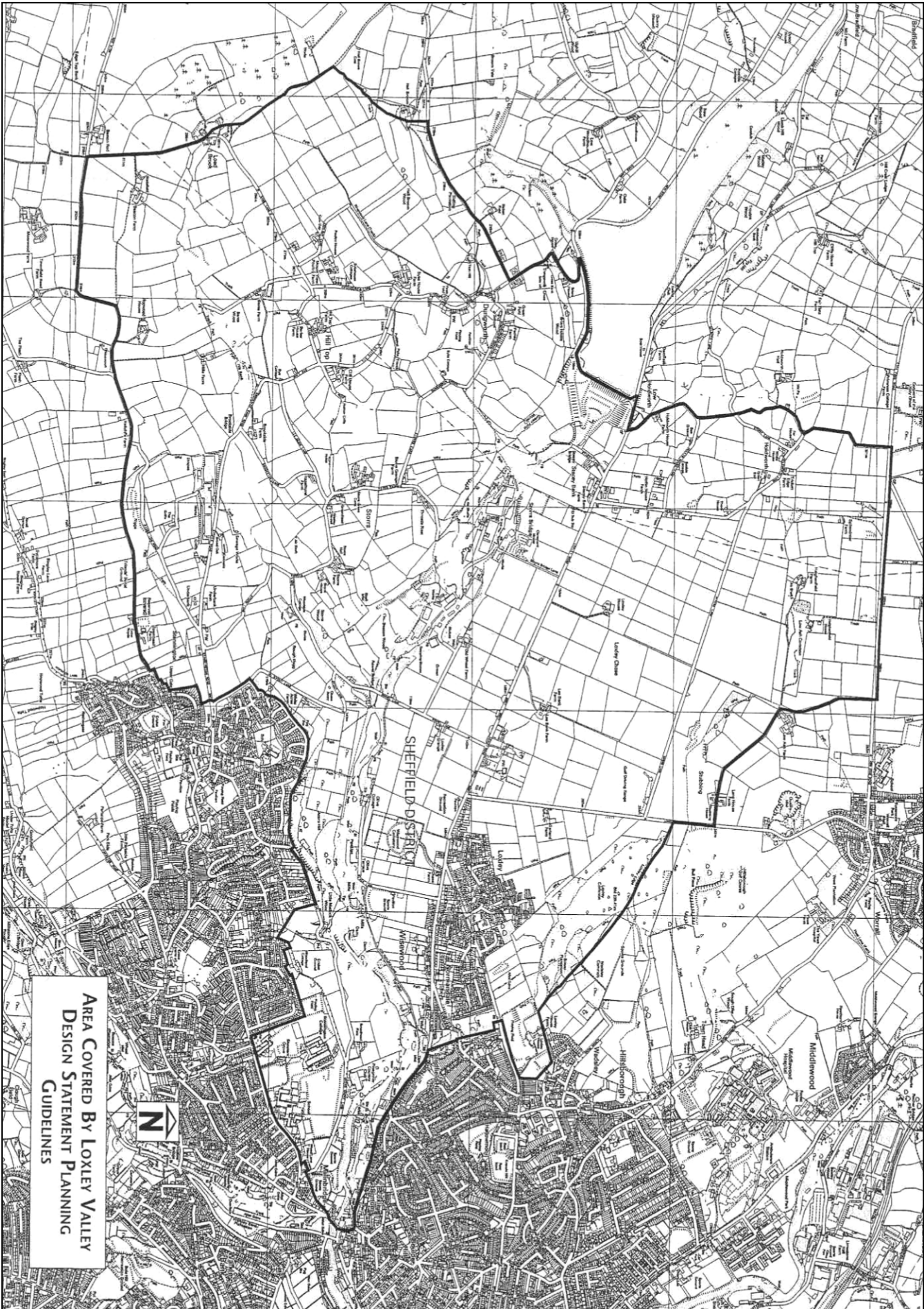
    2.1. GUIDELINES FOR THE LANDSCAPE ..... 7

    2.2. GUIDELINES FOR BUILDINGS..... 9

    2.3. GUIDELINES FOR FARMERS AND LANDOWNERS ..... 13

**APPENDIX 1 THE CONSULTATION PROCESS ..... 15**





# Loxley Valley Design Statement: Planning Guidelines

*An outline of development constraints based on the Loxley Valley Community's aspirations for the Loxley Valley.*

## 1. Supplementary Planning Guidance

This Supplementary Planning Guidance (SPG) was drafted by the Loxley Valley Design Group in consultation with Development Services, Sheffield City Council. It was approved by the City Council on 21<sup>st</sup> October 2003. Its role is to supplement the policies of the Unitary Development Plan (UDP) by providing more detailed guidance on design for those preparing planning applications for sites in the Loxley Valley. It is not in itself a statement of policy, but sets out in more detail how the policies will be put into practice.

