

**UPDATE ON THE SHEFFIELD DEVELOPMENT FRAMEWORK (SDF)
'PREFERRED OPTIONS' FOR KEY SITES CONTAINED IN THE UPPER
DON VALLEY PHYSICAL DEVELOPMENT FRAMEWORK (UDV PRS)**

**SHEFFIELD CITY COUNCIL
10 July 2007**

1. Background

The Upper Don Valley Physical Regeneration Strategy (UDV PRS) was adopted by SCC's Cabinet on 25 October 2006 as the basis for regeneration of the Upper Don Valley.

The Cabinet Report approved the recommendation that the land use proposals put forward by the UDV PRS would be tested through the Sheffield Development Framework process.

As part of the Sheffield Development Framework process, the Council's Cabinet approved the Preferred Options for the City Policies, City Sites and Proposals Map, for consultation on 11 April 2007. The formal 6 week consultation period for these documents began on 8 June and will end on 20 July 2007.

We have reviewed the land use proposals in the UDV PRS for key sites and compared these with the Preferred options put forward for Consultation under the Sheffield Development Framework. This document identifies two sites where the land use proposals put forward by the Consultants, Taylor Young, in the UDV PRS, differ significantly to the Preferred Options put forward by the Sheffield Development Framework (SDF). The SDF proposals supersede any land use proposals outlined in the UDV PRS and they represent the Council's preferred policy option.

If you are considering submitting a planning application for any site in Sheffield, we would always recommend that you contact the Forward and Area Planning Team for accurate advice on policy issues. For the Upper Don Valley, you can speak to Kathy Parsons on (0114) 2053075. If you wish to discuss regeneration issues in the Upper Don Valley or the UDV PRS, please contact Lucia Lorente on (0114) 2736673.

2. Site 13 – Penistone Road Triangle (Plan 16)

2.1 Proposals for this site in the UDV PRS

Plan 16 describes the potential land uses for this site as consisting of a mixture of employment business, road side retail/ trade counter (including replacement of existing) and pub/ restaurant uses in the corner with Herries Road South. A further description of outputs is described on page 60 of the report.

2.2 Proposals under the Preferred Options for City Policies, City Sites and Proposals Map

Proposals that we are consulting on for this site designate it as a Business and Industry Area on the Proposals Map and part of the site is allocated as a 'park and ride' site in the City Sites Document. No other uses are being considered for this site.

3. Site 26a (Plan 14) and 9b (Plans 5 and 16)– Penistone Road

3.1 Proposals under the UDV PRS

For site 26a, Plan 14 of the UDV PRS indicates that the Consultants' preferred land uses for this site are 'residential/ business above active ground floor uses'.

For site 9b (see plan 5 for exact location), Plan 16 of the UDV PRS indicates that the Consultants' preferred land uses for this site are residential uses.

3.2 Proposals under the Preferred Options for City Policies, City Sites and Proposals Map

In the Preferred Options consultation these two sites are designated as a General Employment Area where a mix of employment uses is acceptable. As industry is included as an acceptable use, housing is unacceptable as these uses are incompatible.

4. Terminology used by the UDV PRS: 'Commercial Frontage Uses'

The Physical Regeneration Strategy refers to 'Commercial Frontage Sites' as a land use. It is difficult to relate this to planning policy in the emerging SDF as these uses are not clearly defined. In accordance with national planning policy (Planning Policy Statement 6), main town centre uses as listed in PPS6 will only be permitted if they satisfy the tests of need, appropriate scale, sequential test, impact and accessibility.

Subject to comments received in response to the consultation period, the Council will be minded to progress these proposals to the version submitted for statutory adoption.

Lucia Lorente-Arnau, City Development Division
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