

Sheffield

A CITY FOR PEOPLE

SHEFFIELD UNITARY DEVELOPMENT PLAN

Adopted March 1998

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INTRODUCING THE UDP

Sheffield

UNITARY
DEVELOPMENT
PLAN

- **What is the Unitary Development Plan (UDP)?**
 - **How to use the Plan**

WHAT IS THE UNITARY DEVELOPMENT PLAN (UDP)?

This Plan is about the land and buildings in Sheffield. It's about getting around in the City. It's about Sheffield's environment. But, most importantly, it's about how all this can benefit the people who live and work in Sheffield, and those who visit the City.

The UDP is Sheffield's first statutory City-wide Development Plan for 40 years. It covers all of the Metropolitan District except the area in the Peak Park (looked after by the Peak Park Planning Board).

The Plan deals with new development and conservation and with changes in the use of land and buildings. It will affect the lives and environment of everyone in Sheffield. In particular, it will:

- help shape what Sheffield will look like into the next decade
- set out the general direction in which change will be encouraged and allowed
- guide decisions on planning applications.

WHY HAS THE CITY COUNCIL PRODUCED THE UDP?

There are three main reasons why the City Council has produced the UDP:

We had to -

Abolition of the metropolitan counties, including South Yorkshire, left a gap in planning. The Government had got rid of structure plans in these areas. So, they introduced a new type of plan bringing together strategic and local plan making. All metropolitan districts, including Sheffield, now have to produce a Unitary Development Plan.

We needed to -

Sheffield had few existing statutory plans. The Central Area Local Plan and Green Belt Plan were the main ones. So, most of the City wasn't covered by an up-to-date Development Plan. This means we did not have a clear formal framework for making planning decisions and promoting new development.

We wanted to -

The UDP, along with other strategies of the City Council, will help to create a better City. It will help to turn the visions of many of these strategies into reality on the ground.

WHAT WAS INVOLVED IN PREPARING THE UDP?

The Government gave the City Council the official go-ahead to prepare the Plan in November, 1989. At about the same time it issued Strategic Guidance for South Yorkshire. This was prepared with the help of Sheffield, Rotherham, Barnsley and Doncaster Councils. It provides a framework for each District's UDP.

The City Council then produced its Draft for Public Consultation (February 1991). Consultation extended from April to September with follow-up meetings in November. Comments were received from a wide range of organisations and individuals and, as a result, significant changes were made to the Draft. More detailed information about the public consultation and these changes are in the Consultation Report.

WHAT IS THE UDP ?

A revised Draft Plan marked the first stage of the formal process to make the UDP official. It was known as the 'Deposit Version' because it went 'on deposit' which means it was formally available for public inspection and comment for six weeks (June and July 1993).

Objections and statements of support were made during this period and these are described in the Deposit Report, along with the Council's response. A report on the resulting Proposed Changes set out all the revisions to the Plan which were then put forward by the Council and this report, in turn, was placed on deposit (September and October 1994). Comments on this are described in the Report on the Deposit of Proposed Changes. The Council then issued its Further Proposed Changes which were also placed on deposit (February and March 1995).

These changes did not resolve all the objections and a public inquiry was held (March 1995 to March 1996) during which all the outstanding matters were considered by independent Planning Inspectors. The Inspectors completed their report in February 1997 and the City Council accepted all their recommendations with only very minor exceptions.

A full set of formal proposed modifications to the Deposit Version was issued by the City Council in the light of the Inquiry and placed on deposit (September and October 1997). These modifications are incorporated into the present and final version of the Plan.

HOW DOES THE UDP AFFECT EARLIER PLANS?

The UDP replaces all the former development plans for Sheffield outside the Peak Park:

- the South Yorkshire Structure Plan (1979), as it applied to Sheffield
- the Green Belt Local Plan (1983)
- Darnall District Plan (1984)
- Stocksbridge District Plan (1984)
- the Central Area Local Plan (1988)
- the County Minerals Local Plan (1989), as it applied to Sheffield

HOW DOES THE UDP FIT IN WITH OTHER INITIATIVES FOR SHEFFIELD?

A series of strategies and action programmes is being prepared for Sheffield. These include Sheffield - Growing Together, the Sheffield Economic Development Plan and Healthy Sheffield 2000. (For a fuller summary, see pages 30-31 and Appendix 3). Each one deals with different aspects of the regeneration of the City.

The UDP is about the environment, the development and use of land, the design of buildings, and transport. As the legal framework for all future planning decisions it says where and how the developments proposed in the other strategies and programmes may take place.