- SPG does not carry the special statutory status of the UDP. But the Government's national planning guidance indicates that:
- It can provide helpful guidance for those preparing planning applications;
- It may be taken into account as a material consideration in deciding planning applications; and
- The weight accorded to it will increase if it has been prepared in consultation with the public and has been the subject of a Council resolution. Details of the consultation carried out are given in the Appendix.

The Loxley Valley Design Statement produced by the Loxley Valley Design Group contains detailed material describing the character of the Loxley Valley on which these Guidelines are based. Applicants for planning permission are encouraged to read the Design Statement and take this character into account in preparing their proposals. A copy of the Loxley Valley Design Statement can be



obtained writing to Development Services, Howden House, 1 Union Street, Sheffield, S1 2SH, by telephoning (0114) 2734404 or by emailing [sdf@sheffield.gov.uk](mailto:sdf@sheffield.gov.uk).

These Planning Guidelines are a stand-alone appendix to the Loxley Valley Design Statement. Both documents are designed to be read together as the Planning Guidelines reflect the Loxley Valley community's aspirations in a format that satisfies the requirements of Supplementary Planning Guidance in the Government's planning policy guidance. Non-compliance with the guidance contained within this document can be used as a valid reason for refusing planning permission. This process should produce a high quality of design, ensuring the Loxley Valley remains an attractive and distinctive place for many generations to come.

## 2. PLANNING GUIDELINES

### 2.1. Guidelines for the landscape

These guidelines are intended to supplement the following policies of the Sheffield Unitary Development Plan: SP1(c), SP1(d), BE2, BE5(f), BE6, BE10(a), BE10(f), BE15, BE17, GE2, GE4, GE11 and GE15.

- (a) Development should not damage important views in and into the Loxley Valley. (BE2 and GE2)
- (b) Individual mature trees or mature groups of trees that contribute to the character of the area and are under threat from development will be identified and protected by Tree Preservation Orders (GE2 and GE15).
- (c) New landscape work should, where possible and appropriate, use locally indigenous species, preferably from seed of local provenance (BE6).
- (d) Non-native conifers, such as Leyland Cypress, should not be planted as hedges. Alternatives for gardens, if a traditional mixed hedgerow is not wanted, could be, deciduous beech, or hornbeam, buckthorn or hawthorn (BE6).
- (e) New buildings should be constructed in matching gritstone or other compatible, matching, high quality materials where appropriate (BE15 and GE4).
- (f) Ground surfaces that are prominent from long-distance viewpoints in the valley should be in a material that blends with the surroundings (BE6, BE2 and GE2).
- (g) Dry stonewalls or hedges should be used as appropriate wherever a boundary is needed.
- (h) Field boundaries, both dry stone walling and hedges, should be treated as a valuable part of the landscape and for wildlife (BE4(f), BE17 and GE4).
- (i) Development should avoid interfering with the delicate historic patterns of drainage, water supply and spring/stream flow. Applicants should seek advice from the Council's Drainage Services Section. R. Loxley is designated as a Main River; hence no intrusive

development would normally be acceptable within 10 metres of the banks (GE17).

- (j) Floodlighting is usually inappropriate in the Green Belt. If appropriate, it should be carefully directed downwards onto specific areas that need to be illuminated, and shielded as far as possible so as to prevent light pollution (GE4, GE8 and BE5).
- (k) Development must not harm natural features of value. The design, siting and landscaping of development must respect and promote nature conservation. Development proposals should include measures to reduce any potentially harmful effects of the proposal on natural features of value. Developers should seek to integrate natural features into the landscape (GE11).
- (l) Planning application submissions for the development of unimproved grassland and hay meadows must include an ecological survey of the development site (GE11) .
- (m) Development of unimproved grassland, ponds and hay meadows must not cause harm to valuable flora, fauna or wildlife habitats. A construction start date must be agreed with the City Council in consultation with the City Ecologist (GE11).



## 2.2. Guidelines for buildings

These guidelines are intended to supplement the following policies of the Sheffield UDP: BE1, BE5, BE8, GE3, GE4, GE5, GE6, GE9, GE22, H7.

- (a) New structures should harmonise in design and scale, and be of materials consistent with neighbouring buildings, to produce a sense of unity. (BE1, BE5(a), GE4)
- (b) Any new development, especially along Loxley Road, should reflect the consistency of the existing roofline except in exceptional circumstances where a varied roofline may be more appropriate (BE5(a)).
- (c) Normally, extensions and conversions should be no higher than existing and neighbouring buildings. Extensions to old rural buildings should be in scale with what is already there (BE5(a)).
- (d) Where affordable housing is proposed, workers' terraces such as existing ones at Rowell Bridge and Stone Row, Storrs, could serve as one model. Other models of grouped housing could include farm clusters such as at Hill Top, and the street at High Bradfield
- (e) New houses, refurbished dwellings or conversions into dwellings must be built in accordance with mobility housing guidelines (Mobility Housing Policy Background Paper No.13 and Mobility Housing Supplementary Planning Guidance). The use of specific house types not originally designed with access in mind, might not comply with Unitary Development Plan policy. Conversion or alterations to houses should make the properties accessible to wheelchairs (H7).
- (f) New stone structures should be in graded stone, with larger stones at the bottom of walls and smaller ones at the top, where this would harmonise with adjacent architectural features. (GE3, GE5 and GE6)
- (g) Barn conversions should encourage retention and enhancement of original features such as round openings on upper floors and wide arched doorways (GE9).
- (h) Wildlife access (e.g. for bats, swallows, house martins and barn owls), should be included where barns and outbuildings are renovated for domestic use. This could

