

APPENDICES

APPENDIX I - ACCEPTABLE LAND USES

Key Policies in the Plan list those land uses which may and may not be developed in each type of Policy Area on the Proposals Map. This Appendix explains how these Policies work and summarises them in a table. Appendix 2 goes on to describe the land uses which are listed in the Policies. The land-use Policies for each group of Policy Areas are:

- Industry and Business Areas: IB5, IB6, IB7
- Housing Areas: H10, H11
- Institution Areas: CF6, CF7, LR3
- Shopping Areas: S2, S3, S7, S8, S9
- Mixed Use Areas: MU2 to MU10

The land uses are listed under three main headings:

Preferred - uses which determine the distinctive character and role of the Area and the scope of the policy criteria for permitting development there (see Policies IB9, H14, CF8, S10 and MU11).

Acceptable - uses which are ancillary to the preferred uses or compatible with the character and role of the Area. Provision for these uses allows mixing to occur (as encouraged in national planning guidance).

Unacceptable - uses which are not needed as ancillary to the preferred use and are incompatible with the character and role of the Area.

Some land uses do not come under any of these headings. They need to be weighed **on their merits** in the light of the relevant policy conditions for the area and any other material considerations.

The Policies on acceptable and other uses provide the basic framework for the Plan. But, as broad statements of principle, they do not remove the need to consider each proposal on its merits. So the Policies do not mean that a use described as being acceptable must always be approved or that one described as unacceptable must always be refused. The Reasons sections for each of the Policies indicate why acceptable uses are appropriate to each Area and refer to the interests which unacceptable uses would harm.

The preferred uses determine the character and role of each Policy Area and, in turn, the Policy Area boundaries are defined to help ensure that enough land can be provided in the City for each of the preferred uses. Both of these considerations come into play in deciding how much of each Area should be taken up by the preferred use (or uses).

Policies IB9, CF8 and S10 indicate that the preferred uses should be 'dominant' and the conditions for non-housing uses in Policy H14 have a similar effect. (In Mixed Use Areas, Policies MU1 and MU11 indicate that no one use should become dominant). In keeping with the principles underlying the Policy Areas, dominance is defined as:

A level of development sufficient to help secure an adequate supply of the preferred land use (or uses) for City-wide needs in appropriate locations and to establish or maintain the distinctive character and role of the Area. This will usually mean that non-preferred uses do not occupy more than half of the Area.

The assessment of the balance of land uses will take account of the area at ground level of both existing and committed development.

The areas for assessment will be up to 10 hectares (allowing non-preferred uses to occupy sites up to 5 hectares). This guideline strikes a balance between allowing flexibility for non-preferred uses whilst avoiding concentrations which would be out of keeping with the character and role of the area.

In many cases the whole Policy Area is under 10 hectares. But in other instances it is necessary to define sub-areas (notably in Industry and Business Areas; in the Housing Areas, which are also large, 'dominance' is not an explicit condition). Sub-areas will be defined using major physical barriers where appropriate (including rivers, the Canal, railways and Strategic Roads where adequate crossing points are not available). Where this is not possible, sub-areas of up to 10 hectares will be defined using other readily recognised features, and, in any cases where the definition of such features is not obvious, in negotiation with the prospective developer.

In providing for the preferred uses the following principles will apply:

- the guidelines for assessing dominance will be used alongside any other material planning considerations in each area;
- where competing proposals for preferred and acceptable uses each satisfy the Policy criteria the preferred status of the one is not a basis for refusing the other;
- whilst the City Council may be promoting the preferred use or uses in an area, if there is no prospect of such development coming forward then an otherwise acceptable use could not be refused just because it is not preferred.

More specific provision for particular land uses is made where:

- the Policy indicates that a particular use is required;
- the Reasons for the Policy elaborate on how the preference should be put into action;
- the site is covered by a further Policy (Policies IB8 and H13) which indicates that it should be used solely, or almost solely, for preferred uses.

The broad framework created by the Policies on acceptable uses is summarised in the following table. This is not intended as a statement of policy and it does not tell you about the conditions which should be met. But it does provide a simple way into an important part of the Plan.

