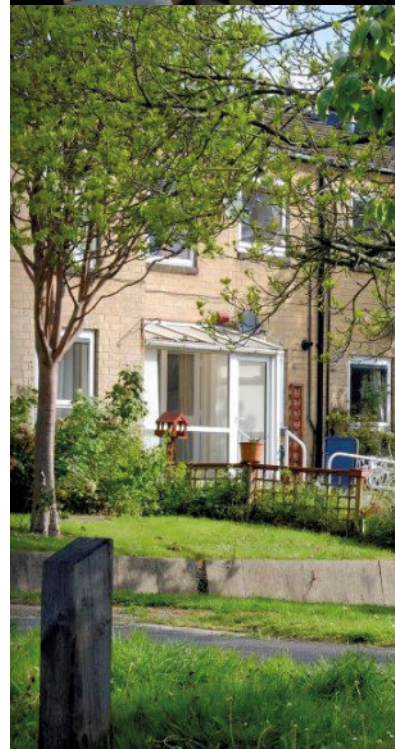


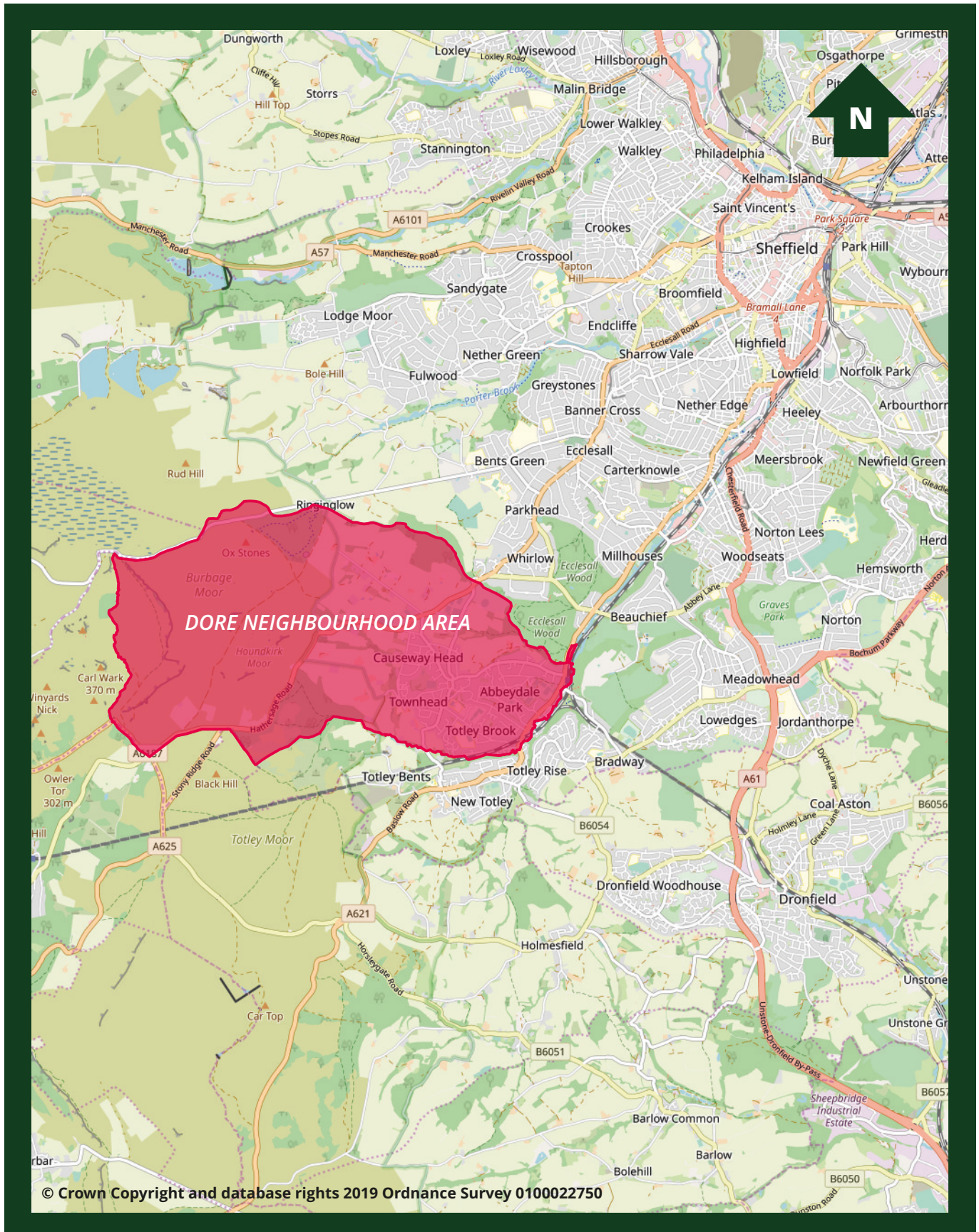


DORE NEIGHBOURHOOD FORUM

Dore Neighbourhood Plan **2019 - 2035**



Dore Neighbourhood Area Location



Foreword

This Plan is based on the belief that people care about the place where they live or work, what it looks like and how it may develop. It is about trying to sustain attractive places in which to live and about involving those who live and work in the community in shaping their own future.

It is also based on the belief that we will never effectively protect our countryside from inappropriate development unless we regenerate and enhance our urban/brownfield sites as welcoming and good places in which to live. While Dore values the services provided by being part of a major city it also values being in the countryside. Dore sprang from the countryside as a village of scattered farmhouses lying between the moorlands and Ecclesall Woods, and half its Neighbourhood Area falls within the Peak District National Park and over a quarter in the Sheffield Green Belt.

This Plan seeks to protect the Green Belt in Dore Neighbourhood Area not only because it strongly fulfils the purposes for Green Belt set out in the National Planning Policy Framework, but also because it safeguards the setting of our National Park and its landscape character that has been fully assessed and documented. We believe that Dore and Sheffield should be responsible neighbours to this beautiful National Park. Many residents of Sheffield walk through the pleasant countryside of Dore to reach the National Park's upland landscapes. It is the Green Belt in Dore which provides a wildlife corridor and protective buffer for Ecclesall Woods, one of Sheffield's precious green lungs and a local nature reserve.

When we argue for appropriate housing development in Dore Village, the built-up part of Dore Area, consistent with safeguarding the distinctive features of its residential areas, we do not seek simply to protect our interests, rather we are additionally conscious of the strategic contribution which the attractive housing area of Dore Village can make to Sheffield's future as a good place to live and work and to the well-planned transition from protected moorland, through Green Belt, tree-rich Dore Village and Ecclesall Woods to Sheffield's inner suburbs and the denser city heart. We also seek to protect and enhance the vitality of our Village Centre and improve our bus and train services to the benefit of Sheffield as a whole.

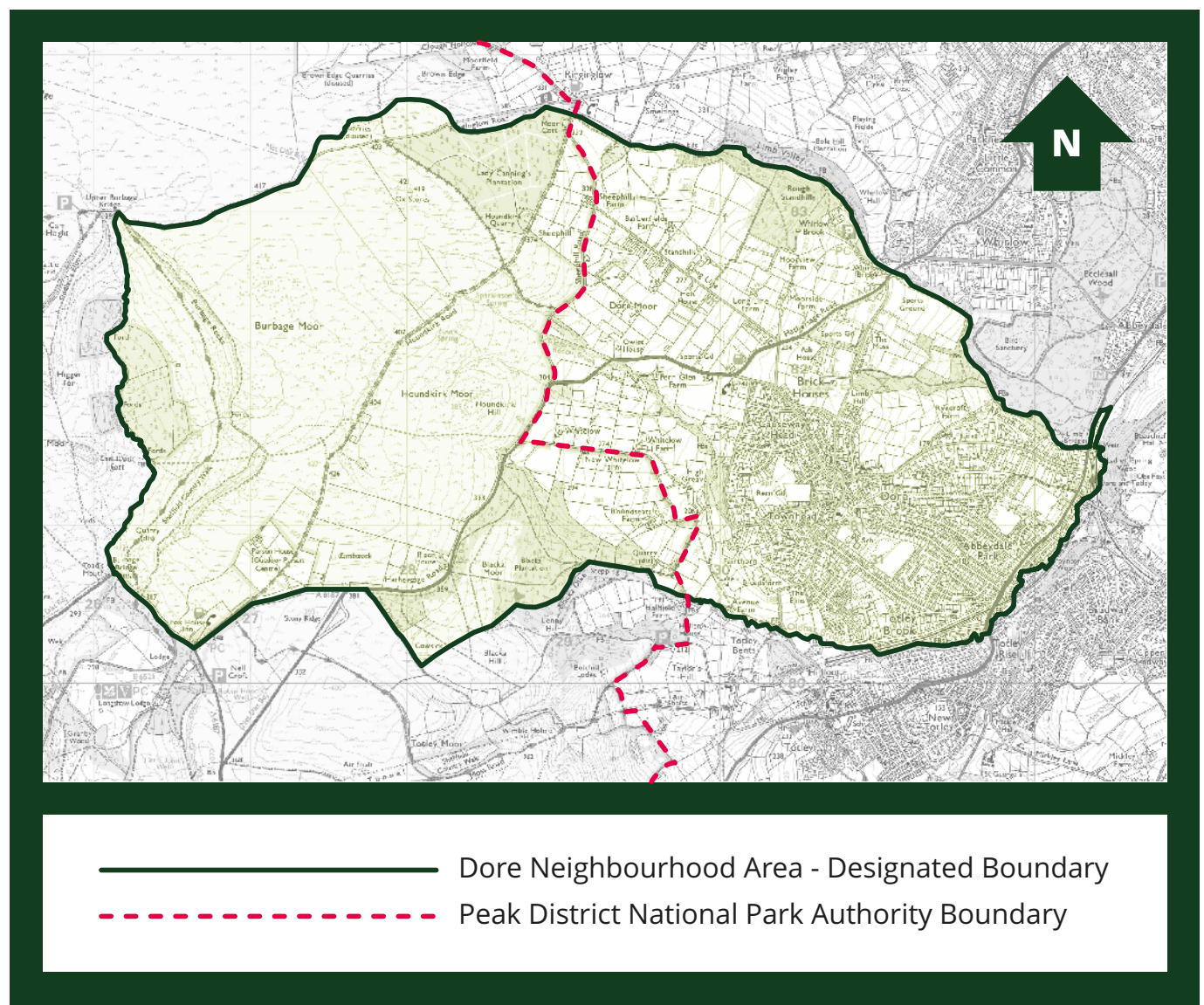
Dore is a community which, through the work of the Dore Village Society, whose membership accounts for nearly 30% of households in Dore, has taken the trouble to research and protect its sense of identity over the past 50 years. The entire membership of the Dore Village Society comprises Dore's Neighbourhood Forum with the power to institute the neighbourhood planning process.

Those who have been intimately involved in preparing this Neighbourhood Plan at the instruction of the Forum are immensely grateful to the many volunteers who have manned the Steering and Working Groups and who have researched and managed the preparation of the plan and to the many residents, businesses and local organisations who have responded enthusiastically to our consultations. This Plan is the fruit of considerable community interest and effort.

Christopher Pennell

Chairman of the Dore Neighbourhood
Forum Steering Group

Dore Neighbourhood Area



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***Dore Neighbourhood Plan prepared by Dore Neighbourhood Forum
Supported by the Peak District National Park Authority and Sheffield City Council***

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Published by Dore Village Society

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1. Introduction

1.1 The Dore Village Society is a charitable trust formed in 1964 with the initial primary object of improving architecture and planning in Dore. The Society has a long experience of responding to consultations on planning issues and to planning applications affecting Dore. Under its constitution the Society has the express power to prepare a neighbourhood plan for the purpose of promoting or improving the social, economic and environmental well-being of Dore. Dore Village Society (DVS) was designated as a Neighbourhood Forum, with a membership in excess of 1,000 out of a population of about 7,500; and the Society's 'area of benefit' was designated as Dore Neighbourhood Area in October 2014 under the Localism Act of 2011 by the Peak District National Park Authority and Sheffield City Council.

1.2 The Neighbourhood Area, based on the historic Dore Township map produced by Fairbanks in 1802, is bounded in the East by the Limb Brook, except to include Beauchief Gardens and the houses between Beauchief Gardens and Limb Brook on Abbeydale Road South, in the North by Limb Brook and Ringinglow Road, in the West by Burbage Brook and in the South by Stony Ridge, Old Hay Brook and the River Sheaf, except to include Nos. 46 and 48 Five Trees Avenue. (The exceptional properties in Abbeydale Road South and Five Trees Avenue were included following a household survey to determine the residents' understanding of their neighbourhood). The Neighbourhood Area lies in the Peak District National Park in the west and in the east the built-up Village of Dore lies in the Sheffield Green Belt.

1.3 The Localism Act 2011 introduced new rights and powers to allow communities to shape new development in their area by preparing a Neighbourhood Plan which can establish planning policies for development and use of land in the neighbourhood. It gives neighbourhood forums the powers to prepare a neighbourhood plan as a way of helping the local community influence the planning of the place in which they live and work.

1.4 Dore Neighbourhood Plan contributes to sustainable development by policies and proposals devised locally. It contributes to the achievement of sustainable development by promoting economic, social and environmental wellbeing in Dore Neighbourhood Area and ensuring that the needs of Dore in the present do not compromise the ability of future generations to meet their own needs.