include the use of specially designed bricks that allow wildlife access for hibernating bats and nesting boxes for several species of birds to prevent harm to hibernating wildlife in such buildings. A construction start date must be agreed with the City Council in consultation with the City Ecologist (GE11).

- (i) Windows and doors in building conversions and renovation projects should be of timber, in proportion to the style and size of the building. The design of doors should comply with Mobility Housing Supplementary Planning Guidance. Stone lintels should be used where appropriate (GE9 and H7).
- (j) Roofs should be of a material that blends with buildings in terms of colour, style and material (for example, neither corrugated steel nor red clay tiles would be appropriate roofing materials on stone buildings). Traditional gritstone tiles/slates should be used where possible (BE5(a)).
- (k) In the construction of new large stone buildings and conversions, windows for new uses should respect the original style and features of buildings in the local area (for example old chapels or large farm houses) (GE4 and GE9).
- (l) Conservatories should be compatible with local window and door styles, proportions and materials (BE5(c)).
- (m) New porches should respect the style and scale of the original building (BE5(a) and GE9).
- (n) Satellite dishes should be located and designed so as to minimize visual impact by;
  - i. The use of brown mesh dishes of the smallest technically feasible size.
  - ii. Siting on side or rear elevations below roof level where technically feasible.
  - iii. Sharing dishes where possible (BE5(a)).
- (o) Courtyards and hard standings between buildings should blend with the materials used in the buildings. Appropriate materials could include stone setts or slabs or similar, or slabs set within pebble surround (BE5(a), BE10(a)). Aggregates such as gravel or limestone chippings, setts and other heavily riven materials are

unsuitable for many disabled people, and should only be used around the perimeter of large areas or courtyards (H7, BE10(a)).

- (p) Security lighting should be kept to the minimum required to provide security for people, animals and property. It should be carefully directed downwards onto specific areas and shielded as far as possible to prevent light pollution contaminating neighbouring properties or the area generally. However, most security lighting does not require planning permission (BE5(h)).
- (q) Use of reconstituted stone or rendering may be inappropriate in sensitive locations, especially on the visible façade of buildings. Stone setts should be set in permeable sub layers to encourage absorption and prevent run off (BE5(a)).
- (r) Pointing in stone buildings should be recessed, to accentuate the stone rather than the mortar. Traditional lime mortars or mortars that are less hard than the masonry must be used wherever possible to prevent damage to the stone.
- (s) Where appropriate, the angle of roof pitches should be in keeping with the local tradition, i.e. within the range of 35° to 45° (BE5(a)).
- (t) The use of barn owl and bat boxes is encouraged in new buildings, building conversions and renovation projects.
- (u) The use of sustainable drainage systems is encouraged in the construction of new buildings wherever possible. This can include measures such as use of water from roofs; porous drives to allow the natural soak away of rainwater, to the more innovative collection and recycling of water for domestic use where economically feasible (BE5(g)).
- (v) The use of gravel, limestone chippings or other aggregates as finishes for drives and paths is unsuitable for disabled people using wheelchairs or crutches on footpaths or driveways. The use of aggregates as finishes for footpaths and drives should be avoided except in perimeter areas or in small limited areas in order to allow the natural soak away of rainwater (H7 and BE10(a)).

- (w) The vast majority of the area is not served by the public sewerage system and as a result, there are individual or joint facilities such as septic tanks. Many of the existing ones are badly maintained and create pollution. Particular consideration must therefore be given to the provision of appropriate foul sewage disposal. Sheffield City Council's Drainage Section should be consulted on detailed proposals that involve the provision of individual or joint facilities for foul sewage disposal (GE22).

## 2.3. Guidelines for farmers and landowners

These guidelines are intended to supplement policy GE4 and GE9 of the Sheffield UDP.