ACCEPTABLE LAND USES : SUMMARY TABLE

	Policy number Page number	IB5 128	IB5 128	IB6 130	IB7 132	H10 154	H11 157	CF6 176	CF7 177	S2 185	S2 185	S3 187	S7 194	S8 196	S9 197	LR3 223
Use Class ref.	Area Use Class	General Industry		Fringe Industry & Business	Business	Housing		Institution		Central Shopping Area			District & Local Shopping Centres	Meadow -hall	Retail Parks	Business: Institution: Leisure
		Type A	Type B			General	Nether Edge Broomhall	Health	Education	Retail core : ground floor		Rest				
										Fargate	Rest	Rest				
A1	Shops	○ ⁽¹⁾	○ ⁽¹⁾	○ ⁽¹⁾	○ ⁽¹⁾	○ ⁽¹⁾	○ ⁽¹⁾	○ ⁽¹⁾	○ ⁽¹⁾	●	●	●	●	○	● ⁽²⁾	○ ⁽¹⁾
A2	Offices used by the public	○	○	○	○	○	○	○	○	×	○	●	○	○	○	×
A3	Food & drink outlets	○	○	○	○	○	○	○	○	×	○	●	○	○	○	○
B1	Business	○	○	●	●	○	×	○	○	×	×	○	○	○	×	○
B2	General industry	●	●	●	×	×	×	×	×	×	×	×	×	×	×	×
B8	Warehouses & open storage	● ⁽³⁾	● ⁽⁴⁾	● ⁽⁴⁾	○ ^(4,5)	×	×	×	×	×	×	×	×	×	×	×
C1	Hotels	○	○	○	○	○	×	○	○	×	×	○	○	○	×	○
C2	Residential Institutions	×	×	○	×	○	○	●	○	×	×	○	○	×	×	○
C3	Housing	×	×	○	○ ⁽⁶⁾	●	●	○	○ ⁽⁷⁾	×	×	●	○	×	×	×
D1	Community facilities & institutions	○	○	○	○	○	○	○	●	×	×	○	○	○	●	○
D2	Leisure & recreation facilities	○	○	○	○	○	×	○	○	×	×	○	○	○	○	○
	Amusement centres	●	●	●	●	×	×	●	●	×	○	○	●	●	●	●
	Car parks (for public use)	●	●	○	○	●	●	●	●	×	×	○	○	●	●	●
	Car showrooms	●	●	●	●	×	×	●	●	×	×	×	○	×	●	●
	Garage & transport depots	●	●	●	●	×	×	×	×	×	×	×	×	×	×	×
	Hostels	○	○	○	○	○	○	○	○	×	×	○	○	●	●	○
	Launderettes	●	●	●	●	●	●	●	●	×	×	●	○	●	●	●
	Lorry parks	○	○	×	×	●	●	●	●	×	×	●	●	●	●	●
	Open space	○	○	○	○	○	○	●	●	×	×	●	●	●	●	○
	Petrol filling stations	●	●	○ ⁽⁸⁾	○ ⁽⁸⁾	×	×	×	●	×	×	×	○ ⁽⁸⁾	●	●	●
	Scrapyards	○	×	×	×	×	×	×	×	×	×	×	×	×	×	×
	Taxi & vehicle hire businesses	●	●	●	●	×	×	●	●	×	×	●	○	●	●	●

This table provides a simple way into the different chapters of the Plan and it is not intended as a statement of policy in itself. It does not tell you about most of the conditions which should be met.

NOTES

For Mixed Use Areas see continuation table

(1) Small shops only unless at the edge of Central Shopping Area or District or Local Shopping Centre

(2) Retail warehouses only- other shops unacceptable

(3) Open storage acceptable

(4) Open storage unacceptable

(5) Unacceptable in Manor Opportunity Area

(6) Acceptable only at upper levels in the City Centre

(7) Preferred at Psalter Lane

(8) On Strategic Roads

KEY

■ Required use

● Preferred use

○ Acceptable use

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● Use decided on its merits

ACCEPTABLE LAND USES : SUMMARY TABLE (continued)

Use Class ref.	Policy number	MU2	MU3	MU4	MU5	MU6	MU7	MU8	MU9	MU10
	Page number	205	206	207	209	210	212	213	214	216
	Area	City Road	Broad Street	Hills-borough	Bramall Lane	Hanover	Attercliffe	Archer Road	Kelham	Victoria Quays
	Use Class									
A1	Shops	○ ⁽¹⁾	○ ⁽¹⁾	○ ⁽²⁾	○ ⁽³⁾	○ ⁽¹⁾	○ ⁽⁴⁾	○ ⁽¹⁾	○ ^(1,5)	○ ⁽¹⁾
A2	Offices used by the public	○	○	○	×	○	○	●	×	●
A3	Food & drink outlets	○	○	○	○	○	○	●	○ ⁽⁵⁾	○
B1	Business	○	● ⁽⁷⁾	●	○	○	●	○	●	○
B2	General industry	×	×	×	×	×	×	○	○ ^(5,6)	×
B8	Warehouses & open storage	×	×	×	×	×	×	×	×	×
C1	Hotels	×	○	○	○	○	●	○	○ ⁽⁵⁾	○
C2	Residential Institutions	×	×	○ ⁽⁸⁾	○	○	●	●	×	○
C3	Housing	×	×	● ⁽⁸⁾	●	○	●	●	●	○
D1	Community facilities & institutions	○	○	○	○	○	○	○	●	○
D2	Leisure & recreation facilities	○	○	○	○	○	●	○	●	○
	Amusement centres	●	●	●	●	●	●	●	●	●
	Car parks (for public use)	●	●	●	●	●	○	● ⁽⁹⁾	●	○
	Car showrooms	○	●	●	×	×	×	○ ⁽¹⁰⁾	×	●
	Garage & transport depots	×	×	×	×	×	×	×	×	×
	Hostels	×	○	○	○	○	●	○	○ ⁽⁵⁾	×
	Launderettes	●	●	●	●	●	×	●	●	●
	Lorry parks	●	●	●	●	●	●	●	●	●
	Open space	●	●	■ ⁽⁷⁾	■ ⁽⁷⁾	●	●	■ ⁽¹¹⁾	● ⁽¹¹⁾	○
	Petrol filling stations	○	●	●	×	×	●	○ ⁽¹⁰⁾	×	○ ⁽¹²⁾
	Scrapyards	×	×	×	×	×	×	×	×	×
	Taxi & vehicle hire businesses	○	●	●	●	●	×	●	×	●