1.5 The Neighbourhood Plan is a community plan and must derive its objectives, actions and authority from the community. From the offset the Steering Group was determined that the residents should be central to the process, be involved, be kept informed and given every opportunity to tell the Steering group what they wanted. Communication and consultation, in various forms, played a major role in formulating the Plan. A programme was established to:

- i) Promote a high degree of awareness of the project;
- ii) Invite residents to join Working Groups;
- iii) Encourage everyone to contribute to the development of the Plan;
- iv) Promote consultation events;
- v) Provide regular updates on the status of the Plan and its development; and
- vi) Ensure there was full transparency in how policies developed and changed in response to the consultations

Process & Consultation Diagram

The following diagram introduces the various principal consultative events and consultative contributions which occurred within the Plan's preparation in roughly the order they occurred and is covered in more detail in our Consultation Statement.



1.6 The Neighbourhood Plan policies are aligned with the strategic needs and priorities of the wider local area. The Draft Plan complies with the National Planning Policy Framework 2019 (NPPF) and is in general conformity with the strategic policies of the Local Plans of the Peak District National Park Authority and Sheffield City Council. In particular the Neighbourhood Plan supports the policies of the Peak District National Park Authority for the Eastern Moorland Fringe that covers half the Neighbourhood Area, and the designated Sheffield Green Belt as part of the valued natural assets of Sheffield City. Policies are made to protect access to the Eastern Moorland Fringe of the National Park and protect the sensitive nature of the Green Belt landscape, in close relationship with the National Park, with a Green Infrastructure Strategy. Dore Village, part of Sheffield's South-West suburbs, comprises the built-up area of Dore Neighbourhood. The Plan aims to safeguard the character of the Housing Area of Dore Village as part of the Sheffield City Council's strategic housing proposals in the South-West of the City and protect and enhance Local Green Spaces for the local community of Dore and the City as a whole. The Village Centre is promoted as the heart of the community; and buildings and areas of architectural or historic interest and archaeological assets are further protected. Policies are made for sustainable transport provision to serve not only the local community but also the strategic needs of the City.

1.7 The preparation of the Neighbourhood Plan has been supported by the two local planning authorities: the Peak District National Park Authority and Sheffield City Council. It will be independently examined to ensure that the Plan meets the basic conditions and other legal tests required by the Localism Act 2011.

1.8 Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum. There are five basic conditions that must be met by a neighbourhood plan:

- i) The neighbourhood plan has regard to national policies and advice contained in guidance issued by the Secretary of State.
- ii) The 'making' of the neighbourhood plan contributes to the achievement of sustainable development. The Basic Conditions Statement identifies the extent to which the policies of the Plan contribute to promoting the economic, social and environmental benefits to the local community.
- iii) The 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plans for the area of the planning authority (or any part of that area).
- iv) The 'making' of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- v) The 'making' of the neighbourhood plan is not likely to have significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

The Forum has produced a Basic Conditions Statement to accompany the Draft Plan demonstrating how the Plan fulfils the basic conditions and other legal requirements.

1.9 The Neighbourhood Plan will be made by the Peak District National Park Authority and Sheffield City Council if more than 50% of neighbourhood electors voting agree to the Draft Plan in a local referendum. The Neighbourhood Plan will affect planning applications through its Policies and seeks to reflect the aspirations of the community and influence other changes through its Proposals for the duration of the Peak District National Park Local Plan that runs until 2026 and the Sheffield Plan. During that time the Neighbourhood Plan may be reviewed in accordance with any amendments to the planning authorities' Local Plans affecting the Neighbourhood Area.

2. Planning Context

Dore Village Design Statement



2.1 The Neighbourhood Plan takes into account the Dore Village Design Statement prepared in 2005 and the associated public consultation, community support and the issues dealt with, including: the Countryside Setting and Sheffield Green Belt, Dore Conservation Area, Dore Area of Special Character, Existing Housing Areas and Open Spaces, New Housing Development and Traffic Management. The preparation of the Dore Village Design Statement enabled the community to look at Dore in a new way and appreciate what makes it special. A questionnaire elicited views from the local community on the planning issues that the community thought to be most important and the preparation process included a day-long design workshop concentrating on a character analysis of the Village's housing areas. The Design Statement aimed to conserve and enhance the character of Dore Village and its countryside setting by managing acceptable change.

2.2 Dore Village Design Statement, although prepared in consultation with the Peak District National Park Authority and Sheffield City Council, was not adopted as supplementary planning guidance as part of the statutory development plan because there would be tensions between the Statement and some aspects of National Policy; and the City Council's adopted Core Strategy was overtaken ultimately by the introduction of the Local Planning Framework. The opportunity has been taken by the Neighbourhood Forum, under the Localism Act 2011, to build upon the Village Design Statement and to take policies and proposals forward in a Neighbourhood Plan which complies with the rules and requirements for Neighbourhood Planning.

The National Planning Policy Framework 2019

2.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced (paragraph 1)

2.4 It states 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.' (paragraph 7).

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

An economic objective

to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

A social objective

to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

An environmental objective

to contribute to protecting and enhancing our natural, built and historic environment; including making efficient use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. (paragraph 9)

Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside these strategic policies. (paragraph 13)

Neighbourhood planning gives communities power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. (paragraph 29)

Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum. (paragraph 37)

Development Plan

2.5 The National Policy Planning Framework requires Neighbourhood Plans to be in general conformity with the strategic policies of Local Plans, which include the Peak District National Park Authority's current development plan comprising the Core Strategy and the Development Management Policies adopted in May 2019 and the Sheffield City Council Core Strategy adopted March 2009 and the 'saved policies' of the Sheffield Unitary Development Plan adopted in March 1998.

2.6 Sheffield City Council is currently preparing a new Sheffield Plan to replace the two currently adopted planning documents, particularly because some of the housing policies in the Core Strategy are out of date and the City's Policies and Sites document did not identify sufficient land for new homes.

2.7 The Government suggests, with regards to emerging policies, that it is worth minimising conflict with them and there should be agreement between the local authority and a neighbourhood forum on the relationship between policies in the emerging neighbourhood plan, the emerging local plan and adopted development plans. The timetable for the further consultation stages of the emerging Sheffield Plan can be found on the Sheffield City Council web site along with its timetable for adoption. Dated 2016 this is acknowledged as being out of date.

Emerging Sheffield Plan - Citywide Options for Growth to 2034

2.8 The City Council published its 'Citywide Options for Growth to 2034' on 11 November 2015 for public consultation. The Neighbourhood Forum supports the Vision contained in the report 'that Sheffield will have thriving neighbourhoods and communities and be globally successful, with a distinct urban and rural identity underpinned by a strong and sustainable economy'. The Neighbourhood Forum also supports the Objectives contained in the Citywide Options for Growth to 2034 in particular:

- Successful and ambitious large, medium and small businesses building a future based on Sheffield's competitive advantages in the areas of advanced manufacturing; education, learning and knowledge; creative and digital industries; advanced technology, research and innovation; medical technology and services and sports science.
- Sheffield recognised internationally as the outdoor leisure capital of the UK.
- A city of creative and innovative enterprise, globally renowned for nurturing, valuing and supporting invention and entrepreneurialism.
- Businesses that are able to respond quickly and successfully to economic opportunities and which have collaborative networks across the city and City Region.
- A City Centre as a vibrant, creative and welcoming destination, with modern businesses, cultural, shopping, leisure and residential offerings.
- Sufficient attractive, affordable and high-quality homes across the city and City region, with strong transport and digital connectivity between communities.
- Successful housing markets across all tenures, in all areas of the city, with increased demand for housing in areas where it is currently low.
- A successful, accessible district or neighbourhood centre, providing local shops, health services and other community facilities, at the heart of every neighbourhood.
- Sheffield's unique natural setting of valleys, woodland, trees, rivers and wetlands safeguarded and enhanced.
- Biodiversity safeguarded and enhanced throughout urban and rural areas.
- Parks, playing fields and other open space protected, enhanced or created to meet the needs of the community.
- New development (focussed on the most sustainable locations) with efficient use made of brownfield sites to minimise urban sprawl and loss of countryside.
- Access to green spaces and countryside enhanced, through improvements to footpaths, cycle routes and public transport.
- The character and distinctiveness of neighbourhoods enhanced, and existing local character and built and natural features to provide the context for new development.
- Buildings and areas that are attractive in urban and rural settings preserved and enhanced.
- The landscape and character of the villages and countryside, including the urban/rural fringe protected and enhanced.
- Sustainable buildings and urban spaces which are of a high quality and well planned, optimising sustainable design and use of resources.
- The built environment maintained and safeguarded in areas where it is already of good quality.
- Design and townscape improved and new character created in areas where the built environment is of poor quality.
- Our City has excellent education and training facilities which enable the development of a talented and agile business base and workforce.
- Our City is inclusive, providing for good opportunities, health, wellbeing and quality of life for everyone.
- Our City mitigates and is resilient to climate change, making the best use of energy, water, land and food resources and is at the forefront of sustainable design and technology.
- Excellent connections with the City Region, national and international transport networks.
- Public transport and walking and cycling connections improved within Sheffield, particularly between the City Centre, district centres, villages and main employment centres.
- Efficient use of existing transport, utilities and telecommunications infrastructure.
- Effective and efficient movement around the city, making best use of routes and ensuring that development would not increase congestion unacceptably.
- Development located to limit the distances people and goods need to travel, with mixing of land uses and increased opportunities for single journeys to serve several purposes.
- High density development focussed in the city centre, in or at the edge of district centres, close to high frequency bus routes, Supertram stops and railway stations.

Determining Planning Applications in Dore Neighbourhood Area

2.9 All planning applications in the Dore Neighbourhood Area will be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Once adopted, the Neighbourhood Plan will be part of the Development Plan, in addition to the adopted Peak District Local Plan or Sheffield's Planning documents, depending where in the Dore Neighbourhood Area the planning application is located.

2.10 In order for Sheffield planning authority to give weight to a specific policy of an emerging neighbourhood plan in planning decisions, in line with the NPPF, the following conditions would have to be met:

- The plan should not be given any weight until its publicity period has been initiated by the local planning authority. From that date Development Management officers can start to consider it in their decision making and give it weight.
- The amount of weight given to the plan/policies will depend upon the extent to which there are unresolved objections, and the degree of consistency with the NPPF.
- The plan has been assessed by the Council on how consistent the emerging neighbourhood plan policies are with the policies in the NPPF.
- As is always the case, the weight given to any material consideration is a matter for the decision maker and could only be said to be unlawful if on the grounds of unreasonableness or irrationality.

Neighbourhood Plan Policies and Proposals

2.11 The Neighbourhood Plan *Policies* and *Proposals* are based on the guidance of the National Planning Policy Framework 2019.

2.12 The Neighbourhood Plan *Policies* have been prepared in general conformity with the strategic policies of the Peak District National Park Authority's current development plan, comprising the Core Strategy and the Development Management Policies adopted in May 2019 and with the strategic policies of the Sheffield City Core Strategy and the saved policies of the Sheffield Unitary Development Plan. Not all the Core Strategy is up to date. The *Policies* also take into account the emerging Sheffield Plan as expressed in the 'Citywide Options for Growth to 2034' and the Green Belt Review consultation documents. The Neighbourhood Plan endorses the policies of the approved local plans and affirms the visions, objectives and policies of both local plans to preserve and conserve the open countryside and cultural assets of Dore Neighbourhood and to improve and support sustainable development throughout the Neighbourhood especially within the Village of Dore. Neighbourhood Plan Policies, subject to approval by local referendum, are shown in bold typeface and are highlighted in green. The policies will be implemented by the two local planning authorities deciding planning applications made as part of the development management process and will be subject to other material considerations. The Dore Neighbourhood Plan is proposed for the plan period 2019-2035.

2.13 Neighbourhood Plan *Proposals* are local aspirations, not subject to implementation through the development management process and are shown in Annex A in bold typeface and highlighted in red. *Proposals* will be implemented by Dore Neighbourhood Forum pursuing action under local authority powers, to further enhance and protect buildings and areas of architectural or historic importance under the Planning (Listed Buildings and Conservation Areas) Act 1990 and to protect and enhance archaeological assets. Highway improvements, traffic management measures and public transport infrastructure improvements will be sought under local authority highway powers. Improvements to the rail infrastructure at Dore and Totley Station will be sought from Network Rail and the relevant rail franchise provider. Safeguarding the Park-and-Ride facilities will be sought from the South Yorkshire Passenger Transport Executive. Improvements to bus services will be sought from bus services providers and the South Yorkshire Passenger Transport Executive.

2.14 The Neighbourhood Community Infrastructure Levy Policy in Annex B proposes that the locally allocated Community Infrastructure Levy be prioritised to enhance the Green Belt, Local Green Spaces and the public realm in the Village Centre.

3. Vision And Aims For Dore Neighbourhood

The Plan's Vision

3.1 Dore Neighbourhood Forum has developed a shared vision of a sustainable future for all sections of the community in Dore Neighbourhood Area which lies in both the Peak District National Park and Sheffield City. The vision and aims have been developed to benefit not only Dore but also the wider interests of Sheffield. The Plan's Vision is as follows:

- The whole of Sheffield will continue to benefit from the natural beauty of and public access to the Eastern Moorland Fringe of the Peak District National Park.
- The successful landscape character transition between the National Park's magnificent Eastern Moorland Fringe across Dore Village to Ecclesall Woods and Sheffield's inner suburbs beyond will be respected and enhanced.
- Dore Housing Area will provide a variety of diverse, quiet, safe, attractive, distinctive and desirable residential environments with good tree cover and mature gardens.
- Those local open spaces that are demonstrably special and valued by the community will be safeguarded and flourish.
- The Village Centre, increasingly valued by residents and business, will remain a vital and viable economic and community facility.
- Future generations will be able to enjoy and understand buildings and areas of historic or architectural interest and significant archaeological assets will be recognised, valued and safeguarded.
- Good public transport and appropriate traffic and car parking management necessary for a sustainable community will be sought.