- (a) Stone gateposts should be retained.
- (b) To follow traditional patterns, new barns should be set below the skyline and within the curtilage of existing buildings. They should be of dark colour to blend with the landscape and screened with groups or clusters of trees and shrubs, native species, preferably from seed of local provenance, from local nurseries.
- (c) Stables and other buildings for horses should be of timber or natural materials. Their finished colour should be brown or grey, not green, to fit in with the landscape. Normally, they should be sited close to existing buildings, and should not become separate and isolated features.
- (d) Manège construction may require works to the gradient of the land. Visually intrusive major earthworks to correct a slope should be avoided. However, minor earthworks could be obscured by a surrounding dry stonewall. Edging of the manège itself, for safety, should be of timber post and rail.
- (e) Agricultural improvement work may involve the infilling of natural depressions in the landscape. Applications for such work should respect as far as possible the natural contours of the landscape, which give character and visual interest to the area. The improvement of unimproved hay meadows may be covered by the Environmental Improvement Assessment Regulations for the Use of Uncultivated Land or Semi Natural Areas for Intensive Agricultural Purposes (1st February 2002). Where development involves the improvement of unimproved hay meadows, the Department of the Environment Food and Rural Affairs must be consulted.
- (f) Wildlife access (e.g. for bats, swallows, house martins, barn owls) should be included in new and renovated outbuildings, buildings for the keeping of livestock and barns. This could include the use of specially designed bricks that allow wildlife access for hibernating bats and nesting boxes for several species of birds, to prevent



harm to hibernating wildlife in such buildings. A construction date must be agreed with the City Council in consultation with the City Ecologist.

## Appendix 1 The Consultation Process

Documentation of local consultations can be viewed at Bradfield Parish Council Offices.

- (1) May 2000 – meeting called by Bradfield Parish Council of representatives of local groups and communities, which set up the steering group.
- (2) Between June and December 2000:
  - i. Survey questionnaires on relevant subjects – one general to householders and one to visitors to the Percey Pud Race event in December 2000
  - ii. 3 exhibitions at local summer shows, in Bradfield and Stannington (2000) and Dungworth (2000 and 2001)
  - iii. 3 full day Village Character Workshops, in Dungworth, Bradfield and Loxley.
- (3) November 2000, provisional report on the consultation, drawing together local background issues, circulated to local MP, City Councillors for the local area, Parish Councillors, planning officials, interested local groups and individuals.
- (4) At all stages, discussions and personal conversations in various settings, pubs, school playgrounds etc.
- (5) Meetings and discussions with officials of Sheffield City Council Planning Department and Peak Park Planning.
- (6) Held in October 2002 – public consultation exhibition in Parish Council Offices, local libraries and Village Hall produced comments on the draft statement from individuals and organisations.
- (7) 19<sup>th</sup> March 2003 – progress report received by North Area Panel and consideration given to the Planning Guidelines.
- (8) 2<sup>nd</sup> May 2003 – The Draft Planning Guidelines were sent to the organisations listed below asking for views on its contents by 30<sup>th</sup> May 2003.
  - i. Action for Stannington
  - ii. Allotments Federation
  - iii. British Trust for ornithology
  - iv. British Horse Society

- v. British Wind Energy Association
- vi. Bradfield Parish Council
- vii. Bradfield Bridleways
- viii. British Deer Society
- ix. Council for the Protection of Rural England
- x. Confederation of British Industry
- xi. Conservation & Historical Society
- xii. Countryside Agency
- xiii. Conservation Advisory Group
- xiv. Country Landowners Association
- xv. Community Action in the Rural Environment
- xvi. English Heritage
- xvii. English Nature
- xviii. Forestry Commission
- xix. Farming and Rural Conservation Agency
- xx. Forum of People with Disabilities
- xxi. Federation of Yorkshire Sport
- xxii. Hillsborough Community Development Forum
- xxiii. Loxley and Wadsley Commoners
- xxiv. Loxley Valley Protection Society
- xxv. North Area Panel
- xxvi. North Sheffield Conservation Group
- xxvii. National Farmers Union NE Region
- xxviii. National Trust
- xxix. Netherthorpe /Hillsborough / Walkley Area Panel
- xxx. National Playing Fields Association
- xxxi. Peak and Northern Footpaths Society
- xxxii. Peak District National Park Authority
- xxxiii. Royal Society for the Protection of Birds
- xxxiv. Ramblers' Association
- xxxv. Sheffield Local Environment Group
- xxxvi. Sheffield Wildlife Trust
- xxxvii. Sheffield's Cycle Forum
- xxxviii. Sheffield Royal Society for the Blind
- xxxix. Sheffield City Council
  - xl. Sheffield Bird Study Group
  - xli. Sheffield Countryside Conservation Trust
  - xl.ii. Sheffield College
  - xl.iii. Sorby Natural History Society
  - xl.iv. The Woodlands Trust
  - xl.v. The Planning Bureau Ltd
  - xl.vi. The House Builders Federation
  - xl.vii. Wadsley and Loxley Commoners
  - xl.viii. Worrall Environment Group
  - xl.ix. West Sheffield Primary Care Trust
    - I. Yorkshire Electricity Group Plc
    - li. Yorkshire Wildlife Trust