NOTES (Mixed Use Areas)

- (1) Small shops only
 (2) Small shops only unless at Leppings Lane
 (3) Small shops only unless at the edge of Shoreham Street Local Shopping Centre
 (4) Small shops only unless at the edge of Attercliffe Road Shopping Centre
 (5) If relevant to a pre-1990 use
 (6) If involving use at an existing building
 (7) As part of mixed development
 (8) Except for Penistone Road frontage
 (9) Park-and-ride with railway station
 (10) On Abbeydale Road frontage
 (11) By the river
 (12) With access to the River

KEY

- Required use
 ● Preferred use
 ○ Acceptable use
 × Unacceptable use
 ● Use decided on its merits

This table provides a simple way into the different chapters of the Plan and it is not intended as a statement of policy in itself. It does not tell you about most of the conditions which should be met.

APPENDIX 2 - LAND USE CLASSES

A standard list of land uses known as the 'Use Classes Order' has been defined by the Government. The City Council is legally bound to use this as a basis for controlling development in Sheffield.

Throughout the Plan, the land uses described are based on the Use Classes Order. The following list shows the standard types of land use and development that are mentioned in the Plan, and outlines what each one includes.

Planning permission is needed for all types of development in the Use Classes Order, unless they are very small extensions and alterations. It is also usually required to change land and buildings from one class to another. But, planning permission is not needed to change from one use to another in the same class. Deciding planning applications will be the main way in which the City Council implements the Plan.

There are five groups of land uses in the standard list:

- (a) Class A - shopping uses;
- (b) Class B - industry and business uses;
- (c) Class C - residential uses;
- (d) Class D - community and leisure uses;
- (e) Unclassified - other uses in a class of their own.

Unclassified uses are not included in any of the other groups and are uses like, for example, amusement centres and petrol stations. Planning permission is always required for these developments.

SHOPPING USES (A)

SHOPS (A1)

The shopping uses usually found on a high street. Also, it includes superstores and retail warehouses but not launderettes (this is an unclassified use).

OFFICES USED BY THE PUBLIC (A2)

Called 'Financial and professional services' in the Use Classes Order. It includes estate agents, betting shops, building societies and banks. These uses must serve the visiting public. It doesn't include health and medical services (which are in Class D1).

FOOD AND DRINK OUTLETS (A3)

Includes restaurants, pubs and hot food take-aways.

INDUSTRY AND BUSINESS USES (B)

BUSINESS (B1)

Includes any business or industrial use which can be carried out satisfactorily in a residential area without damaging local living conditions. In practice, this means offices, research and development, and some light industry.

GENERAL INDUSTRY (B2)

Any industrial use which does not belong to the business class.

WAREHOUSES AND OPEN STORAGE (B8)

Called 'Storage and distribution' in the Use Classes Order. It includes warehouses, distribution centres, wholesale cash and carry and storage centres. It includes much, but not all, open storage. References to 'Open storage (B8)' in the Policy do not include open storage which is ancillary to other acceptable uses. It excludes scrapyards (an unclassified use) for example.

RESIDENTIAL USES (C)**HOTELS (C1)**

Hotels and boarding houses with no significant caring role.

RESIDENTIAL INSTITUTIONS (C2)

Hospitals, nursing homes and residential schools, colleges, and training centres.

HOUSING (C3)

Called 'Dwellinghouses' in the Use Classes Order. The definition in the Use Classes Order means that it includes flats and covers groups of up to six people living as single households, even if care is provided.

Student accommodation may be included in either Use Class C2 or C3.

COMMUNITY AND LEISURE USES (D)**COMMUNITY FACILITIES AND INSTITUTIONS (D1)**

Called 'Non-residential institutions' in the Use Classes Order. It includes non-residential schools, colleges, universities, training centres, medical and health service buildings, creches, nurseries, lecture theatres, art galleries, museums, public libraries and places of worship.

LEISURE AND RECREATION FACILITIES (D2)

Called 'Assembly and leisure' in the Use Classes Order. It includes cinemas, bingo halls, concert halls, casinos and dance halls, swimming pools, gyms, skating rinks and all other indoor or outdoor sports areas (except those involving firearms and motor vehicles, which are unclassified uses).

UNCLASSIFIED USES

A number of other uses are referred to in the Plan. These are:

- (1) **AMUSEMENT CENTRES;**
- (2) **CAR PARKS** (for public use);
- (3) **CAR SHOWROOMS;**

- (4) GARAGE AND TRANSPORT DEPOTS;**
- (5) HOSTELS** (including student residential accommodation where appropriate).
- (6) LAUNDERETTES;**
- (7) LORRY PARKS;**
- (8) OPEN SPACE;**
- (9) PETROL FILLING STATIONS** (including drive-in car service centres);
- (10) SCRAPYARDS** (including yards for mineral reclamation, storage or distribution);
- (11) TAXI AND VEHICLE HIRE BUSINESSES**

For further information, see The Town and Country Planning (Use Classes) Order 1987, Statutory Instrument No. 764.