The Plan's Aims

3.2 Based on the Vision for Dore Neighbourhood the Plan's Aims are:

- Protection and enhancement of the natural beauty of and access to the Eastern Moorland Fringe of the Peak District National Park.
- Protection of the environmentally sensitive character of the countryside that constitutes the setting of the National Park, Dore Village and Sheffield's South-Western suburbs and enhancement of its green infrastructure for recreation, ecology and wildlife.
- Respecting the transitional landscape from the Eastern Moorland Fringe and safeguarding the character of Dore Housing Area by controlling the development and design of housing infill, protecting its housing density, urban grain and mature gardens and supporting the provision of smaller homes.
- Identification, protection and enhancement of valued local open spaces.
- The support of the viability and vitality of the retail, business and community facilities and the enhancement of the environment of the Dore Village Centre.
- Preservation and enhancement of buildings and areas of historic or architectural interest and protection of significant archaeological assets such that their significances are safeguarded over time.
- Improvement of the public transport provision and appropriate traffic and car parking management necessary for a sustainable community.

4. Peak District Eastern Moorland Fringe

The Peak District Eastern Moorland Fringe in Dore Neighbourhood

4.1 About one half of the Dore Neighbourhood Area lies within the Peak District National Park. The upland area of the Eastern Moorland Fringe dominates the landscape and provides an important visual and recreational amenity, easily accessible to the local community and the City of Sheffield.

Open Access Land



Houndkirk Road and open access land

4.2 Under the Countryside and Rights of Way Act 2000, the public can walk freely on mapped areas of mountain, moor, heath, downland and registered common land without having to stick to paths. The Act states "the right of access is for those on foot for open air recreation". Some activities are not included. This involves driving a vehicle, riding a bike, using a boat, bathing, lighting fires, shooting, fishing, camping, paragliding, organized games, commercial activities, intentionally damaging wildlife, foraging, using a metal detector or disrupting any legal activity. Farmers and landowners have the discretion to suspend or restrict the access right for up to 28 days each year, for any reason. Whenever possible, restrictions and closures will be shown on access maps and will be reinforced by local signs. The right of access requires you to keep your dog on a lead of no more than 2m long between 1st March and 31st July (the main breeding period for ground nesting birds) or at any time in the year when you are near livestock. None of this affects existing rights for dog walkers, and dog restrictions

and exclusions do not affect the right of a person reliant on a guide or hearing dog to enjoy the right of access but these dogs must also be kept under close control. Remember that a dog attacking or threatening livestock may lawfully be shot.

"...provider of fresh air... the physical and mental health benefits afforded to those who exercised in it and enjoyed views across it..."

4.3 It was apparent from the consultations, whether they were the formal open consultation events or the more informal meetings with residents and organisations, that Dore residents value their access to the surrounding countryside and make significant use of that access. There was universal support that open access land should be kept free of development, and that management plans should be encouraged that protect and enhance the environment and permit responsible recreational use.

4.4 Open Access Land provides a valuable resource for both visitors and local residents, which requires maintenance and protection from development. The Neighbourhood Plan seeks to protect the rights of access for walkers on Open Access Land similar to that provided in the case of public rights of way in the Peak District Development Management Policy DTM5 (Development affecting a public right of way), to prevent construction of walls or fences that would obstruct access. Exceptions could include temporary fencing for wildlife and livestock management.

DN POLICY 1: Open Access Land

Development will not be permitted on Open Access Land that prevents or restricts the rights of walkers.

How the Policy will be put into practice

By deciding planning applications.

5. Sheffield Green Belt Landscape And Green Infrastructure

Emerging Sheffield Plan-Green Belt Review

5.1 The City Council is carrying out a Green Belt Review as part of its preparation of the Sheffield Plan. In its response to the Citywide Options for Growth to 2034, the Neighbourhood Forum strongly supported the City Council's provisional view "that the majority of Sheffield's Green Belt is too environmentally sensitive to be suitable for development" and that there was a need to protect the Green Belt, especially in that area in close proximity to the Peak District National Park.

5.2 The Peak District National Park Authority (PDNPA) and the Campaign for the Protection of Rural England (CPRE), in their responses to the Citywide Options for Growth to 2034 consultation, also both strongly support the need to protect areas of the Green Belt especially that area in close proximity to the Peak District National Park.

5.3 The PDNPA in their consultation response thanked the Sheffield City Council for 'making it clear in the consultation document that the provisional view of the Sheffield City Region local authority is "that the majority of Sheffield's Green Belt is too environmentally sensitive to be suitable for development" and that "Areas bordering the Peak District National Park are particularly valuable."' The PDNPA add 'Recognition of the environmental sensitivity of the landscapes and biodiversity of the Green Belt bordering the National Park is consistent with Section 11A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) which requires that "in exercising or performing any functions in relation to, or so as to affect, land in a National Park, any relevant authority shall have regard to the purposes of the National Park.'"

5.4 The CPRE warmly welcomed 'the inclusion of objectives for natural assets, Green Infrastructure' and a recognition of 'the role of opportunities for peaceful enjoyment of urban neighbourhood and tranquil areas of countryside as an aspect of health and well-being.' The CPRE concurred with the statement that 'the majority of Sheffield's Green Belt is too environmentally sensitive to be suitable for development.'

The Green Belt in Dore Neighbourhood Area

5.5 The Neighbourhood Forum strongly supports the objective of protecting the Green Belt in accordance with its fundamental purposes: to check the unrestricted sprawl of Sheffield City, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of Dore Village and its Conservation Area and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The purpose of preventing towns coalescing is not relevant in Dore Neighbourhood because the neighbouring urban areas of Dore, Bradway and Totley are not towns and are all parts of the City suburbs. The Forum also supports the Local Authority's view that the majority of Sheffield's Green Belt is too environmentally sensitive to be suitable for development and especially those areas of the Green Belt in close proximity to the Peak District National Park.

5.6 Sheffield and Dore have strong historical reasons for being proud of their Green Belt. The Sheffield Green Belt was first created in 1938 and was the first such area in the nation alongside the London Green Belt. It was originally the product and design of one of the great Sheffield campaigners, Ethel Haythornthwaite, who founded the Sheffield Association for the Protection of Local Scenery in 1924 and steered it to become a branch of the nascent Council for the Preservation of Rural England (now Campaign for the Protection of Rural England). She was also crucial in the campaign to create and to map England's first National Park, the Peak District National Park, and in the campaign to protect from proposed substantial development the immediate area of countryside on the edge of Dore Village which was the crucible within which she addressed the vital landscape relationship between the National Park and what was to become the Sheffield Green Belt. She devised the notion of a Green Belt for Sheffield following a successful campaign by the CPRE locally to object to the proposed massive development of the area between Whirlow Bridge and Dore Moor Inn. Sheffield Green Belt was finally fully adopted in 1983 but remains a testament to Ethel Haythornthwaite who is remembered alongside her husband, Gerald, in a small memorial woodland planted opposite the Dore Moor Inn.

5.7 The Dore Neighbourhood Forum recognises the responsibility for designating or revising Green Belt rests with the local planning authority and it is a responsibility they must exercise at a time when they review and replace the existing Local Plan. However, the 'Proposed Sheffield City Region Combined Green Belt Review-a Common Approach-August 2014' provides, not only the City Council with a basis for reviewing the Green Belt, but also provides the Forum with a framework for appraising the sensitive nature of the Green Belt in Dore Neighbourhood Area. We understand that the purposes of Green Belt do not include the preservation of distinctive landscapes but rather safeguarding the countryside from encroachment. Looking at each of the Purposes in turn:

Purpose: To check the unrestricted sprawl of large built up areas.

- Dore Village, the built-up area of the Dore Neighbourhood, as part of the South West suburbs of Sheffield City, is, with the exception of Poynton Wood, entirely surrounded by the Sheffield Green Belt, which is valued by the local community in checking the unrestricted sprawl of the South West urban area of Sheffield City.
- Development of land immediately abutting Dore Village, within the panoramic view of the National Park moorland overlooking Dore, would be perceived as a significant extension of the large built-up area of the South West urban area of Sheffield City.

Purpose: to assist in safeguarding the countryside from encroachment.

The areas of land around Dore Village are predominantly undeveloped and 'countryside in character', but where urban development proximity is apparent:

- The Forum contends that the value of the relatively narrow strip of Green Belt between the Village and the National Park (which is at one point only two fields across) is not just in safeguarding the countryside from encroachment but has the additional value of safeguarding the setting of the National Park from encroachment. It is the Forum's strong contention that the setting of a National Park is a particularly sensitive piece of countryside to be protected from encroachment and that Dore has expanded over the years quite far enough towards the Park boundary and its eastern moorlands.
- All relevant authorities, including Sheffield City Council, have a Section 11A (2) duty under the National Parks and Access to the Countryside Act 1949 as updated by the Environment Act of 1995 in Sections 61 and 62 of the later Act, to 'have regard' toward National Parks which should make them highly sensitive towards the development of land bordering the Peak District National Park. This in part persuaded the City Council to designate the landscape in this area as an 'Area of High Landscape Value' in the Unitary Development Plan. Since then the City Council has taken PPS7 advice that an attempt should be made to use criteria-based planning policy to protect this environment.

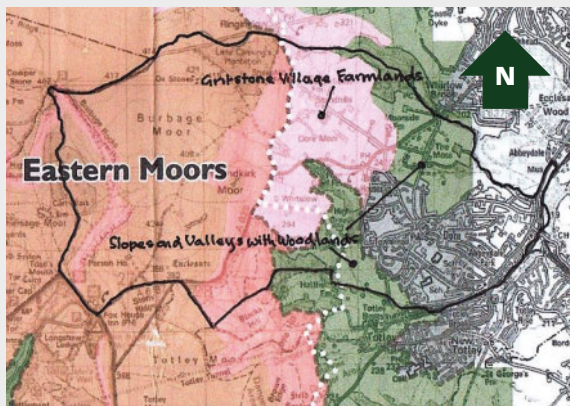


Pastoral landscape flowing across the National Park and Green Belt boundary in Dore Neighbourhood Area



Peak District National Park Authority Landscape Strategy

- The Green Belt in Dore Neighbourhood borders the Peak District National Park and is valuable because it affords views from the Park of visually attractive landscape that has valued characteristics that include the flow of landscape character across and beyond the borders of the National Park and the special value attached to the National Park by surrounding urban communities. 'The Peak District National Park Authority Landscape Strategy and European Convention Action Plan' (July 2009) identifies the Green Belt in Dore Neighbourhood as comprising both (i) a 'Gritstone Village Farmlands' characterised as an 'enclosed upland pasture landscape associated with high, gently undulating moortops', 'a landscape of isolated stone farmsteads' with 'regular fields enclosed by drystone walls' with a strategy to 'protect historic drystone walls', to 'manage and enhance the diversity of agricultural grassland' and to 'manage the network of tracks and footpaths to maximise opportunities to enjoy the landscape'; and (ii) an area to the immediate west and east of Dore Village of



Peak District Landscape Character Assessment Map Extract
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Landscape Character Type 'Slopes and Valleys with Woodland' characterised as 'a small-scale but extensive pastoral landscape which is heavily wooded in places' where 'the overall strategy should be to protect and manage the tranquil pastoral landscape through sustainable landscape management; seek opportunities to enhance recreation opportunities, woodlands, wildness, and diversity of more remote areas' and particularly managing the 'network of tracks and footpaths to maximise opportunities to enjoy the landscape' and if possible 'create new native broad-leaved woodland'. The Green Belt is particularly vulnerable where Dore Village comes closest to the boundary of the National Park and any inappropriate development here would especially impact on views from and to the Park and the adjoining pastoral landscape.

- The landscape is of intrinsic value, the majority being designated an Area of High Landscape Value in the Unitary Development Plan.
- Much of the Green Belt around Dore Village is designated as sites of wildlife interest. The Green Belt provides valuable wildlife corridors and a wildlife buffer to the ancient woodlands of Ecclesall Woods, as recommended by Professor Sir John Lawton's review of wildlife sites for the Government's 'Making Space for Nature' (September 2010) and largely embodied in the Natural Environment White Paper of 2011. It must not be forgotten that one of Sheffield's ecological gems, the ancient Ecclesall Woods, is almost completely surrounded by housing with the exception of the narrow area of land comprising Ryecroft Farm that separates the Woods from the nearby Dore Housing Area and provides an important buffer and stepping stone for wildlife.
- The Green Belt countryside is an important ecological buffer to the National Park and in particular to the internationally important sites such as the Blacka Moor Nature Reserve.
- The Green Belt to the north of the Village provides a number of playing fields and public open spaces that provide important recreational facilities for the local and wider Sheffield community. Many of these are demonstrably valued by the local community because of their historic interest, recreational value and their beauty.
- The Green Belt also provides valuable public access to the local countryside for local residents by way of a network of public footpaths and bridleways and provides access to Ecclesall Woods to the East and the Eastern Moorland Fringe of the Peak District National Park to the West. The popularity of this area is demonstrated by the enthusiastic use by many Dore folk and the people of Sheffield as a whole of the Dore Village society booklet 'On Your Dorestep - 25 walks in and around Dore'. The recent approval of 'The Outdoor City Economic Strategy' stresses not only the health and well-being benefits good access brings but also the economic benefits to the community.
- Much of the Green Belt in the Dore Neighbourhood comprises the Strategic Green Network and Green Corridors identified in the Core Strategy and Unitary Development Plan.
- The Green Belt provides an important natural asset supporting the attractive character of Dore Village's Housing Area because of its visual amenity and accessibility.