- lii. Yorkshire Otters & Rivers Project
- liii. Yorkshire Water Services

## Appendix 2

## Consultees Comments and Responses by Organisation

Comments ID	Date Received	Acknowledged	Comment	Response
Company Name <b>British Trust for Ornithology</b> Contact Name <b>Chris Falshaw</b>				
4	24/05/2003	30/05/2003	Thank you for the opportunity to comment on the Loxley plans. However, it is not the policy of the BTO to issue comments through its regional representatives on matters of this kind.	No further action required.
Company Name <b>Council for the Protection of Rural England</b> Contact Name <b>John Spottiswood</b>				
1	23/05/2003	30/05/2003	In Section 2.1 b), we ask that the emphasis is on preserving trees of character rather than last ditch rescue protection measures if trees are under threat from development. Could local people recommend trees which should be protected in this way, followed by a comprehensive Survey?	<p>Tree Preservation Orders are placed on trees that are of value and are threatened by development. Normally this is adequate protection for trees of value. However, Local trees can be identified by local people and referred to Development Services, who will then protect trees that are not already protected with Tree Preservation Orders where necessary. The onus is on the community to identify trees which they feel should be protected and submit the list to Development Services for investigation and action. Once identified they are protected via the Planning Guidelines.</p> <p>No further action required.</p>
2	23/05/2003	30/05/2003	In section 2.1 j), we ask that the word 'may' is replaced by 'usually' in relation to floodlighting in the Green Belt.	Changed 'may be' to 'is usually'



Comments ID	Date Received	Acknowledged	Comment	Response
3	23/05/2003	30/05/2003	Section 2.2j) should additionally state that "traditional gritstone tiles/slates should be used where possible".	The following additional sentence was added to Section 2.2j). "Traditional gritstone tiles/slate should be used where possible".
Company Name <b>English Nature</b> Contact Name <b>Felicite S. Dodd</b>				
17	27/05/2003	30/05/2003	Would like to see the guidelines recognise the importance of and advocate the protection of all environmental features where they occur, in addition to trees and hedgerows	New section added (Section 2.1k)) which states. " Development must not harm natural features of value. The design, siting and landscaping of development must respect and promote nature conservation. Development proposals should include measures to reduce any potentially harmful effects of the proposal on natural features of value. (GE11)".
10	27/05/2003	30/05/2003	English Nature supports these guidelines for the Loxley Valley.	No further action required.
16	27/05/2003	30/05/2003	pleased to see wildlife access to barn and out building renovations in 2.2h	No further action required.
15	27/05/2003	30/05/2003	is pleased to see the promotion of native species in 2.1c	No further action required.
18	27/05/2003	30/05/2003	We would also encourage the use of barn and bat boxes in association with new buildings.	New section added (Section 2.2t)) which states "The use of Barn Owl and Bat Boxes is encouraged in new buildings, building conversions and renovation projects."
Company Name <b>Loxley and Wadsley Commoners</b> Contact Name <b>Derek C. Gladwell</b>				
20	27/05/2003	30/05/2003	I support these guidelines, particularly the sections on the materials to be used in new buildings. These should make a valuable contribution to the task of maintaining the attractive appearance of the Valley. I hope that the Council will adopt these proposals.	Support noted, no further action required.

Comments ID	Date Received	Acknowledged	Comment	Response
<p>Company Name <b>National Trust</b>                      Contact Name <b>John Robertshaw</b></p>				
54	02/06/2003	02/06/2003	We would, however, like to be able to comment on any proposed developments when the time came for them to be open to interested parties. We do feel that any development of this valley should be very restricted and have minimum effect on the whole current pleasant status of such an area of Sheffield.	Systems are in place to enable comment on new development proposals in the Loxley Valley. New development must comply with the Planning Guidelines, which together with the Loxley Valley Design Statement, makes it very difficult to obtain planning permission for inappropriate development in the Loxley Valley.
76	02/06/2003	02/06/2003	there is one minor point, however, which I would raise in respect of the draft guidelines. This is under point 2.1b). After the word "individual mature trees", the phrase "or mature groups of trees" could perhaps be added.	No objection to the addition of the extra wording. It would help to emphasise that the document is interested in protecting groups of valuable trees as well as individual valuable trees. Text Changed to add "or mature groups of trees" to point 2.1b) after "individual mature trees".
<p>Company Name <b>Peak District National Park Authority</b>                      Contact Name <b>Brian Taylor</b></p>				
13	29/05/2003	30/05/2003	I have been involved with the development of the work and find that the document accords with those discussions.	No further action required.
70	29/05/2003	30/05/2003	The Point I would like to make is that, while not SPG, other contents and descriptions on character contained in the full document do help the overall intention of the guidance as it explains the unique qualities of the Valley. As such I would suggest it is wrong to divorce one from the other. So long as the aspects that are SPG are Clearly acknowledged as such and vice versa for the information that cannot be afforded much weight.	Agreed. It is important that the Planning Guidelines are viewed alongside the Design Statement. By doing this, it becomes clear to all users that the Planning Guidelines are a reflection of the community's aspirations as explained in the Design Statement. However, it is our view that the Planning Guidelines should be a stand alone appendix to the Design Statement. In this way its legal standing is not diminished by the inclusion of what is not