APPENDIX 3 - OTHER STRATEGIES AND PROGRAMMES FOR SHEFFIELD

A series of strategies and action programmes is being prepared for Sheffield. Each one deals with different aspects of the regeneration of the City.

The **UNITARY DEVELOPMENT PLAN (UDP)** is about the environment, the use of land, the design of buildings, and transport. It says where the developments proposed in the other strategies and programmes can take place. It forms the legal framework for all future planning decisions. The UDP is prepared by the City Council's Department of Land and Planning.

SHEFFIELD - GROWING TOGETHER is an integrated economic and social regeneration strategy for Sheffield. It has been produced by Sheffield City Liaison Group, a partnership between the City Council, Sheffield Training and Enterprise Council, Sheffield Health Authority, the Chamber of Commerce and Industry, and Sheffield's two universities. The aim of Growing Together is to increase well-being through wealth creation, jobs and the lessening of geographical and social divisions in the City. It sets out 90 actions to achieve this aim.

The **SHEFFIELD ECONOMIC DEVELOPMENT PLAN** defines the City Council's role in economic development. It sets out six action programmes which, together, will rebuild and develop Sheffield's ability to compete in a global economy and overcome the disadvantages which affect large numbers of people in the City.

HEALTHY SHEFFIELD 2000 aims to encourage changes which will reduce health inequalities in Sheffield and further improve the health of everyone up to and beyond the year 2000. It involves partnership between the City Council's Environmental and Regulatory Services and other departments and agencies, including the Sheffield Health Authority, Family Health Services Authority and Community Health Council.

SHEFFIELD DRAFT CHARTER FOR THE ENVIRONMENT is a 'green print' for future action to create and maintain a healthy environment. It involves everyone, including the City Council, and encourages people to get involved in future policies and action plans for the environment.

LOCAL AGENDA 21: THE LIVING CITY INITIATIVE is being developed as Sheffield's response to Agenda 21, one of the main documents to come from the Earth Summit in Rio in 1992. Agenda 21 calls on local authorities round the world to start Local Agenda 21 processes, local partnerships for sustainable development in their areas.

The **WASTE MANAGEMENT PLAN FOR SHEFFIELD** is a statutory document looking at the disposal of household, commercial and industrial waste. It was produced by the City Council's former Cleansing Services Department and Department of Land and Planning.

SHEFFIELD TOURISM INITIATIVE provides a framework for the promotion and development of tourism in Sheffield. Initially, it is being jointly sponsored by Sheffield Partnership Ltd. (bringing together Sheffield City Council, the Sheffield Chamber of Commerce and the English Tourist Board).

SHEFFIELD PARKS REGENERATION STRATEGY is a strategy for the future management of inner-city parks and open spaces in Sheffield. Its recommendations are to remedy present deficiencies and put Sheffield at the forefront of new thinking about the parks heritage of Britain. Its production was sponsored by the City Council and Sheffield Wildlife Trust.

The **SHEFFIELD NATURE CONSERVATION STRATEGY** aims to protect and enhance the City's natural heritage and promote the public's enjoyment of it. It was prepared by the City Council's former Department of Land and Planning and Museums Department.

The **SOUTH YORKSHIRE FOREST PLAN** will influence land management and land use across a wide area in the north and east of the District (see Map 5). It is a non-statutory plan and is being produced by the Countryside Commission in partnership with Sheffield, Rotherham and Barnsley Councils.

SHEFFIELD'S PLAN FOR SCHOOLS is produced by the City Council's Directorate of Education and aims to match the provision of schools in the City with changing needs. It will be revised frequently.

SHEFFIELD COMMUNITY CARE PLAN covers the full range of care services for adults who need them and related provision of housing, education and employment. It is a statutory document and it is prepared jointly by the City Council's Directorates of Social Services and of Housing and Direct Services, the Health Authority, and the Family Health Services Authority.

SHEFFIELD'S CHILDREN'S SERVICE PLAN covers statutory services for children in need. It is prepared jointly by the City Council, Sheffield Health Authority and Sheffield's Family Health Services Authority.

The **HOUSING STRATEGY** deals with the main housing problems of Sheffield, particularly investment in repair and modernising of Council houses and renewal of older housing areas in the private sector. It is prepared each year by the City Council's Directorate of Housing and Direct Services.

The **SOUTH YORKSHIRE JOINT TRANSPORT BID** is an annual submission to the Department of the Environment, Transport and the Regions for capital funding, prepared by the four South Yorkshire Metropolitan Districts and the South Yorkshire Passenger Transport Authority, acting jointly through a Transport Investment Working Group. It is developing a balanced and co-ordinated programme of transport investment based on a common set of objectives and strategies.

The **TRANSPORT POLICIES AND PROGRAMME** is also prepared annually as a bid to the Department of the Environment, Transport and the Regions for capital funding for highway works over the following three years. It includes the Road Safety Plan. It is produced by the City Council's Directorate of Development, Environment and Leisure.