Dore Village in the context of the Green Belt

Purpose: To preserve the setting and special character of historic towns.

- While Dore does not claim to be a major 'historic town', Dore Village Centre retains some of the historic character from its Derbyshire agricultural origins and this is recognised by the designated Dore Conservation Area that has a close relationship with its countryside setting. Views of the parish church tower are visible from the surrounding Green Belt.
- Ryecroft Farm on Dore Village's eastern boundary is identified as an area of archaeological value in the South Yorkshire Historic Environment Characterisation Survey.

Purpose: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- The development of the Green Belt in Dore Neighbourhood, particularly for housing, would detract from the strategic aims of Sheffield City Council for developing brownfield sites, intensifying development within the existing urban area, redeveloping Shalesmoor and Attercliffe, the proposals for strategic extensions of the urban area along the Upper Don Valley to Stocksbridge, the urban extension at Waverley and Mossborough in the East and developing the former airport site at Norton. The 'Call for Sites' by Sheffield City Council has demonstrated an overwhelming desire by developers to build in the Green Belt around Dore Village but any release of small sites within the Green Belt would detract from the strategic aims of urban regeneration. Developers' preference for greenfield development before brownfield and other urban sites would undermine the strategic aim of the Sheffield strategic housing proposals: there is little doubt that, if they were given free rein, developers would seek to develop on the Green Belt around Dore Village before making any attempt to address the City Council's 'Options for Growth' objectives.

Sustainable Development

5.8 Existing public transport provision serving a large part of Dore Neighbourhood Area is poor and most of the areas of Green Belt in Dore Neighbourhood Area are more than 400 metres from the railway and bus services, making accessibility to public transport facilities unsustainable. Whilst public transport provision remains at the present level new development should not take place.

The Sensitive Landscape of the Setting of the Peak District National Park

5.9 It is a matter of significant landscape importance how a large city relates in planning terms to a nearby National Park which enjoys the nation's highest standard of landscape protection. In Sheffield's case the proximity of Dore Village to the National Park boundary (varying between two fields' depth and the length of Long Line) is hugely sensitive because:

- a)** The City Council has a Section 11A(2) duty under the National Parks and Access to the Countryside Act 1949 as updated in the Environment Act of 1995 to have regard to the purposes of National Parks.
- b)** The National Park's full Landscape Character Assessment specifically continues beyond the Park's boundary to include the undeveloped parts of Dore Neighbourhood Area and demonstrates how the land on both sides of the National Park boundary has landscape characteristics which flow across the boundary.
- c)** The Peak District National Park Authority sets out in its Core Strategy policy L1A that 'development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics' amongst which are listed 'the special characteristics attached to the National Park by surrounding urban communities' and 'the flow of landscape character across and beyond the National Park boundary, providing a continuity of landscape and valued setting for the National Park'.

d) When the Green Belt was first conceived, designed and mapped by Ethel Haythornthwaite to check the unrestricted sprawl of large built-up areas and assist in safeguarding the countryside from encroachment, it was specifically in this land between Dore Village and the land that was to become the Peak District National Park that she identified a major threat to the landscape and devised the Green Belt solution and went on to map the Peak District National Park.

e) The City Council has historically attached a high landscape value designation to much of this countryside but now accepts that a criteria-based planning policy would be more appropriate to protect this landscape. The City Council's provisional view, as stated in the 'City-wide Options for Growth to 2034' is that 'the majority of Sheffield's Green Belt is too environmentally sensitive to be suitable for development. Areas bordering the Peak District National Park are particularly valuable, and countryside around Sheffield is one of the distinctive characteristics which make it a great place to live.'

f) The Sheffield Green Commission has expertly analysed the contribution of green infrastructure to a future vibrant and sustainable city and stated 'Green infrastructure and intelligent urban densification is prioritised in spatial planning, using the new Local Plan to site housing land allocation away from important green spaces'.

g) There is overwhelming support within Dore Neighbourhood (as evidenced in an opinion survey which the Forum carried out) for the protection of the land between the National Park boundary and Dore Village and the ancient woodlands of Ecclesall Woods from inappropriate development, underlining the Peak District Park's valued characteristics that there is a special value attached to the National Park by surrounding communities and a recognition of a continuity of landscape across the National Park boundary and the setting of the National Park.

h) Any development within the land between the National Park and Dore Village is highly visible from the upland areas within the National Park boundary (as illustrated in the photograph below paragraph 6.9) and those areas are the most sensitive National Park landscapes called the Natural Zone (illustrated on the map at paragraph 3.17 of the Peak District National Park Authority's Development Management Policies document approved 24 May 2019). The document states that: 'The Natural Zone represents the wildest and least developed parts of the National Park. The area combines high wildlife value and minimum obvious human influence.' The Forum believes that it would be incumbent on any proposed development in the narrow band of land between the National Park and Dore Village to take into consideration its relationship to the Natural Zone and its particular sensitive characteristics.

5.10 Given these considerations, the Neighbourhood Forum is minded to recognise the particular sensitivity of the landscape lying between the National Park and both Dore Village and the ancient woodlands of Ecclesall Woods by affording them appropriate protection.

DN POLICY 2: The Landscape Sensitivity of the Setting of the Peak District National Park

Any proposed development of land, which lies between the Peak District National Park and Dore Village and the ancient woodlands of Ecclesall Woods and has landscape characteristics which flow within landscape character types appearing on both sides of the National Park boundary and forms the natural setting of the National Park, must conserve and enhance the valued landscape character as identified in the Peak District National Park Landscape Character Assessment and as protected within the Park's Landscape Strategy and Action Plan.

How the Policy will be put into practice

By deciding planning applications by reference to The Peak District National Park Landscape Character Assessment and Landscape Strategy and Action Plan.

Green Belt-Green Infrastructure Strategy

"One of the supreme delights of Sheffield is to be on the edge of a dramatically beautiful accessible National Park"

5.11 The Green Belt featured strongly through all the formal consultation events held with residents. There was a massive endorsement in a village-wide questionnaire for the City Council's view in the City-wide Options for Growth to 2034 document that: 'The majority of Sheffield's Green Belt is too environmentally sensitive to be suitable for development [and] Areas bordering the Peak District National Park are particularly valuable.' The strongest reason supported by residents for the permanence of our existing Green Belt between Dore and the National Park was that it protected the setting of the National Park and should therefore be itself protected; closely followed by the value of constraining urban sprawl into the countryside and the need to concentrate development growth on urban brownfield sites. Residents valued the Green Belt as a green wildlife corridor between Ecclesall Woods and the National Park and as a source of good recreational opportunities. Residents value their close relationship with the National Park and the part that the Green Belt plays in protecting that relationship. They support the NPPF view that local planning authorities should plan positively to enhance the beneficial use of the Green Belt.

5.12 Over the past two years Sheffield city Council has consulted widely on the Sheffield Outdoor City Strategy. Last year it published its finalised document 'The Outdoor City Economic Strategy' in which it stated: "As the fourth biggest city in the UK, Sheffield's outdoor offer is the key differentiator between it and other cities, and importantly, it is a distinction that cannot be replicated because it is based on the city's natural geography and topography." It also pointed out that Sheffield was the only major city in the UK with a National Park within its boundary, thus underlining one of Dore Neighbourhood Forum's key points, viz. that Sheffield has a major responsibility to show respect for the protection of the special qualities of the local National Park and those of the Park's setting. A number of the proposed 'outdoor recreational zones' in the strategy -- Burbage, Blacka Moor, Ecclesall Woods and Lady Cannings Plantation, Ringinglow are situated wholly or partially within the boundary of Dore Neighbourhood Area and therefore the network of footpaths and bridleways linking them across the Green Belt within the area are critical to their success, and the open countryside appearance of the Green Belt is vital to their landscape attraction. It is not only the community of Dore but Sheffield as a whole and its visitors who will value the integrity of this green infrastructure network. As the Strategy states: "If we view the walking and cycling connections in Sheffield as a web, attention needs to be given to 'radial routes' that connect the various spokes that run from the city into the countryside. These will not only be routes that connect people's homes to outdoor destinations but also connect destinations to each other. This is dependent on a good quality public rights of way network". The Strategy outcomes of:

- Improving Sheffield's national and international profile.
- Increasing the size and value of the city's outdoor economic sector.
- Attracting and retaining talent in the city.
- Attracting more visitors to the city.
- Increasing the participation of Sheffield people, across all social groups, to the outdoors on their doorstep, with obvious health and wellbeing benefits.

depend on developing the green infrastructure of the city, particularly where the city reaches out towards the National Park, as it spectacularly does within our Neighbourhood Area.

5.13 In recognition of the economic needs expressed in the Council's Outdoor Economic Strategy and of the sensitive nature of the Green Belt around Dore Village, especially in relation to the setting of the National Park, the Neighbourhood Forum proposes to take forward the strategic aim of Green Belt designation to plan positively to enhance the beneficial use of the Green Belt as recommended by paragraphs 141 and 174 of the National Planning Policy Framework by:

- Looking for opportunities to provide new pedestrian access, for example such as the recently designated right of way between Sheephill Road and Hathersage Road, providing links to the Open Access Area and other rights of way in the Peak District National Park and with rights of way in Dore Village.
- Providing opportunities for improving provision for outdoor sport and recreation, not only in the existing open spaces but, for example, by additional open space adjoining Totley Brook Green Space and improving drainage at Whirlow Playing Field.
- Retaining and enhancing landscapes, visual amenity and biodiversity especially the woodlands of Wagg Wood and the Limb Valley and designated Areas of Natural History Interest.
- Improving damaged and derelict land, for example, by the demolition and reclamation of the redundant sports pavilion at Cross Lane.
- Developing a Green Strategy including maintaining and enhancing the Green Corridors of the Limb Valley and Old Hay Brook.

5.14 The Dore Neighbourhood Forum is aware that Sheffield's two universities have a wealth of study experience of the value to human wellbeing of access to the natural world for physical health, mental health and spiritual wellbeing. There can be no doubt that Sheffield residents and Dore residents benefit in health and wellbeing by ready access to local green spaces. Sheffield has been chosen by the Natural Environment Research Council for a major practical research project (valued at £1.3m) *Improving Wellbeing through Urban Nature* (IWUN), led by the University of Sheffield's Department of Landscape and bringing together academics from Sheffield, Derby and Heriot-Watt Universities with the Wildlife Trusts, Recovery Enterprises and the Centre for Sustainable Healthcare. Initial results of the IWUN study are beginning to shed light on ways in which the quality and quantity of urban green space impacts on the health and wellbeing of Sheffield residents that could support the importance of developing a green infrastructure strategy.

5.15 The Forum also supports the Peak District National Park Authority's 'Landscape Strategy and European Landscape Convention Action Plan' (July 2009) and the Landscape Guidelines for the areas of 'Slopes and Valleys' and of 'Gritstone Village Farmlands'. This would include protecting historic parkland landscapes, historic field barns, dry-stone walls, hedgerows and historical enclosure patterns, managing and enhancing the historical pattern of development, the network of minor roads, woodlands, diversity of agricultural grasslands, linear tree cover and amenity trees. (p118)

DN POLICY 3: Green Infrastructure Strategy

The existing green infrastructure network in Dore, which is important to landscape quality, visual amenity, recreation and leisure, community use, townscape and areas of natural interest will be protected and enhanced. Development proposals will be supported that contribute to the value of the green infrastructure in the Green Belt adjoining the National Park and between Dore Village and Ecclesall Woods by:

- i) retaining and enhancing the most important environmental infrastructure assets and connections that contribute to the functionality of networks of ecosystems in their existing location; and
- ii) demonstrating that all the functional environmental infrastructure and connections have been taken into account in the design of proposals, including impacts on ecosystems, biodiversity and recreation within and near the application site and showing how the scheme has positively contributed to place making and influenced the proposal; and
- iii) restoring or enhancing connectivity for nature and people through the site and linking to adjacent sites or green routes, helping to provide better links between urban and rural landscapes and creating accessible and attractive places for the community to make regular contact with the natural environment; and
- iv) providing accessible and good quality open space; and
- v) providing clear arrangements for the long-term maintenance and management and/or enhancement of the green infrastructure assets.

In exceptional circumstances, where retention of the most important green infrastructure assets and connections is outweighed by benefits arising from the development proposals and they cannot be retained on site, the loss resulting from the proposed development should be replaced by equivalent or better provision in terms of quality and quantity of ecological or open space in a suitable location.

How the Policy will be put into practice

A Green Infrastructure Strategy will be prepared in co-operation with landowners and Sheffield City Council, and in consultation with the Peak District National Park Planning Authority.

By deciding planning applications

Long Line Substantially Developed Road Frontage

5.16 Because Long Line is a sporadic linear development isolated from the main suburban development of Dore Village and which is washed over by the Green Belt and the existing Area of High Landscape Value and is conspicuous from the Peak District National Park, the 'substantially developed road frontage' referred to in UDP Policy GE5 requires to be more closely defined to protect Long Line from development that would lead to infilling green gaps between existing development in the road and would impact on views across the Green Belt towards the Peak District National Park. Infilling would damage the character and amenity of the landscape character area identified in the Sheffield City Council's Preliminary Sheffield Landscape Assessment and views to and from the Peak District National Park. The Peak District National Park Authority Landscape Strategy (July 2009) identifies much of the Green Belt area as an area requiring careful protection, management and landscape enhancement.