Comments ID	Date Received	Acknowledged	Comment	Response
			<p>This is an approach we have adopted with similar work as we feel it more properly represents the work achieved by the group concerned, while still allowing us to be clear and realistic as to what is SPG.</p>	<p>Supplementary Planning Guidance (SPG). Its legal credentials are strengthened by the community's involvement as co authors. As a stand alone document, a planning inspector can give it the fullest possible weight.</p> <p>However, an explanation of the status of the documents and their links is included at the beginning of the document as it is the intention to distribute both documents together. If the SPG is obtained separately the user is cross-referred to the Design Statement.</p> <p>No further action required. Text changed, paragraph 1.3 now reads:</p> <p>"The Loxley Valley Design Statement produced by the Loxley Valley Design Group contains detailed material describing the character of the Loxley Valley on which these Guidelines are based. Applicants for planning permission are encouraged to read this and take this character into account in preparing their proposals. These Planning Guidelines are a stand-alone appendix to the Loxley Valley Design Statement. Both documents are designed to be read together as the Planning Guidelines reflect the Loxley community's aspirations in a format that is approved as Supplementary Planning Guidance under The Town and Country Planning Act 1990. Non-compliance with the guidance contained within this document can be used as a valid reason for refusing planning permission. This process should produce a high quality of design, ensuring the Loxley Valley remains an attractive and distinctive place for many generations to come".</p>

Comments ID	Date Received	Acknowledged	Comment	Response
<p>Company Name <b>Ramblers' Association</b>                      Contact Name <b>John Harker</b></p>				
77	03/06/2003	04/06/2003	Paragraph 2.1(b). "Individual mature tree that contribute to the character of the area.....". We submit that this guideline could be strengthened by adding the words 'and groups of trees some of which may not be mature' after the words 'mature trees'.	The same comment was made by the National Trust. The additional wording "or mature groups of trees" have been added to Section 2.1b) after the words " individual mature
78	03/06/2003	04/06/2003	Paragraph 2.1(j). "Flood lighting may be inappropriate in Green Belt.". We submit that there are no likely circumstances where floodlighting would be appropriate in the Green Belt. The onus is on the applicant to demonstrate why floodlighting is considered essential. If it is, then it must be designed to minimise the spread of light pollution.	Agreed. Section 2.1j) has been changed from "floodlighting may be inappropriate" to read floodlight is usually inappropriate".
79	03/06/2003	04/06/2003	Paragraph 2.3 We submit should include an extra clause. 2.3(e) "The subdivision of existing fields into paddocks by temporary fencing is unsightly and should be avoided wherever possible. If it is necessary, the fencing should be of the post and rail variety and of good quality materials and construction".	If the applicant is applying for permission to change the use of part of a field, the Planning authority would have control as the proposal would require planning permission. However, if the developer is subdividing the field into smaller fields whilst not changing the use and the fence is less than 2 metres in height, then the operation is regarded as permitted development over which there is no planning control. The way to encourage good practice is to advocate subdivision of fields only when necessary and suggest the use of good quality materials and the desired means of construction. The Loxley Valley Design Statement provides this advice.  No further action required.

Comments ID	Date Received	Acknowledged	Comment	Response
49	03/06/2003	04/06/2003	Paragraph 2.1(a). 'Development should not damage important views in the valley'. We submit that this guideline could be strengthened by adding the words ' and into' after the word 'in'. An inappropriate development on the periphery of the valley, but outside the guidelines boundary could have a negative impact on the valleys visual amenity.	Agreed.  Text changed in paragraph 2.1a) adding the words "and into" after the word "in".
80	03/06/2003	04/06/2003	Paragraph 2.3. We submit should include the following extra clause 2.3(f) "Agricultural improvement work may involve the infilling of natural depressions in the landscape. Applications for such work should respect as far as possible the natural contours of the landscape which give character and visual interest to the area".	No objections in principle to the suggested change  Text changed so that Section 2.3e) be inserted after section 2.3d). Section 2.3e) states "2.3(e) Agricultural improvement work may involve the infilling of natural depressions in the landscape. Applications for such work should respect as far as possible the natural contours of the landscape which give character and visual interest to the area".
<hr/> <p>Company Name <b>Sheffield Wildlife Trust</b> Contact Name <b>Cory Jones</b></p>				
7	15/05/2003	30/05/2003	Within section 2.2, Guidelines for buildings, we would like to suggest two further paragraphs to cover the inclusion of wildlife provision in new build developments, and the promotion of Sustainable Urban Drainage Systems (SUDS). There has been much recent progress in building techniques to make provision for wildlife access, these include the use of specially designed bricks which allow access to roofs for hibernating bats, and artificial nesting boxes for various species of birds. Whilst there is also an ideal opportunity to promote SUDS during construction of new building developments.	paragraph 2.2h) encourages access for wildlife but has been strengthened by the addition of the following wording " This could include the use of specially designed bricks which allow wildlife access for hibernating bats and nesting boxes for several species of birds".  An additional paragraph 2.2u) be added to encourage Sustainable Drainage Systems (SUDS).  "2.2u) the use of sustainable drainage systems is encouraged in the construction of new buildings and the renovation and conversion of