HOW TO USE THE PLAN

The Unitary Development Plan (UDP) is made up of this book and the accompanying 10 sheets of the Proposals Map.

It may seem a complicated document, but it's not generally meant to be read from cover to cover. There are several ways of getting into it. You can begin with any of the following chapters or the map.

PART I gives the general picture. It sets out what kind of city Sheffield could be at the start of the new decade and the thinking behind the Plan. It pulls out the major policies. If you want the overall view, this is your best starting point (see pages 7-26).

PART II sets out the Policies and proposals in greater detail and explains the reasoning behind the Plan.

The first Chapter in Part II outlines **HOW THE STRATEGY DEVELOPED** and how it fits with the Government's guidance and the Council's vision for the City (see pages 29-34). There is a summary of other strategies and programmes for the City in Appendix 3.

If you want to know **WHAT THE PLAN DOES FOR DISADVANTAGED PEOPLE** in the community, there's a separate chapter on this (see pages 41-58). It's mainly about ways in which the Plan provides for the needs of people who have often lost out when planning decisions have been made in the past, like ethnic minorities, people with disabilities, women, and those with children. It shows how the Plan is aiming to make things better for these people.

The **POLICIES AND PROPOSALS** chapters are the more technical part of the UDP. They will guide planning decisions on all kinds of development. They also give some idea of how each Policy and proposal can be made to work. If you are involved in development, a planning application, a public inquiry or something similar you will need to use these chapters (see pages 59-297). The main Policies appear in Part I of the Plan. All the Policies are listed in Appendix 4.

Many of the Policies apply across the whole City. Others apply just to certain **POLICY AREAS**. These Areas are shown by different colours on the Proposals Map. They include:

Green Belt	- pale green
Industry and Business Areas	- purple
Housing Areas	- brown
Institution Areas	- pink
Shopping Areas	- blue
Mixed Use Areas	- yellow
Open Space Areas	- green

In all areas except for the Green Belt and Open Space Areas, **various mixes of land uses are possible**. For example, in the Housing Areas, housing is the main use but other uses are also allowed. The Policies and Proposals chapters include all the Policies that tell you which uses are acceptable in the Areas on the Proposals Map and which are unacceptable.

This does not mean that they will be applied inflexibly. They are statements of principle and planning applications must still be considered on their merits. Where there are other material considerations these must be weighed in reaching a decision.

The way in which these Policies work is described more fully in Appendix I. The Appendix also contains a summary, in table form, of acceptable and unacceptable uses for each Area.

HOW TO USE THE PLAN

Throughout the document, references to land uses relate to the types defined in the **USE CLASSES ORDER**. This is produced by the Government and used by all planning authorities. Land uses are named with their code in brackets, for example, Housing (C3). Appendix 2 explains this more fully and gives details of what is included under each heading.

The Policies and Proposals chapters also tell you about any conditions which must be met before new development will be permitted. Some of these Policies relate only to certain of the areas on the Proposals Map. Others, including most of those in the chapters on the Built Environment and Green Environment, on Minerals, Waste and Reclamation and on Transport, apply across the whole City.

The chapter on **PUTTING THE PLAN INTO ACTION** tells you, in general terms, how the UDP will be made to work and lists its main targets. It also outlines how it will be kept up-to-date (see pages 299-307).

There is a **GLOSSARY** in Appendix 6. This provides definitions of some frequently used words in the Policies and a brief description of some planning terms which may not be familiar. Key terms referred to in the Policies are explained in a Definitions section at the relevant point in the text.

There's also an **INDEX** at the back of the document.

The **PROPOSALS MAP** is made up of 10 separate sheets. These cover the following areas of Sheffield and are shown on Map 1:

- **Stocksbridge (Map 1)**
- **North West (Map 2)**
- **Chapel Green (Map 3)**
- **North East (Map 4)**
- **East End (Map 5)**
- **South East (Map 6)**
- **Mosborough (Map 7)**
- **South (Map 8)**
- **South West (Map 9)**
- **City Centre (Map 10)**

When referring to the Proposals Map, the key will show you which chapters you need to look at.

It has not been possible to include all the background information and local detail in the Plan. If you need more information on reasons for the Policies and proposals you should consult the relevant Policy Background Papers. These supporting documents are all listed in Appendix 5.

MAP I **Areas covered by the UDP**

— Metropolitan District Boundary

..... Peak Park Boundary

— Proposals Map Area:

1. Stocksbridge	6. South East
2. North West	7. Mosborough
3. Chapel Green	8. South
4. North East	9. South West
5. East End	10. City Centre

■ Peak Park area
—not covered by the UDP