"...protecting views into the Park and from the Park into Dore" "

5.17 The residents of Long Line and the residents of the village as a whole recognise the special location of Long Line, because it is in a Green Belt area of high landscape value and is also highly conspicuous from the Peak District National Park. All residents wished to protect the views from the National Park and not to permit developments that detracted from that National Park border land character. The residents of Long Line were instrumental in the evolution of this policy and gave it their strong support in a questionnaire survey. Unsurprisingly, the landowners of open land between the 'substantially developed frontage' on the south-western side of Long Line did not support restrictions on development.

5.18 The 'substantially developed road frontage' of Long Line comprises three groups of dwellings on the south western side of the road only separated by areas of open farmland: numbers 1-19, 57-63 and 139-175. The development of any new infill single dwellings should maintain the existing building line formed by the main properties and use dwelling designs and landscaping that would enhance the local landscape character area and views to and from the Peak District Eastern Moorland Fringe. Any new development should not conflict with or harm the purposes of the Peak District National Park.

DN POLICY 4: Long Line Substantially Developed Road Frontage

In order to protect the landscape character of the countryside around Long Line new single dwellings will be permitted as infill on Long Line in only the following locations:

Properties Numbered 1-19, 57-63 and 139-175 Long Line.

New development should:

- i) maintain the main dwellings' building line; and**
- ii) respect and enhance the valued characteristics of the local landscape character; and**
- iii) protect the setting of the Peak District National Park.**

How the Policy will be put into practice

By deciding planning applications in consultation with the Peak District National Park Authority by reference to the Peak District National Park Landscape Character Assessment and Protected Landscape Strategy and Action Plan .

6. Housing Area Character

Emerging Sheffield Plan-Citywide Options for Growth to 2034

6.1 The options for housing growth outlined in the document are:

Option A: Urban Capacity. Continuing with the current strategy of concentrating new development on brownfield sites within the existing urban areas and making an additional allowance for windfalls on larger sites. Developing sites at similar densities to those achieved in the past.

Option B: Urban Intensification. Making more intensive use of sites within the existing urban area by:

(a) Relaxing amenity standards and reducing parking provision in existing neighbourhoods close to District and Neighbourhood Centres, resulting in higher overall densities (meaning smaller houses and apartments would make up a greater proportion of the new homes built in those locations).

(b) A further emphasis on City Centre living as a part of the strategy for mixed use within the area bounded by the Inner Ring Road and Kelham/Shalesmoor (this could include some taller buildings in certain locations).

(c) Relaxing policies for the protection of open spaces to enable some surplus urban green space to be developed, with the money generated being invested in improving the quality of the remaining areas.

Option C: Urban Remodelling. Remodelling parts of the existing urban area at Neepsend/Shalesmoor and Attercliffe to enable the reallocation of poorer quality employment uses for housing.

Option D: Limited number of larger urban extensions into the Green Belt at Stocksbridge and the Upper Don Valley, East Sheffield as an extension to Waverley in Rotherham Borough and South-East Sheffield in Mosborough and at the former Norton aerodrome. (In consultation with Rotherham Borough Council an extension to Waverley has been ruled out).

Option E: Multiple Smaller Green Belt Releases:

(a) Develop multiple smaller urban extensions around the built-up areas; and

(b) Allow redevelopment of existing previously developed (brownfield) sites in the Green Belt for housing.

Typically, developments would have the capacity for up to 300 homes though, potentially, with a small number of larger extensions in the four locations identified under Option D.

Emerging Draft Sheffield Plan

6.2 Since the publication of the Citywide Options for Growth to 2034 consultative document in November 2015, nothing more has substantially emerged regarding the preparation of the new Sheffield Plan other than the publication in July 2016 of an extensive Summary of Responses to the Consultation Questions on the Citywide Options and an Executive Summary of those Responses and a Local Development Scheme, which is now regarded as out of date since it presumed Adoption of the Sheffield plan by September 2018.

6.3 There had been a Call for Sites consultation which took place from 14 July to 22 August 2014 which informed the Strategic Housing Land Availability Assessment (SHLAA) November 2015 update. The suitability of sites in the Green Belt was not assessed in the SHLAA November 2015 update and these sites are being assessed entirely confidentially as part of a comprehensive Green Belt Review as part of the Local Plan preparation which will be published alongside the draft Sheffield Plan.

6.4 The City Council is not in a position to set out a housing requirement for Dore Neighbourhood Area under paragraph 65 of the NPPF or provide an indicative housing requirement figure for Dore Neighbourhood Area under paragraph 66 of the NPPF. The Forum has thus proceeded to develop a plan for Dore in order to safeguard the character of the Neighbourhood and its Housing Area by enabling appropriate development of windfall housing sites without impacting adversely on the character of Dore Housing Area.

Dore Housing Area

6.5 Dore Village, the built up area of Dore Neighbourhood Area largely enclosed by the Green Belt, grew from its Derbyshire origins of scattered stone-built farmsteads and cottages, in the late nineteenth century when the railway first came to Dore. Then over the pre-war, inter-war and post war periods of the twentieth century and in the early years of

this century Dore Village grew incrementally, generally by the development of windfall sites by, on average, about 30 dwellings per year, and now contains about 3000 dwellings. The Housing Area, shown on the Policies Map, comprises a diverse range of homes, both private and social housing, bungalows, terraced, large and small semi-detached and detached houses and small apartment blocks. The development of the brownfield site of the former King Egbert's School off Furniss Avenue was finished in Spring 2019, completing the last substantial site available in the Dore Housing Area. There are three sites with planning approval for a total of 30 dwellings in the Housing Area and one site outside the Housing Area with approval for two dwellings.

6.6 As indicated in Core Strategy policy CS31 and in the latest Sheffield Housing Market Assessment 2013, latent demand



Housing under construction at Wyvern Grange

for housing development remains strong in Dore Village because of its attractive and distinctive Housing Area. The South-West Housing Market Profile states the South-West is generally seen as Sheffield's premium housing market. In the past five years over 40 dwellings have been permitted on several sites involving demolition of single dwellings and redevelopment by three-storey apartment blocks and houses in residential gardens. A number of dwellings have been approved as tandem development in residential gardens. The Neighbourhood Forum is concerned that continuing or accelerating the incremental intensification of the Housing Area in this manner is inappropriate because it will damage the character of Dore's Housing Area.

6.7 The Forum recognises the case made in November 2015 in the 'Citywide Options for Growth to 2034' for substantial

housing growth required in the City to 2034 and accepts that the changes in housing projections from Office for National Statistics and Government mean that the forward housing needs assessment for the City remain high. So far as the 2015 consultation is still broadly reliable, at least as to scale, the Forum recognises that of the options identified for housing growth, the greater part of that growth will come from measures that do not directly affect Dore. The City Council will still expect Dore to make a contribution to the City's housing growth, from Option B (Urban Intensification). The problem is for the Forum that Dore has only modest planning scope for new housing because:

- a)** There are no undeveloped allocated housing sites in Dore.
- b)** There are no housing sites identified for Dore in the 'Citywide Options for Growth to 2034' document.
- c)** While the Forum supports the development of brownfield sites, the Council has not identified any such sites in Dore. Urban residential gardens in Dore cannot be considered as brownfield sites.
- d)** Whilst the Neighbourhood Area has contributed a large number of windfall sites in the past, being realistic, the scope for this development continuing in the future is seriously limited, particularly considering the lack of brownfield sites and that residential gardens cannot be considered as brownfield sites.
- e)** Bearing in mind the character of Dore Housing Area, the Forum considers there is a case for setting out policies to resist inappropriate development of residential gardens, where development would cause harm to the local Housing Area.
- f)** Building houses outside the Dore Village is constrained by Green Belt policy especially because of its close proximity to the Peak District National Park and the City Council's initial view as stated in the Citywide Options for Growth to 2034, that such Green Belt in this area is 'too environmentally sensitive for development'.
- g)** The centre of Dore Village is a designated conservation area.

Dore Housing Area Character

6.8 The Forum's aim has been to ensure that the Housing Area Character be safeguarded, as part of a transitional landscape between the National Park and the South-West suburbs, at an appropriate housing density, as part of a distinctive housing area of South-West Sheffield, to maintain the current urban grain and to resist inappropriate housing development in residential gardens.

Dore Housing Area as part of a Transitional Landscape.

6.9 Over the years Sheffield City Council has quite rightly lauded its close relationship with the Peak District National Park. Equally the Peak District National Park Authority has recognised that one of the Park's distinguishing features is its close relationship with a ring of urban and city settlements encircling it. What is crucial, if this special relationship of great upland natural beauty with the neighbouring dynamic City is to be mutually celebrated, is that the physical proximity of one with another is recognised and sensitively handled in planning terms.



View from the Moorland Fringe across Dore Village to the City

6.10 The view shown to the left typically obtainable from several Open Access moorland locations within the National Park, represents a panorama reaching out towards central Sheffield City and beyond. While it is a matter of legal duty for all public authorities to have regard to the purposes of the National Park, it is a matter of civic pride for the citizens of Sheffield that planning ensures a civilised landscape transition from the National Park to the developed city. Core Strategy Policy CS74 Design Principles states that 'high quality development will be expected and would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods including 1) the topography, landforms, river corridors, Green Network, important habitats, waterways, woodlands and other natural features and

open spaces; 2) Views and vistas to landmarks and skylines into and out of the City Centre and across the City to the surrounding countryside; 3) The townscape and landscape character of the city's districts, neighbourhoods and quarters, with their associated scale, layout and built form, building styles and materials.' It is the Forum's strong belief that the existing character and density of Dore Housing Area with its mature gardens furnished with hedges, shrubs and considerable tree cover make a major contribution to a successful landscape transition as indicated in the Peak District National Park's Landscape Strategy, from the National Park's Moorland Fringe across a relatively narrow and fragile area of Green Belt, partly currently designated of High Landscape Value, towards the magnificent ancient Ecclesall Woods, the suburbs of Ecclesall and Millhouses and the distant city centre beyond.

6.11 The Forum believes that it is important to retain and protect the attractive and distinctive features of Dore Housing Area that consolidate its transitional landscape role particularly in the natural setting in which Dore Village is located, which is also the setting of the National Park. The Forum is concerned that this transitional landscape role could be damaged by seriously increasing the Housing Area density thus threatening its mature gardens and generous tree cover or by urban extension into the natural setting of the Housing Area that is so beneficial to, and appreciated by, the Village residents and those who may be attracted to live in Dore and thereby benefit the City. The Forum proposes that the circumstances in which infill housing may be permitted will be defined in a policy that will protect a successful landscape transition and protect what is the distinctive Dore Village character.

Housing Area Density

6.12 The Neighbourhood Forum supports the strategic aims of Core Strategy Policy CS31, that the density of new development should be in keeping with the character of the area and that the scale of new development should be largely defined by what can be accommodated at an appropriate density and that in accordance with Policy CS31, safeguarding the housing area of the South-West of Sheffield and respecting the areas of distinctive character, will place significant limits on higher densities. Higher densities cannot be justified under Core Strategy Policy CS31 in Dore Village, by being close to a district centre, high frequency bus route or Supertram route. The Forum recognises that densities outside the range defined for Dore in Core Strategy Policy CS26 should only be allowed where development achieves 'good design, reflects the character of an area or protects a sensitive area'. The City Council may be under pressure to seek a greater intensification of the existing urban areas but the Forum would hope the Local Plan would still identify the South West of the Sheffield as an area where its distinctive features justify safeguarding it as a desirable place to live and for its benefits to the City and its economy as a whole. The Forum proposes to substantially maintain the current residential densities of the Housing Area.

Dore Housing Area as part of South-West Sheffield

6.13 The Neighbourhood Forum proposes to safeguard and enhance Dore's Housing Area because it is of the opinion that it exhibits features in abundance that are identified in Policy CS31 as 'attractive and distinctive in South-West Sheffield'. The Dore Neighbourhood Plan Housing Working Group's Housing Areas Character Appraisal (March 2017) identifies these features in some detail:

- **The area's natural setting:** The land lying between the National Park boundary and Dore Village constitutes the natural setting of the National Park and is also protected as Green Belt. This land benefits adjacent housing areas directly because of its visual amenity and public access. The Green Belt provides visual amenity for the Housing Area within the Village, not adjacent to the Green Belt, by providing surprise views out into the natural setting. This includes views, for example, of Ecclesall Woods, the Peak District National Park and the higher land of Bradway and the Derbyshire countryside. Dore's Housing Area also benefits from its proximity to the Peak District National Park, not only for its visual amenity but also because the natural setting of the National Park with its Green Belt designation is an extremely attractive recreation facility on the Village doorstep, eminently accessible by road, public footpaths and open access land. The widespread use of the Dore Village Society publication 'On Your Dorestep' (DVS 2008) demonstrates the extent to which the community values local footpaths and their access to the Green Belt and National Park and, as has been argued earlier, this value has also been acknowledged in the whole of Sheffield in the 'Outdoor City Economic Strategy for Sheffield'. The Forum has proposed DN Policy 2 to protect the landscape sensitivity of the setting of the Peak District National Park and DN Policy 3 to further benefit the landscape in the Green Belt with a Green Infrastructure Strategy to protect and enhance the area's natural setting.
- **Parks and open spaces:** Attractive and distinctive features in the housing area include the Recreation Ground, Village Green and other open spaces that are proposed as Local Green Spaces. The Housing Area is enhanced by open spaces such as the tennis courts in Devonshire Road and incidental amenity spaces in the Totley Brook housing estate. Playing fields at Dore Primary School, King Egbert Community School and the Rowan School also provide open space visual amenity to the Village Housing Area. Development of and loss of any of these spaces would be detrimental to the character of Dore Housing Area. The Forum proposes to protect and enhance the most significant open spaces in the Dore Area.
- **Trees:** The Village Housing Area is particularly well furnished with mature trees that provide an overall tree cover that is apparent from views of the Village from high view points such as Bradway to the south and the Peak District National Park. Many of these trees are located in residential gardens and development that led to these trees being lost would be inappropriate. The local community's evident love of its tree cover engaged Government ministers and has been substantially demonstrated in the extent to which the community and Dore Village Society fought to save valued street trees which were proposed for felling, a campaign that came to national notice. The Forum proposes to protect the Housing Area's trees by ensuring development in residential gardens safeguards mature trees and hedges.