Comments ID	Date Received	Acknowledged	Comment	Response
			These may include simple features such as a water butt to collect rainwater from roofs, and porous driveways to allow the natural soak-away of rainwater. However, more innovative projects could also be encouraged, such as the collection and recycling of 'grey' water for domestic use, where the infrastructure required is easier and cheaper	buildings wherever possible. This can include measures such as use of water butts to collect rain water from roofs, porous drives to allow the natural soak away of rainwater, to the more innovative collection and recycling of water for domestic use where economically feasible".
6	15/05/2003	30/05/2003	Section 2.2, Guidelines for buildings, paragraph 'h', it is felt that the renovation of barns where there is already use by wildlife, should be encouraged to be undertaken during times of the year when wildlife is not in occupation. For example if the barn is used as a nesting site by swallows (which have a tendency to nest in the rafters of buildings) then the building work should be conducted between autumn and early spring. Equally if hibernating bats use the building, then renovation work should be conducted between late spring and early autumn.	<p>No objections in principle to this suggestion. Agreed that we should encourage and not insist or require developers to carry out renovation work at the appropriate times of year. The developer should also be encouraged to seek the advice of an ecologist if they suspect that there is a habitat on site.</p> <p>Text changed so that Section 2.2 h), guidelines for buildings reads</p> <p>"2.2h) Wildlife access, (e.g. for bats, swallows, house martins and barn owls), should be included where barns and outbuildings are renovated for domestic use. This could include the use of specially designed bricks which allow wildlife access for hibernating bats and nesting boxes for several species of birds, to prevent harm to hibernating wildlife in such buildings. A construction start date must be agreed with the City Council in consultation with the City Ecologist."</p>
5	15/05/2003	30/05/2003	Section 2.1, Guidelines for Landscape, paragraph 'd', we would recommend the inclusion of buckthorn as an alternative native species suitable for hedging	<p>No objections in principle to the inclusion of Buckthorn as a native species.</p> <p>Text changed to add Buckthorn to the list of suggested alternative species in paragraph 2.1 d)</p>

Comments ID	Date Received	Acknowledged	Comment	Response
8	15/05/2003	30/05/2003	Section 2.3, Guidelines for Farmers and Landowners, paragraph 'c', we would suggest that stables and other buildings designed for the housing of domestic hoof-stock should provide 24-hour access for nesting birds such as swallows, which are commonly found in association with such building in active use.	<p>No objection in principle to the inclusion of wild life access to outbuildings or buildings for housing livestock.</p> <p>Text changed to add</p> <p>"2.3f) wildlife access (e.g. for bats, swallows, house martins, barn owls) should be included in new and renovated outbuildings, barns, buildings for the keeping of livestock and barns. This could include the use of specially designed bricks which allow wildlife access for hibernating bats and nesting boxes for several species of birds, to prevent harm to hibernating wildlife in such buildings. A construction date must be agreed with the City Council in consultation with the City Ecologist." after 2.3e)</p>
<hr/> <p>Company Name <b>Sorby Natural History Society</b>  Contact Name <b>David Barker</b></p>				
40	11/06/2003	11/06/2003	Sorby Natural History Society were asked to respond to the Loxley Valley Draft Planning Guidelines. We fully intended to do so before the deadline. However, current development activities in the valley e.g. Wisewood Forge, Little Matlock millpond and Old Wheel Farm have consumed so much time in making representations to the LPA that we have not been able to respond. We would also add that given the lack of enforcement action and the poor record of particular planners in the valley based on current stronger Unitary Development Plan policies, government guidelines and the wildlife and countryside Act. We feel that that the draft planning guidelines are little more than a paper exercise and will provide virtually no	No further action required.

Comments ID	Date Received	Acknowledged	Comment	Response
			strengthening of existing local and national policies and guidelines.	
			Company Name <b>The House Builders Federation</b> Contact Name <b>Christopher Pittock</b>	
33	28/05/2003	04/06/2003	Thank you, for consulting the House Builders Federation (HBF) on the Draft Planning Guidelines for Loxley, the HBF have considered this document and have no further observations to make at this stage.	No further action required.
			Company Name <b>The Woodland Trust</b> Contact Name <b>Jo Burris</b>	
53	30/05/2003	30/05/2003	Section 2.1 Guidelines for the Landscape We welcome the guidelines set out in this section, and in particular points b. and c. We would also like to see due attention given to the Sheffield Unitary Development Plan woodland policy:  'POLICY GE15: Trees and woodland will be encouraged and protected by: (a) planting, managing and establishing trees and woodland, particularly in the South Yorkshire Forest; and (b) requiring developers to retain mature trees, copses and hedgerows, wherever possible and replace any trees which are lost; and © not permitting development which would damage existing mature and ancient woodlands.'	No objection in principle.  Cross references to UDP policy GE15 added in brackets to paragraphs 2.1b), 2.1c) and 2.1d). A cross reference to UDP policy GE15 added to paragraph 2.1.