IMPROVING HEALTH IN SHEFFIELD AND ROTHERHAM: THE TRANSPORT CHALLENGE looks at ways of reducing the harmful impacts of transport on health. The Transport and Health Group which prepared it includes, in Sheffield, Healthy Sheffield, the City Council, the Passenger Transport Executive, Sheffield Health, Sheffield Chamber of Commerce and Industry and groups from the voluntary sector.

The **UDP** deals with the developments and proposals contained in all these strategies and programmes. It:

- set out the framework for achieving them on the ground
- deals with aspects of the environment and design which are not covered in other documents
- provides the long-term context for some of the shorter-term programmes.

It has, therefore, been drafted in consultation with those responsible for preparing the other strategies and programmes for the City.

APPENDIX 4 - LIST OF POLICIES AND PROPOSALS

Some of the Policy numbers originally used in the Deposit Version have been changed as a result of modifications to the Plan. Where this has happened the old number is given in italics in brackets.

STRATEGIC POLICIES

SP1	A City for People
SP2	Sheffield as a Regional Centre
SP3	A City Centre for People

BUILT ENVIRONMENT

BE1	Townscape Design
BE2	Views and Vistas in the Built-up Area
BE3	Views and Vistas in the City Centre
BE4	Environmental Improvements
BE5	Building Design and Siting
BE6	Landscape Design
BE7	Design of Buildings Used by the Public
BE8	Access to Workplaces
BE9	Design for Vehicles
BE10	Design of Streets, Pedestrian Routes, Cycleways and Public Spaces
BE11	Public Spaces
BE12 (<i>BE13</i>)	Public Art
BE13 (<i>BE14</i>)	Advertisements
BE14 (<i>BE14A</i>)	Telecommunications
BE15	Areas and Buildings of Special Architectural or Historic Interest
BE16	Development in Conservation Areas
BE17	Design and Materials in Areas of Special Architectural or Historic Interest
BE18	Development in Areas of Special Character
BE19	Development affecting Listed Buildings
BE20	Other Historic Buildings
BE21	Historic Parks and Gardens
BE22	Archaeological Sites and Monuments

GREEN ENVIRONMENT

GE1	Development in the Green Belt
GE2	Protection and Improvement of the Green Belt Landscape
GE3	New Building in the Green Belt
GE4	Development and the Green Belt Environment
GE5 (<i>GE7</i>)	Housing Development in the Green Belt

GE6 (GE8)	House Extensions in the Green Belt
GE7 (GE6)	The Rural Economy and Agriculture
GE8 (GE5)	Areas of High Landscape Value and the Peak National Park
GE9	Re-use and Adaptation of Rural Buildings
GE10	Green Network
GE11	Nature Conservation and Development
GE12	Sites of Special Scientific Interest and Local Nature Reserves
GE13	Areas of Natural History Interest and Local Nature Sites
GE14	South Yorkshire Forest
GE15	Trees and Woodland
GE16	Lakes, Ponds and Dams
GE17	Rivers and Streams
GE18	Sheffield and Tinsley Canal
GE19	Water Resources
GE20	Flood Defence
GE21	Protection of Washlands
GE22	Pollution
GE23	Air Pollution
GE24	Noise Pollution
GE25	Contaminated Land
GE26	Water Quality of Waterways
GE27	Alternative Energy Sources
GE28 (GE27A)	Wind Energy
GE29 (GE28)	Energy Conservation

INDUSTRY AND BUSINESS

IB1	Employment and Economic Development
IB2	Locations for Industrial Development
IB3	Locations for Business Development
IB4	Land for Industry and Business
IB5 (IB6)	Development in General Industry Areas
IB6 (IB7)	Development in Fringe Industry and Business Areas
IB7 (IB8)	Development in Business Areas
IB8 (IB9)	Industrial and Business Sites
IB9 (IB10)	Conditions on Development in Industry and Business Areas
IB10 (IB11)	Visitor Accommodation in Industry and Business Areas
IB11 (IB12)	Housing and Residential Institutions in Industry and Business Areas
IB12 (IB13)	Training Centres and Community Facilities in Industry and Business Areas
IB13 (IB14)	Open Space and Leisure Uses in Industry and Business Areas
IB14 (IB15)	Siting Industries and Sensitive Uses Near to Each Other
IB15 (IB16)	Lorry Parks in General Industry Areas
IB16 (IB17)	Rail Freight Facilities in Industry and Business Areas

HOUSING

H1	Land Needed for New Housing
H2	Locations for Housing Development
H3	Land for Housing
H4	Housing for People on Low Incomes
H5	Flats, Bed-sitters and Shared Housing
H6	Short-term Accommodation for Homeless People
H7	Mobility Housing
H8	Housing for People in Need of Care
H9	Sites for Travellers
H10	Development in Housing Areas
H11	Development in Housing Areas in Nether Edge and Broomhall
H12	Housing Development in the City Centre
H13	Housing Sites
H14	Conditions on Development in Housing Areas
H15	Design of New Housing Developments
H16	Open Space in New Housing Developments
H17	Environmental Improvements in Housing Areas
H18	Traffic in Housing Areas