Dore in its natural setting



Aerial view of Dore Village; evidence of mature gardens, tree cover and urban grain generally across all the Housing Area.

- Mature gardens:** Mature residential gardens which have developed after decades. Trees, hedges and shrubs have had an opportunity to reach optimal heights and most gardens in Dore Housing Area are well-maintained as evidenced by the aerial view above. The mature growth and care provides superb public and private amenity and also provides opportunities for wildlife that are characteristic of the gardens of Dore Village Housing Area. Most comprise private front and rear gardens but some form the communal gardens of apartments and common open spaces within housing areas where they are highly valued by local residents, the loss of which would be inappropriate. The annual 'Open Gardens' event during the Village Festival is testament to the appreciation of village gardens by the local community. The Forum proposes a policy which constrains inappropriate infill development in residential gardens.



Stone-built housing in Totley Brook Road

- Stone-built houses:** The Village Housing Area also benefits from a special character in several sensitive areas including the stone-built houses of the Victorian and Edwardian suburbs in the south of the Village such as those three-storey detached and semi-detached houses over 120 years old on Totley Brook Road, lower Chatsworth Road, King Egbert Road, lower Bushey Wood Road, lower Devonshire Road, and Brinkburn Vale Road. Those in lower Dore Road and Abbeydale Road South, developed in reaction to the opening of Dore and Totley Railway Station, are larger scale villas and exhibit ornate architectural details (the Forum aspires to see this area designated as a Conservation Area). Dore Conservation Area, with its many stone-built houses, is an area of

special historic and architectural interest that demands particular care in preserving and enhancing this sensitive part of the Housing Area. The Forum proposes to protect sensitive areas in the Housing Area.

Dore Housing Area Urban Grain

6.14 The Neighbourhood Plan Housing Working Group, in addition to surveying distinctive features of the Housing Area relating to South-West Sheffield, also undertook a more detailed appraisal of the character of the Housing Area. The 'Housing Area Appraisal' identified a varying urban grain across the eight housing sub-areas dependant upon their varying density. However, the common feature of the eight sub-areas identified was that the layout of the dwellings created an urban grain reinforced by a general adherence to a common building line related to the principal highway on which they were located. Such a general compliance to a common building line creates a 'neighbourly relationship of the built form'. (DETR *By Design*, 2000) The disruption of the urban grain by development contrary to the building line would damage the character of the Housing Area. The Forum believes that in order to maintain the urban grain and the well-established character of the Housing Area it is important to ensure new development maintains a common building line in relation to a suitable highway as part of a criteria-based development policy.

Building Character

6.15 The Housing Areas Character Appraisal has identified sensitive areas such as the areas of stone-built houses and the Dore Conservation Area where the building character should be protected. The Appraisal also identified that the common building character across the sub-areas is the importance of the use of traditional building materials: stone, brick, or render and tiled or slated pitched roofs and commonly used stone boundary walls. The Forum propose that any new housing infill development should reflect the use of such traditional building materials to safeguard the Housing Area character.

Housing Development In Residential Gardens

6.16 The UDP Policy H14 permits development unless it would cause serious loss of existing garden space which would harm the character of the neighbourhood. However, the Neighbourhood Forum believes the level of garden loss through greater intensification of the Housing Area should be further safeguarded by a policy such as suggested by NPPF paragraph 70 'to resist inappropriate development in residential gardens, where development would cause harm' to the local Housing Area. Residential gardens form such an important part of the attractive and distinctive character of this part of South-West Sheffield Housing Area that their loss would be a threat to and endanger views from the Peak District National Park because of the potential loss of tree cover.

6.17 The Forum does not propose a blanket restriction on development in the Housing Area but seeks to provide a criteria-based policy which will prevent inappropriate development in residential gardens and enable appropriate housing development to fulfil the needs of the local community.

6.18 Residential gardens comprise gardens of single dwellings, gardens of properties converted to flats, communal gardens to blocks of flats and communal gardens serving multiple dwellings. Inappropriate housing development in residential gardens excludes householder development permitted under the General Permitted Development Order.

6.19 New housing development involving the loss of mature residential gardens could also be inappropriate as it could erode the attractive and distinctive character of the Housing Area of Dore Village by damaging the visual amenity of local residents, imposing noise and movement nuisance to adjoining properties caused by new vehicular and pedestrian access, deprive residents of light, privacy or security and lead to the loss or threat of loss to existing mature trees and hedges. In particular, tandem development in residential gardens, which uses the vehicular and pedestrian access of an existing dwelling, would be inappropriate as it would disrupt the urban grain and generally leads to the imposition of intrusive noise to adjacent properties caused by the new vehicular and pedestrian access, loss of visual amenity and privacy of the existing dwelling and adjoining residential properties.

6.20 New housing infill development on the frontage of sites and complying with the building line on a suitable existing or new highway would safeguard the character of the various parts of the Housing Area, maintain an appropriate density, and retain the existing urban grain. Infill development could include the redevelopment of existing dwellings on the same footprint, redevelopment of existing dwellings for one or more dwellings, development between existing dwellings, the subdivision of existing dwellings or limited development in rear gardens served by a new suitable highway..

6.21 There is also a need to enable the improvement and modernisation of the existing housing stock. Recent developments of this kind in Dore's Housing Area have demonstrated that the redevelopment of existing dwellings by modern housing on the frontage of existing dwellings is acceptable.

Implications for Policy

6.22 Given the limited opportunities there are within Dore Village for additional homes, the Forum has nonetheless considered what infill housing policy it could support to provide scope for more building within the constraints which the Forum has set out above and which it summarises below:

- a)** The Forum supports the moderating impact of Core Strategy Policy CS31 where the scale of development will be largely defined by 'what can be accommodated at an appropriate density' in South West Sheffield and Core Strategy Policy CS26 where density targets may be amended and development permitted that 'achieves good design, reflects the character of an area or protects a sensitive area'.
- b)** The Forum believes that Dore Housing Area exhibits in abundance all the distinctive character features set out in Core Strategy Policy CS31 that ought to be safeguarded.
- c)** The Forum believes that any development in Dore Housing Area should maintain the urban grain of the built environment by permitting housing infill on the frontage of sites with a common building line and within rear gardens in the limited circumstances where an appropriate new highway is provided and other conditions relating to design and character are met.
- d)** The Forum proposes to maintain the Housing Area at an appropriate density. A policy for housing infill that maintains a dwelling to garden plot ratio relative to the local area would reflect the variation in density across the Housing Area and safeguard its character.
- e)** The Forum strongly believes that the loss of gardens and of tree cover in Dore and the consequential stark exposure of the built development in views from the National Park and its setting would not be a responsible way to plan development within view of the Park and within its natural setting, or to respect the current successful landscape transition from the Park to the developed city.
- f)** The Forum's proposal to permit new infill housing follows the guidance of NPPF paragraph 125 to achieve well-designed places by setting out a clear design vision and expectations to safeguard the Housing Area's prevailing character and setting (including residential gardens) by adopting a policy reflecting the local community's aspirations as proposed in paragraph 70 of the NPPF 'to resist inappropriate development in residential gardens'.
- g)** Sensitive areas, particularly to be protected, would include the Dore Conservation Area, the potential conservation area in lower Dore Road and Abbeydale Road South and the areas of stone-built Victorian and Edwardian houses in the remaining parts of Dore Road, Totley Brook Road, lower King Egbert Road, lower Bushey Wood Road, lower Chatsworth Road, lower Devonshire Road and Brinkburn Vale Road.

DN POLICY 5: New Infill Housing Development in the Dore Housing Area

New infill housing development in residential gardens will be permitted on a suitable highway frontage where:

- i)** the site is served by a suitable existing or new highway on one or more boundaries; and
- ii)** the development is located on the building line similar to adjoining properties; and
- iii)** the plot ratio of dwellings to gardens is similar to the local area; and
- iv)** the development achieves good design; and
- v)** the development reflects the building character of the local area, its building materials and existing stone boundary walls; and
- vi)** the development makes every effort to protect mature trees and hedges; and
- vii)** the development protects a sensitive area.

How the Policy will be put into practice

By deciding planning applications in accordance this Policy and with Core Strategy Policy CS74 Design Principles and supplementary planning guidance to control detailed design.

Opportunities For Providing Smaller Homes

6.23 There is clear evidence in the South-West Housing Market Profile which includes Dore that there is a stronger need for smaller homes than those which developers have been keen to provide. The 2011 Census indicates that the population is considerably older and ageing compared with most other wards in the City. Also 31% of the households in the South-West of Sheffield are single person households and 22% consist of a single couple with no dependant children (SCC Housing Market Profile-South West Sheffield 2015). The Sheffield Housing Market Profile also provides evidence that, while 53% of the households in the South-West consist of a single person or single couple, 40% of the houses in the South West as a whole have 3 bedrooms and a further 37% have 4 bedrooms or more. There is a mismatch between the size of households and the size of houses in the South West and yet there is continuing developer pressure to build larger houses and increase the size of bungalows which might otherwise serve the needs of those who seek smaller homes. In Dore and Totley Ward the 2011 National Census showed that 25.4% of the population was aged 65 or over compared, with Hillsborough on the same 81 bus route, where only 14.4% of the population is 65 or over. The life expectancy for a male in Dore and Totley is 3.6 years longer than in Hillsborough and for women 4 years longer. Therefore, where older couples or older single occupants live in Dore they tend to live longer than much of the rest of Sheffield's population and they have less chances of finding a smaller home in Dore and of freeing up a larger home for younger people. This is a sufficiently distinctive demographic and housing issue in Dore to warrant special attention.

"smaller properties... rather than a monopoly of executive homes"

6.24 Residents were keen to maintain the open leafy character of Dore both from the perspective of living in the Village but also the views of the Village from the National Park and surrounding Green Belt. There was concern that gardens were increasingly being regarded as potential building sites, of creeping and unplanned intensification of development and that where new development was taking place these were not of the type required to maintain Dore as a vibrant community – that is a mix of housing types not just the "executive property" apparently favoured by the developers. There was a general expression in favour that new development should be in keeping with the character of the neighbourhood and not put a strain on village facilities, transport and schools.

6.25 The demand for smaller dwellings to provide for older residents to downsize in Dore has been identified in public consultation as part of the 'DWELL' research project conducted by Sheffield University in 2013/16 (*Designing for Well-being in Environments for Later Life*). The Government White Paper *Fixing our Broken Housing Market* (cm 9352) at paragraph 4.43 recognises this need stating 'Helping older people to move at the right time and in the right way could also help their quality of life at the same time freeing up more homes for other buyers'.

6.26 The Forum wishes to help address the demand for smaller homes and increase the likelihood of infill development in Dore providing smaller homes for both downsizers and modest buyers and occasionally freeing up larger homes for family occupancy. The subdivision of existing dwellings into apartments or the redevelopment of existing dwellings by small apartments on the frontage would not threaten the loss of residential gardens subject to their complying with housing conditions, especially regarding car parking. Such dwellings would only marginally increase the existing density of the Village Housing Area but would not damage its character, subject to the design reflecting the character of the local area or protecting a sensitive area.

6.27 The Forum wishes to take advantage of opportunities to address multiple housing needs by the provision of smaller homes in the Housing Area thus:

- a) providing opportunities for older people to downsize to more manageable properties in their locality;
- b) providing opportunities for other people seeking smaller homes in Dore the chance to find them;
- c) providing a wider range of homes which are relatively affordable in Dore where there is an identified serious shortage of such homes; and
- d) freeing up homes (left by downsizers) for those seeking larger homes to purchase.

DN POLICY 6: The Provision of Smaller Homes

New infill housing development in residential gardens of homes with no more than two bedrooms will be permitted on the highway frontage where:

- i) the site is supported by a suitable existing or new highway on one or more boundaries; and**
- ii) the development is located on the building line similar to adjoining properties; and**
- iii) the plot ratio of dwellings to gardens is similar to the local area; and**
- iv) the development achieves good design; and**
- v) the development reflects the character of the local area, its building materials and existing stone boundary walls; and**
- vi) the development makes every effort to protect mature trees and hedges; and**
- vii) the development protects a sensitive area.**

How the Policy will be put into practice

By deciding planning applications in accordance with this Policy and Core Strategy Policy CS74 Design Principles and supplementary design guidance to control detailed design.

7. Open Spaces

Designation of Local Green Space

"Diverse and surprise views and an open aspect"

7.1 There was very strong support for the designation of open areas in the village as Local Green Spaces. This support not only came from the wider community but also from interested users of existing open spaces, individuals concerned with maintaining the "open" character of the village and organisations, residents' associations and individuals who regard such spaces as being essential to the physical and emotional wellbeing of the local population. The original list of potential Local Green Spaces was intensively debated at the formal consultations and in meetings with interested parties, with areas being added and removed as the policy evolved.