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71	30/05/2003	30/05/2003	<p>Ancient trees We would like to see all ancient trees protected from development and appropriately managed. Old and significant individual trees are an important part our cultural and landscape heritage. They resonate with the history of the landscape and form markers in the lives of individual people and communities. Trees also make a significant contribution to the urban environment both in visual terms and in helping to abate air pollution and create oxygen. There is a need to ensure that this ancient tree heritage continues in a sustainable way so that future generations will be able to enjoy the benefits of ancient trees after the current specimens are gone. It has been estimated that Britain may be home to around 80% of northern Europe's ancient trees and therefore we have a great responsibility in looking after them.</p>	<p>Ancient trees and woodland are protected by UDP Policy GE15.</p> <p>No further action required.</p>
72	30/05/2003	30/05/2003	<p>Ancient and mature trees harbour a unique array of wildlife and the Trust and the Ancient Tree Forum (ATF) wish to see this priceless legacy conserved for the benefit of all in our society. It is important that there is no further avoidable loss of ancient trees through development pressure, mismanagement or poor practice. The ATF would like to see all such trees recognised as historical, cultural and wildlife monuments scheduled under TPOs and highlighted in plans so they are properly valued in planning decision making.</p>	<p>paragraph 2.1b) advocates the protection of mature trees where they have been identified. In planning applications where trees are likely to be affected by development, the developer is required to submit a full tree survey. Resources currently do not permit Planning to carry out a full survey of the area so that all of the trees that are of value can be identified in the Planning Guidelines.</p> <p>No further action required.</p>

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73	30/05/2003	30/05/2003	There is also a need for policies ensuring good management of ancient trees, the development of a succession of future ancient trees through new street tree planting and new wood pasture creation, and to raise awareness and understanding of the value and importance of ancient trees.	Management of ancient trees is provided for by policy GE15.  No further action required.
74	30/05/2003	30/05/2003	The Woodland Trust believes it is vital that woodland creation (using native species or preferably natural regeneration) should focus on expanding and buffering existing ancient woodlands thereby increasing their core area and placing them on a more sustainable footing - making them more robust against the pressure of environmental change (such as pollution and climate change).	Policy GE15 makes provision for the planting management of trees and woodland.  No further action required.
75	30/05/2003	30/05/2003	it is also important that we increase the cumulative core area of semi natural habitats as a whole in the landscape, and to this end we would like to see creation of new natural habitats around existing semi mature habitats including ancient woodland, together with the reduction in intensity of agriculture such that species are better able to live in and disperse across the countryside.	Policy GE11 makes provision for the enhancement and protection of the natural environment.  No further action required.
<hr/> <p>Company Name <b>Wadsley and Loxley Commoners</b> Contact Name <b>Evelyn Cauwood</b></p>				
19	27/05/2003	30/05/2003	We are in full favour of the proposed guidelines.	Support noted, no further action required
<hr/> <p>Company Name <b>Yorkshire Water Services</b> Contact Name <b>Emily Watts</b></p>				
60	29/05/2003	30/05/2003	Yorkshire Water Services do not have any additions or amendments to recommend with regard to infrastructure provision	No action required.

Comments ID	Date Received	Acknowledged	Comment	Response
			Company Name <b>Yorkshire Wildlife TRUST</b> Contact Name <b>Robert Croxton</b>	
69	28/05/2003	30/05/2003	The only inclusion we would wish to see, would be to safeguard unimproved hay meadows/grassland. While appreciating that there is little planners can do about changes in agricultural practices, this type of habitat could be threatened by certain changes, such as converting a traditional farm into commercial riding stables, off road vehicle centres, etc.	<p>We have sought to protect this type of habitat before and have been successful after a lot of negotiation at Oaks Park. In that instance the grasslands where in a conservation area and so it was relatively easy to secure protection of the grasslands and provision of a management plan. However, this would be difficult to do without a conservation area designation. Including a measure within the document which protects the grasslands and asks for the provision of a management plan would make it far easier to protect habitats from development.</p> <p>Text changed to add 2 extra points under 2.1.</p> <p>1) protecting unimproved grassland and hay meadow habitats. 2) requiring an ecological survey of development sites to be submitted as part of any planning application and details of any</p>
47	28/05/2003	30/05/2003	The Trust would be in broad agreement with the aims of the guidelines and is especially pleased to see measures to protect wildlife, e.g. section 2.2(h) about wildlife access is most appreciated.	No further action required