COMMUNITY FACILITIES AND INSTITUTIONS

CF1	Provision of Community Facilities
CF2	Keeping Community Facilities
CF3	Childcare Facilities in Buildings Used by the Public
CF4	Children's Nurseries
CF5	Community Benefits
CF6	Development in Institution: Health Areas
CF7	Development in Institution: Education Areas
CF8	Conditions on Development in Institution Areas

SHOPPING

S1	The City Centre and the Location of Major Shop Developments
S2 (S3)	Development of Frontages in the City Centre's Retail Core
S3 (S4)	Development in the Central Shopping Area
S4 (S4A)	District Centre Shopping
S5	Shop Development outside the Central Shopping Area and District Centres
S6 (S5A)	Conditions on Shop Development
S7	Development in District and Local Shopping Centres
S8 (S9A)	Development at Meadowhall
S9	Development in Retail Parks
S10	Conditions on Development in Shopping Areas
S11 (S13)	Design of Retail Development

S12 (S14) Improvements to Shopping Centres

MIXED USE AREAS

MU1 Mixed Use Areas
 MU2 City Road Mixed Use Area
 MU3 Broad Street Mixed Use Area
 MU4 (MU5) Hillsborough Mixed Use Area
 MU5 (MU6) Bramall Lane Mixed Use Area
 MU6 (MU7) Hanover Mixed Use Area
 MU7 (MU9) Attercliffe Mixed Use Area
 MU8 (MU10) Archer Road Mixed Use Area
 MU9 (MU11) Kelham Mixed Use Area
 MU10 (MU12) Victoria Quays Mixed Use Area
 MU11 (MU13) Conditions on Development in Mixed Use Areas

LEISURE AND RECREATION

LR1 Tourism
 LR2 New Leisure Uses and Facilities
 LR3 Development in Business: Institution: Leisure Areas
 LR4 Open Space
 LR5 Development in Open Space Areas
 LR6 Development of Recreation Space for Indoor Recreation Facilities
 LR7 Development of Recreation Space for Non-Recreational Uses
 LR8 Development in Local Open Spaces
 LR9 Cemeteries, Graveyards and Crematoria
 LR10 Improving Open Spaces
 LR11 New Open Space

MINERALS, WASTE AND RECLAMATION

MW1 Mineral Working
 MW2 Conservation of Mineral Reserves
 MW3 Waste Management
 MW4 Waste Disposal Facilities
 MW5 Waste Disposal Areas
 MW6 Recycling and Reclamation
 MW7 Environmental Impact of Mineral Working and Waste Disposal Operations
 MW8 (MW9) Land Reclamation
 MW9 (MW9A) Unstable Land

TRANSPORT

T1 Promoting Public Transport
 T2 Promoting Bus Use
 T3 Supertram

T4	Promoting Rail Use
T5 (T5A)	Protecting Rail Routes
T6 (T5)	Park and Ride
T7 (T6)	Promoting Walking and Cycling
T8 (T7)	Pedestrian Routes
T9 (T8)	High Amenity Zones
T10 (T9)	Cycle Routes
T11 (T10)	Long-distance Paths
T12 (T11)	Traffic Calming
T13 (T12)	Area-wide Traffic Calming
T14 (T13)	Environmental Traffic Management
T15 (T14)	Strategic Road Network
T16 (T15)	Management of Traffic Demand
T17 (T16)	Road Schemes
T18 (T17)	Protecting Future Road Schemes
T19 (T18)	Road Maintenance
T20 (T19A)	Car Travel to the City Centre
T21 (T20)	Car Parking
T22 (T20A)	Private Car Parking in New Development
T23 (T21)	Public Long-stay Car Parking
T24 (T22)	Public Short-stay Car Parking
T25 (T23)	Car Parking in Residential Areas
T26 (T24)	National and International Transport
T27 (T25)	Freight
T28 (T26)	Transport Infrastructure and Development

APPENDIX 5 - SUPPORTING DOCUMENTS

HOW THE STRATEGY DEVELOPED (pages 29-39)

The figures in brackets refer to paragraphs or pages which are referred to in the chapter.

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- PPG 3 (revised), Housing, 1992 (paragraph 2).
- PPG 12, Development Plans and Regional Planning Guidance, 1992 (paragraphs 1.8, 5.9, 5.26-28, 5.43-44, 5.48, 6.1, 6.3, 6.14).
- PPG 17, Sport and Recreation, 1991 (paragraph 17).

Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire, Department of the Environment, HMSO, 1989 (paragraphs 2, 6, 9, 17, 23, 26, Appendix 3).

Regional Planning Guidance Note RPG12, Regional Planning Guidance for Yorkshire and Humberside, Government Office for Yorkshire and Humberside, HMSO, 1996

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The Waste Management Plan for Sheffield, Department of Land and Planning and Cleansing Services Department, Sheffield City Council, 1990.

This Common Inheritance, Britain's Environmental Strategy, HMSO, 1990 (page 118).

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BUILT ENVIRONMENT (pages 59-86)

Areas of Special Character in Sheffield, UDP Policy Background Paper No. 3, Department of Land and Planning, Sheffield City Council, 1993.