7.2 Early progress on the IWUN study confirms the value to health and wellbeing of contact with nature, whether in the great outdoors or in formal parks, local green spaces or even residential gardens. The Sheffield Green Commission report clearly states: 'People benefit from the mental and physical health and wellbeing that regular contact with nature and the outdoors can bring'. All such spaces are highly valued by Dore residents and are identified in this proposal for the designation of local green spaces. It is no surprise that in Natural England's Monitor of Engagement with Natural Environment (MENE), it was shown in over 140,000 interviews conducted nationally over 3 years that the elderly (aged over 65) and people with disabilities and long-term illnesses visit the natural environment most frequently of the five population groups surveyed and have the most positive attitude to the natural environment which is particularly relevant to Dore, that has the highest proportion of elderly people of all the Sheffield wards.

7.3 The Neighbourhood Forum is of the opinion that a number of existing open spaces, identified by the local community to be of particular importance to the community, should be protected and enhanced.

7.4 There are several open spaces in Dore Neighbourhood, both within the Village and in the Green Belt, that the Forum feels, after careful examination of the relevant criteria, fulfil the requirements of the NPPF that:

- Are in reasonably close proximity to the local community of Dore, lying within the Village or within walking distance of the Village.
- Are demonstrably special to the Dore community as expressed in local consultations and hold a particular local significance for their beauty, historical significance and recreational value, tranquillity or richness of wildlife (e.g. being designated as Areas of Natural History Significance).
- Are not extensive tracts of land, being of limited area and defined by clear boundaries identifiable on the site, as shown on the Policies Map.

Many have some existing protection and all have scope for enhancement that may involve appropriate development providing for greater use of the open spaces. Several of the areas lie in the Green Belt and in areas of proposed Green Corridors that should be improved for wildlife and recreation purposes:



Beauchief Gardens

1) Beauchief Gardens, owned by Sheffield City Council, located on Abbeydale Road South, is an Historic Garden donated to the Council in 1935 by the J G Graves Trust and comprises an attractive, ornamental, stone-walled, landscaped formal garden overlooking the Abbeydale Hamlet forge pond. The protection of the Gardens is supported in particular by the Friends of Millhouses Park who help maintain the Gardens and have expressed their support for the designation of the Gardens as a Local Green Space. The Gardens are used daily by members of the community seeking an area for exercise, to sit and read or for family recreation. It is also a venue for the "Flying Gardeners Group" of Sheffield University of the Third Age and a very popular wedding photograph venue.

2) Dore Recreation Ground was transferred to Sheffield City Council by Mr E Sampson, the former Surveyor to the Norton Rural District Council, and is part of Dore Conservation Area. It is held under the 1875 Public Health Act as Open Space and is protected as a Public Space. It is one of the most used open spaces in Dore and activities include: parent, guardian or sibling-observed small world play, kite flying, Tai Chi, Qi Gong, dog walking, jogging, photography, children's play areas, a seated meeting place for adults, young people and children, a safe meeting place for young adults, exercise-based activities, informal sports-football, cricket, French cricket, rounders, Frisbee, small ball games, den building, hide-and-seek, tree climbing, tag, quiet activities, walking, sitting, reading, personal music enjoyment, enjoyment of nature, nature rambles and brambling, learning to ride a bike, young persons play, buggy pushing. It is the site of the annual Scout and Guide Gala attended by thousands of residents and visitors. The protection and enhancement of the area for wildlife and recreation purposes is valued by the local community.



Dore Recreation Ground



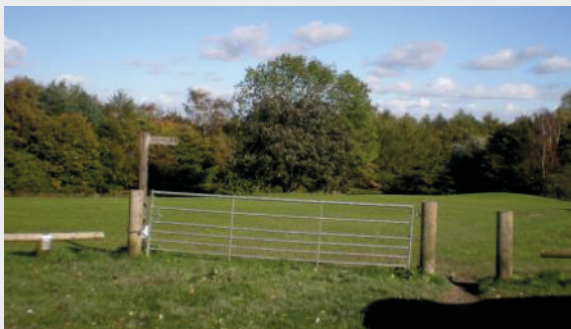
Dore Village Green

3) Dore Village Green is owned by the Sheffield City Council and is a registered Village Green under the 1965 Commons Act. It is part of Dore Conservation Area and has particular historic significance being marked by an engraved stone as the meeting place of Aenred, King of Northumbria, and Ecgbert, King of Wessex, who had recently defeated Mercia and now accepted Aenred's submission and declared himself the 'Lord of all England'. The Village Green is valued by the community as an important and historic green space, for its beauty and for its location for the annual well-dressing, outdoor theatre production during the Dore Festival fortnight and one of the locations for the Dore Village Show. This Green, alongside the War Memorial, is the site for the hugely attended Annual Remembrance Day open air service and parade. At all times of the year it is a very popular meeting place and sitting area for families and Village residents of all ages.

4) Kings Coppice Amenity Space 'The Orchard' has been adopted by Sheffield City Council as public amenity space and the community values this open space for its tranquil recreation and natural beauty. There has been some threat to the amenity space from local residents wishing to extend their gardens into the space. The Totley Brook Tenants and Residents Association (TARA), who help to maintain the amenity space, including by planting and maintaining fruit trees provided by the Dore Village Society, has expressed its support for designating the area as a Local Green Space. Recently a bench seat has been provided by the local community school. This area serves as an important relaxation and meeting place for local residents and is regarded by the TARA as fundamental to maintaining the identity and atmosphere of the area.



Kings Coppice Amenity Space



Limb Lane Picnic Site

5) Limb Lane Picnic Site, owned by Sheffield City Council, lies in the Sheffield Green Belt, with an easily accessible car park and also provides a stunningly beautiful pedestrian route to Ecclesall Woods. The community has supported the value of this site by planting additional trees in the area. The site lies within the Limb Brook Green Corridor, which has a designated Area of Natural History Interest within it and should be enhanced for wildlife and recreation purposes. It is a popular site for members of the community throughout the year, being the starting, finishing or resting point for visiting Ecclesall Woods.



Totley Brook Green Space

6) Totley Brook Green Space lies in the Sheffield Green Belt and is held by Sheffield City Council for public recreation under the 1906 Open Spaces Act. The Green Space comprises woodland, Old Hay Brook and has a designated public footpath running through it. It is valued by the community for recreation and its natural beauty. As part of the Green Belt, the area should be enhanced for its wildlife and recreation purposes. The Totley Brook Tenants and Residents Association have, in particular, expressed its support for the designation of the Totley Brook Green Space

as a Local Green Space. The area is used throughout the year by residents seeking tranquil walks and relaxation very close to their homes with the natural variation and beauty of stream, grassland, woodland and scrub, ensuring ever-changing nature. The residents of Totley Brook Estate regard this green space as their 'village green'.

The community as a whole supports the proposal and in particular the Totley Brook Tenants and Residents Association has expressed its support for the proposal to improve the appearance of the existing Green Space and for an additional open space.



Whirlow Playing Field

7) Whirlow Playing Field, owned by Sheffield City Council, lies in the Sheffield Green Belt and is partly a Local Nature Site. With its easily accessible car park and changing facilities, it is valued by the local community as a useful community area for sport and recreation. Several football and cricket matches are played here with occasional evening matches in late spring. The area benefits the community by its natural beauty, enclosed by belts of trees, and also benefits the community with its footpaths providing a major access point to Ecclesall Woods for walkers, runners, mountain bikers, horse riders, families and dog walkers. The site forms part of a proposed Green Corridor and has a designated Area of Natural History Interest which should be improved for wildlife and recreation purposes.

7.5 After careful assessment of the relevant criteria, the open spaces listed should be designated as Local Green Spaces in order to develop a sustainable recreation and green infrastructure and continue to protect the natural setting of Dore Neighbourhood Area and the character of the Village Housing Area. Appropriate development would be supported and could include, for example, new access provision, sports changing facilities or improved drainage that would provide for increased recreation and enable development to take place to improve their access, beauty and wildlife value. Designation will ensure that the open spaces are protected from inappropriate development that is harmful to the Local Green Space that would involve the loss of all or a significant part of the Local Green Space or be out of scale with the designated space or adjacent development. Inappropriate development would only be approved in very special circumstances.

Green spaces identified by the local community as having particular importance to them and that hold a particular local significance

Proposed Local Green Space	Reasonably close proximity to the Community Street Location	Particular local significance, beauty, historical significance, recreational value, tranquillity, richness of wildlife	Local in Character Valued by the local Community	Extent (Ha) Not an extensive tract of land.
1) Beauchief Gardens	Abbeyle Road South	Beauty, Historical significance and Recreational Value	Local formal park	0.5 Ha
2) Dore Recreation Ground	Townhead Road Newfield Crescent and Newfield Lane	Beauty, Historical Significance and Recreational Value	Community sports and recreation and a major Annual Gala	4.8Ha
3) Dore Village Green	Vicarage Lane and Savage Lane	Beauty, Historical significance and Recreational Value	History, Local amenity, recreation space and community events	0.09 Ha
4) Kings Coppice Amenity Space 'The Orchard' Open Space	Totley Brook Road, Kings Coppice	Beauty, Recreation Value and Tranquillity	Local amenity and recreation	0.09 Ha
5) Limb Lane Picnic Site	Limb Lane	Beauty, Recreational Value and Richness of Wildlife	Community picnic and recreation	3.9 Ha
6) Totley Brook Green Space	Totley Brook Road and Old Hay Lane	Beauty and Recreational Value	Local recreation and amenity space	2.72 Ha
7) Whirlow Playing Field	Limb Lane	Beauty, Recreational Value and Richness of Wildlife	Community sports and recreation	14 Ha

DN POLICY 7: Local Green Spaces

The following open spaces, as shown on the Policies Map, are designated as Local Green Spaces due to their special character, local significance, beauty, recreational value, tranquillity and/or richness of its wildlife. Appropriate development to improve access and support increased use and effectiveness of local green spaces will be permitted:

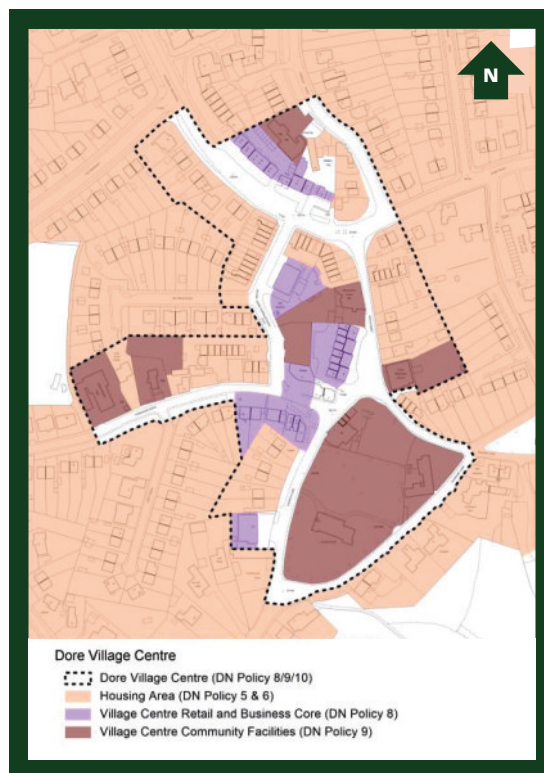
- 1) Beauchief Gardens.
- 2) Dore Recreation Ground.
- 3) Dore Village Green.
- 4) Kings Coppice Amenity Space-'The Orchard'.
- 5) Limb Lane Picnic Site.
- 6) Totley Brook Green Space.
- 7) Whirlow Playing Field.

How the Policy will be put into practice

By deciding planning applications

Dore Neighbourhood Forum will prepare management plans for maintenance and enhancement. The Neighbourhood Forum will support the owners including with community infrastructure levy where normal funding is unavailable.

8. Dore Village Centre



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8.1 Dore Village Centre lies at the Village crossroads and heart of the community because it contains an important grouping of retail and business uses and community facilities which are of substantial economic, practical and social importance to residents throughout the Village as well as to some visitors. It is not to be forgotten that a significant body of residents actually live very close to these facilities in the Village Centre so that the issues for them go well beyond simply ensuring the vitality of those facilities for Dore residents and include ensuring that both commerce and nearby residents exist together in relative harmony. Some of these wider issues concerning the Village Centre are dealt with in other chapters of the Plan (such as policies concerning conservation and historic buildings and housing, and proposals concerning traffic management and bus services in the Aspirations chapter). This chapter concentrates on the retail core, community facilities and environmental improvements in the centre's public realm. It is accepted that the heart of the Village Centre is not determined only by its services but also by its traditional and historic buildings and the vibrancy of its innermost residential community.

"Good range of local facilities: shops, schools, churches, pubs and associated community facilities."

8.2 The Village Centre is by definition at the heart of the village. Residents expressed a wish for a village centre that offered a range of retail outlets for daily purchases, a post office and bank, facilities that performed a community purpose and businesses that could offer local employment as well as opportunities for people from outside the village. There was a belief that the centre of the village should be primarily business and community use focused and that the conversion of existing businesses or community facilities to residential use would be to the long term detriment of the village. There was also an expression of the need for improvements to the Village Centre that would encourage existing businesses and attract new businesses to Dore as well as make the use of the Village Centre by residents and visitors a more pleasant and convenient activity. Improvements might include improved parking provision, improved pedestrian access, provision of seated areas and meeting points. Those residents who actually live in or near to the Village Centre acknowledge this focus for residents of Dore as a whole, but impressed upon the Forum 'that their contribution to the vitality of the Village Centre was important and their interests should be recognised and not overridden'.