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- 10/82 Re: Disabled Persons Act 1981
- 1/84 Crime Prevention
- 11/92 Planning Controls for Hazardous Substances

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- PPG1, General Policy and Principles, 1997
- PPG8, Telecommunications, 1992
- PPG12, Development Plans and Regional Planning Guidance
- PPG15, Planning and the Historic Environment, 1994.
- PPG16, Archaeology and Planning, 1990.

Poverty and the Poor in Sheffield 1993, Sheffield City Council, 1993

Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire, Department of the Environment, HMSO, 1989.

GREEN ENVIRONMENT (pages 87-119)

A Strategy for Countryside Management in Sheffield, Department of Land and Planning, Sheffield City Council, 1987.

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- 36/78 Trees and Forestry
- 30/92 Development and Flood Risk

Designing House Extensions, Supplementary Planning Guidance, Directorate of Planning and Economic Development, Sheffield City Council, 1996.

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Out and About in Sheffield's Countryside, Department of Land and Planning, Sheffield City Council, 1987.

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- PPG2 (Revised), Green Belt, 1995.
- PPG7, The Countryside - Environmental Quality and Economic and Social Development, 1997.
- PPG12, Development Plans and Regional Planning Guidance, 1992.
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- PPG23, Planning and Pollution Control, 1994
- PPG22, Renewable Energy, 1994
- PPG24, Planning and Noise, 1994.

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INDUSTRY AND BUSINESS (pages 121-141)

Industrial Land in Sheffield: Demand and Supply, UDP Policy Background Paper No. 6, Department of Land and Planning, Sheffield City Council, 1993.

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Planning Policy Guidance Note PPG4, Industrial and Commercial Development, Department of the Environment, HMSO, 1988.

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HOUSING (pages 143-168)

Department of the Environment Circular 13/96, Planning and Affordable Housing, HMSO, 1996.

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SHOPPING (pages 181-202)

Planning Policy Guidance Note Revised PPG6, Town Centres and Retail Development, Department of the Environment, HMSO, 1996.

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LEISURE AND RECREATION (pages 219-235)

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- PPG7, The Countryside - Environmental Quality and Economic and Social Development, 1997
- PPG17, Sport and Recreation, 1991.
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Recreational Open Space in Sheffield, UDP Policy Background Paper No. 11, Department of Land and Planning, Sheffield City Council, 1993.

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MINERALS, RECLAMATION AND WASTE (pages 237-248)

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Minerals Planning Guidance Notes, Department of the Environment, HMSO:

- MPG1, General Considerations and the Development Plan System, 1988
- MPG3, Coal Mining and Colliery Spoil Disposal, 1994
- MPG6, Guidelines for Aggregates Provision in England, 1994
- MPG7, The Reclamation of Mineral Workings, 1989
- MPG14, Environment Act 1995: Review of Minerals Planning Permissions, 1995

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- PPG14, Development on Unstable Land, 1990
- PPG23, Planning and Pollution Control, 1994.

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TRANSPORT (pages 249-298)

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Circular 4/88, Control of Development on Trunk Roads, Department of Transport, 1988.

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APPENDIX 6 - GLOSSARY

‘Acceptable’ - land uses for which planning permission would be appropriate in principle subject to Policy conditions being satisfied (see Appendix 1).

‘Areas of Poverty’ - include both the Areas of Acute Poverty and Areas of Poverty which are defined periodically by the City Council. These are based on an analysis of the Census of Population, data on housing benefit claimants and other information. Currently there are five Areas of Acute Poverty and 27 Areas of Poverty. They are shown on Map 2 facing page 64.

‘Area of Special Character’ - an area which has the special architectural or historic qualities to justify considering its future designation as a Conservation Area. They are listed under Policy BE18, page 80.

‘Appropriate’ - where it would be the most suitable choice in the circumstances.

‘City Centre’ - the central area of the City as shown on Proposals Map 10.

‘Conservation Area’ - an area of special architectural or historic interest which has been formally designated by the City Council under powers in the Planning (Listed Buildings and Conservation Areas) Act 1990, Part II. They are listed in Policy BE16, page 78.

‘Countryside management service’ - this involves the close co-operation of public agencies, farmers, landowners and tenants and the local community working together to protect and improve the countryside for the benefit of wildlife and people who live and work there, as well as those who visit it for recreation.

‘Development’ - includes new buildings, alterations, extensions, changes in use of land or existing buildings, and displaying advertisement signs. It also includes operations such as tipping, mining and earth-moving.

‘Disadvantaged people’ - all those whose access to facilities is inadequate because of unfair discrimination, poverty, or both or because they have special needs which may not be properly recognised. This may include elderly people, people with disabilities, ethnic minorities, women, people with young children, young people, unemployed people and those on low incomes.

‘Dominance’ - a level of development sufficient to help secure an adequate supply of the preferred land use (or uses) for City-wide needs in appropriate locations and to establish or maintain the distinctive character and role of the Area. This will usually mean that non-preferred uses do not occupy more than half of the Area (see Appendix 1).

‘Encouraged’ - achieved through negotiations in most cases, in response to other agencies’ planning applications or other initiatives or proposals.

‘Enhanced’ - indicates further improvement of something that is already essentially good (e.g. woodland).

‘Environmental Assessment’ - an assessment of the effects of a proposed major development on the environment, required by the Environmental Protection Act 1990 (see pages 305-306).

‘Environmental improvements’ - small-scale improvements to the appearance and use of an area by creating new open spaces, landscaped areas, flower beds, sculptures, murals, seating; renewing street lighting, road signs, paving fences and walls; and improving the frontages of buildings.

‘Expected’ - where sufficient grounds exist for refusing permission for non-complying proposals unless material considerations indicate otherwise.

‘Green Belt’ - countryside and large open spaces where development is restricted to that generally

acceptable in rural areas (see Policy GE1, page 89). This is shown on the Proposals Map.

'Green Network' - the City-wide system of linear areas of open space or landscaping (see Policy GE10, page 98). These may be broad 'corridors' of green space (e.g. parks, woodland, agricultural land) or narrower 'links' (e.g. riverbanks within the built-up area, road verges and railway embankments). The Green Network allows wildlife to move around the City and provides pleasant and safe routes for walking and cycling.

'Improved' - applies to a situation which needs to be made good (e.g. degraded land).

'Inner City' - areas of Sheffield with a high proportion of physical, environmental, employment and social problems. The Government and City Council give priority to improving the quality of life here by providing special help. The boundary is reviewed periodically by the City Council using social and economic information. The current boundary is shown on Map 2 facing page 64.

'Listed Buildings' - buildings or structures considered to be of special architectural or historic interest and included in a List (approved by the Secretary of State for Culture, Media and Sport) giving details of each building. They are protected from unauthorised works on or near them and from unauthorised demolition (see Policy BE19, page 82).

'Mixed development' - a development which includes two or more different Use Classes (see Appendix 2) within the overall scheme.

'Nature conservation' - the protection and enhancement of the natural environment (see Policy GE11, page 99).

'Permitted' - where planning permission would be granted.

'Permitted development' - types of development for which planning permission is not normally needed. This includes small extensions and alterations.

'Planning briefs' - provide guidelines for City Council and private developments to ensure the right sort of solutions to the detailed planning needs of sites and areas in Sheffield.

'Planning permission' - consent needed before carrying out most types of development. To obtain planning permission, it is necessary to make a planning application to the City Council.

'Planning Policy Guidance' - is issued by the Department of the Environment as advice to local planning authorities on a range of important planning issues. The City Council must take this advice into account when considering whether or not to grant planning permission.

'Practicable' - where it would be physically or technically achievable.

'Preferred' - land uses which establish the distinctive character and role of the area and which should be the dominant uses there, subject to Policy conditions being satisfied (see Appendix 1).

'Priority Regeneration Areas' - areas of the City targeted for future action and investment, where there is greatest need, opportunity or both. Regeneration activities will be concentrated in these areas.

'Promoted' - achieved through initiatives taken by the Council with or without the support of other agencies, e.g. briefs, disposals, publicity.

'Protected' - where action would be taken on-site to maintain a feature in essentially its present form whilst allowing some adaptation to meet changing circumstances.

'Required' - where sufficient grounds exist for refusing permission for non-complying proposals. Exceptions will not be permitted unless very special or changed circumstances make it inappropriate or impracticable.

'Safeguarded' - where action would be taken off-site to enable an activity or feature to be maintained.

‘Scheduled Ancient Monument’ - protected under the Ancient Monuments and Archaeological Areas Act 1979. These are of national importance by virtue of their historic, architectural, traditional or archaeological value. Most tend to be archaeological sites or buried deposits but some are standing remains. They could also be ruins or buildings with no present day use. Bridges and industrial structures can also be scheduled (see Policy BE22, page 84).

‘Section 106 Agreement’ - a voluntary legal agreement relating to the development of land. It is entered into between a developer and the City Council. It often allows better control over the type of development which takes place. It can help get community benefits which could not reasonably be imposed through conditions attached to a planning permission (see Policy CF5, page 173, and page 305).

‘Strategic Guidance’ - the Government’s planning guidance to Councils in metropolitan areas providing a strategic framework for the preparation of Unitary Development Plans (see page 30).

‘Strategic Road Network’ - a limited number of roads identified to carry large and increasing volumes of traffic, including lorries (see Policy T16, page 271). This will allow measures to be introduced on certain other roads to slow and discourage traffic. The Strategic Road Network will provide the links between Sheffield and the national road network. It is shown on the Proposals Map and on Map 25 facing page 270, but it will be redefined and regularly updated.

‘Supplementary Planning Guidance’ - is produced by the City Council and supplements the UDP (see page 306). It has to be consistent with the Plan and clearly cross-referenced to the relevant plan policy or proposal. It provides further details on the implementation of Policies and includes Planning Briefs (see above) and advice for development control. It may be taken into account as a material consideration in planning decisions and the weight given to it will increase if it has been prepared in consultation with the public.

‘Supported’ - achieved through Council backing of initiatives by other agencies.

‘Unacceptable’ - land uses for which planning permission would be inappropriate in principle.