8.3 The retail and business core comprises four areas: on Causeway Head Road, Devonshire Terrace Road, High Street and Townhead Road. Retail facilities include the anchor Co-op store, a newsagent, pharmacy, florist, hairdressers and other specialist shops and take away hot food shops. Business services in the core include a dental/medical centre, dental surgery, optician, chiropodist, osteopath, beauty salons, restaurants and cafes and financial advisors.

8.4 There has been a gradual loss of retail facilities in the Village Centre including the former sweet shop in Townhead Road, the butcher's shop on High Street (both converted to residential use), the Village's only bank and travel agent and the change of use from retail to an osteopathy business in Causeway Head Road and the change of use of the former post office and gift shop on Townhead Road to a dental and medical clinic. The closure of the relocated post office on Causeway Head Road has also been a loss of a vital Village Centre facility. The retention of viable and vital retail facilities is needed to serve the needs of the entire community for everyday use and especially the growing number of elderly who find travelling outside the Village more difficult.

8.5 Loss of further retail uses in the Village Centre would threaten the Centre's vitality and viability at the heart of the Village. Proposals for change of use from retail use or redevelopment to another use should be resisted and opportunities for new retail uses should be encouraged. In particular the loss of the prominent Co-op anchor store should be strongly resisted.

DN POLICY 8: Developments and Changes of Use in Dore Village Centre

The vitality and viability of Dore Village Centre will be supported by retaining and enhancing its core retail function.

Developments and changes of use should not result in the proportion of shops (Class A1) at street level frontage to fall below 50% and should not result in the loss of a shop unit that is prominent within the Centre unless it meets the following conditions:

- i) it has been shown that the unit would be unviable for use as a shop; and**
- ii) the change of use would maintain the daytime vitality and viability of the Centre.**

'prominent': in a prominent position in the Centre, having more floorspace than the average in the Centre and having a role as an anchor store.

'unviable': there is no demand to use the unit as a shop (Class A1) shown by evidence of continuous marketing for at least 12 months prior to the submission of a planning application. The marketing should include the following: appointment of a suitably qualified and experienced agent; erection of a prominent signboard on the site; production of agent's particulars/brochure; website entry appropriate to the use/business.

'Daytime vitality and viability': active frontages that incorporate attractive and varied window displays or show social activity within the building during the daytime at street level; and main entrances that face and open onto the street and daytime footfall along the street will not be reduced by the proposal.

How the Policy will be put into practice

By deciding planning applications

8.6 The Village Centre includes valued community facilities: Christ Church Parish Church and Church Hall, Dore Methodist Church and Hall, Dore Club, Dore Scout Headquarters, Dore Old School and two public houses. These community facilities should be retained to support the viability and vitality of the Village Centre and provide for the community's day-to-day needs, social wellbeing and social, recreational, cultural and sporting interests. The Church Hall on Townhead Road has been designated 'An Asset of Community Value'.

8.7 Loss of community uses in the Village Centre would erode the Centre's vitality and viability and the sense of community identity as the heart of the village. Proposals for change of use or redevelopment that would diminish the range of facilities should be resisted and opportunities for new community facilities should be encouraged.

DN POLICY 9: Community Uses in Dore Neighbourhood Area

Community facilities which provide a community's day to day needs or which further the community's well-being or social, recreational, cultural and sporting interests will be protected from development which would result in the loss of a valued community facility.

Development will be permitted only if:

- i) it can be demonstrated that continued use as that community facility would be unviable; or
- ii) a commuted sum is paid to enable the facility to be provided elsewhere within easywalking distance.

'valued community facility': providing for a community's day-to-day needs or which furthers the community's social well-being or social, recreational, cultural or sporting interests. It includes meeting places, sports venues, cultural buildings, public houses, places of worship and other local services which enhance the sustainability of communities and residential environments.

'unviable': shown by there being no demand to use the unit for its last use. If this was a public house, this would be shown by at least 12 months continuous marketing prior to the submission of a planning application, and by submission of a viability statement providing a breakdown of income and expenditure and profit over a 12 month period. If this was a community facility, this would be shown by at least 6 months continuous marketing prior to the submission of a planning application and by submission of a viability statement providing a breakdown of income and expenditure and profit over a 12 month period. The marketing should include the following: appointment of a suitably qualified and experienced agent; erection of a prominent signboard on the site; production of agent's particulars/brochure; website entry appropriate to the use/business.

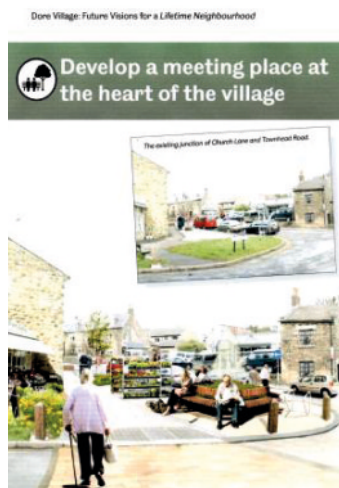
'easy walking distance': 400 metres.

How the Policy will be put into practice

By deciding planning applications

Dore Village Centre Environment

8.8 The Village Centre is the heart of the community and is a place where members of the community of all ages and conditions can meet and community activities take place. There is a need to encourage and enhance the development of the centre as a meeting place.



"Develop a Meeting Place at the heart of the Village". One of eight proposals derived from co-design work carried out by the research team and local people aiming to establish a set of priorities for improving life for older people in Dore Village. Extract from the publication 'Dore Village: Future Visions for a Lifetime Neighbourhood' available online at <http://dwell.group.shef.ac.uk/dore-visions/>

8.9 The environment of the Village Centre should be enhanced as a meeting place and because the centre lies within Dore Conservation Area any proposal should also enhance the special historic or architectural character of the area. The 'DWEll' project, led by researchers from the University of Sheffield, suggested improving pedestrian crossings, widening pavements and developing a 'meeting place' at the junction of Church Lane and Townhead Road.

8.10 There is scope to alter and differentiate floorscape materials to reflect the architectural and historic character of the centre and to create a more pedestrian dominant environment that restricts traffic speed and makes the space safer, particularly for children and the elderly. Street lighting has been improved and there is the possibility of improving signs, street furniture, landscaping and seating. A possible 'meeting place' could become the focal point in the neighbourhood centre. Some of these improvements would involve development of the private frontage forecourts.

8.11 The Village Centre requires an environmental improvement scheme to help support the vitality and viability of the Village Centre.



Devonshire Terrace Road Car Parking

DN POLICY 10: Village Centre Environmental Improvements

Development will be approved that enhances the public realm in Dore Village Centre as the heart of the community.

How the Policy will be put into practice

By deciding planning applications in accordance with a comprehensive improvement scheme.

The development of a comprehensive improvement scheme would involve consultation with the Highway Authority in proposals for highway development.

The Neighbourhood Forum would support the comprehensive improvement scheme with Community Infrastructure Levy if normal funding was unavailable.

9. Conservation And Archaeology

Historic England

9.1 Historic England advises that neighbourhood plans should properly reflect the contribution made by local heritage and that there needs to be sufficient information about the local heritage to demonstrate that future decisions which would affect it are based on sound evidence.

9.2 Historic England also advises that neighbourhood plans set out, in a self-contained historic environment section, more detailed assessments where they have been carried out. The section on the historic environment could include:

- An analysis of the historic environment of an area highlighting any listed buildings, scheduled ancient monuments, registered parks and gardens and battlefields or local heritage assets.
- Opportunities to repair, conserve or bring heritage assets back into use, especially those at risk.
- Policies to manage the setting of heritage assets, or important views.
- Policies to promote locally distinctive development in terms of scale and materials.
- Particular historic environmental considerations to be taken into account when seeking to develop specific sites.
- Opportunities for investment into the historic environment alongside delivery of new development, for example through Community Infrastructure Levy, planning Contributions and other sources.
- The Neighbourhood Plan could also identify any buildings or spaces that are worthy of protection through national designation or local designation, the possibility of new or revised Conservation Areas together with conservation area appraisals and the need for a local heritage list.

9.3 Historic England Advice Note 7 supports communities to introduce a local list in their area through the preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England. A local list can celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensuring the proper validation and recording of local heritage assets. They also provide a consistent and accountable way of identifying local heritage assets, to the benefit of owners and developers who need to understand local development opportunities and constraints.

Protecting Archaeological Sites in Dore Neighbourhood Area

"...increasing control over minor changes within the existing central Conservation Area and protecting archaeological remains"

9.4 Several sites around the village are regarded as being the history of our village in the landscape and important not only to our history but to our sense of identity and a living classroom which help bring history and our context to life. There was a very strong belief that those important sites that we have left should be maintained and protected from development.

9.5 Three sites comprising remains of buildings adjoining the Limb Brook are worthy of protection as they represent the industrial history of the Neighbourhood and the City:

- Copperas House is the northern-most site of the three. Evidence of the archaeological value of the site can be found in the South Yorkshire Sites and Monuments Record: HER Reference Number 03727/01. The site represents a combination of coal mining and other nineteenth century industry of the neighbourhood: Copperas or ferrous sulphate was manufactured here from the pyritic coal seam mined in the nearby Barbers Field coal mine at Ringinglow just 80 metres to the north. The copperas was used in the leather tanning industry. The former manufacturing stone building is in a ruinous condition.
- Whirlow Wheel is located at the edge of the Limb Lane Playing fields near Limb Lane. Evidence of the archaeological value of the site can be found in the South Yorkshire Sites and Monuments Record HER Reference Number 01725/01. The wheel was erected when the dam on the Limb Brook was enlarged in 1827. Alexander Barker & Co. was the tenant operating a saw wheel. William Tyzack leased the wheel between 1831 and 1847 and further repairs were carried out to the buildings, wheel and dam. The tenancy passed to William Furness in 1853 and in 1901 a water turbine was installed to replace the water wheel. The mill building was sold to the City Corporation in 1933 and the mill building used as a store for maintenance equipment when the neighbouring area was converted into playing fields. The building is roofless and only the end wall at the side of the wheel pit is still standing. The wheel pit contains some remnants of the water feed pipe and turbine drive shaft.
- Rycroft Mill is located in Ecclesall Woods. Evidence of the archaeological value of the site can be found in the South Yorkshire Sites and Monuments Record HER Reference Number 01726/01 and 01226/02. Formerly known as Dore Corn Mill or Jacky Mill, the mill stands in a plantation known as Jacky's Wood. The first mention of this mill is in 1655 when it was a corn mill. It was used later until about 1850 to drive the air flow for lead smelting, then it was briefly used for scythe grinding and from 1864 to 1872 reverted to corn milling. The high back wall remains, in front of which was the overshot wheel.

9.6 The natural setting of these three sites is also important in preserving their historic and archaeological interest. Policies for protecting these sites and their settings of archaeological heritage significance have been prepared in consultation with the South Yorkshire Archaeological Service.

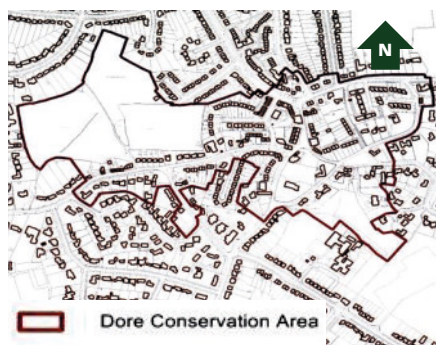
DN POLICY 11: Sites of Archaeological Heritage Significance

Copperas House, Whirlow Wheel and Rycroft Mill are sites of archaeological significance. Any proposal affecting or having potential to affect these sites must be accompanied by an appropriate desk-based assessment and, where necessary, a field evaluation.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated heritage assets.

How the Policy will be put into practice

By deciding planning applications.



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Dore Conservation Area

9.7 Dore Conservation Area was designated on the 18 November 1971. The designation is justified on the twin basis of the historic link of the area with the meeting in AD829 in Dore in the Anglo Saxon Chronicles where King Ecgbert of Wessex, who had recently conquered Mercia, received the submission of King Aenred of Northumbria and a more recent surviving historic street pattern of lanes and green areas. Architectural and historic interest also lie in the conservation area's listed buildings, including Christ Church and ten other Grade II listed buildings, the prevalent use of local building materials, notably local stone and a number of distinctive local features such as: stone boundary walls, gate piers, stone kerbs and drinking troughs.

9.8 In 2009 an Appraisal was undertaken of the area that set out a 'firm basis on which applications for development within the Dore Conservation Area can be assessed.' The Appraisal was supplemented by Conservation Area Management Proposals (CAMP) that recommended a review every five years.

9.9 The CAMP recommends that the City Council would normally resist proposals for the demolition of, or alteration to, boundary walls, gate piers, fences and gates which make a positive contribution to the character and appearance of the Conservation Area and also recommends that car parking in front gardens of properties in the Conservation Area will not be permitted unless it can be demonstrated that the proposals will not adversely affect the character and appearance of the Conservation Area. Residents would be consulted on any changes to planning management in the conservation Area.



Dore Conservation Area Townhead Road

"...control over minor changes in the existing central Conservation Area and protecting archaeological remains"

9.10 Residents expressed the view that the Dore Conservation Area is of architectural and historic interest not just to residents but to a wider community and is integral to that which makes Dore what it is; and that development or alterations which adversely affect the character of individual buildings or which if allowed on multiple buildings would adversely affect the character of an area should not be permitted. It was recognised that there will often be tension between preservation and development but that great weight should be given to the historic character and context of a building when making planning decisions. The proposal for a new conservation area in lower Dore Road was extensively discussed at formal and informal consultations and in a specific meeting with lower Dore Road / Abbeydale Road residents, with a concluding generality of support for such a new area.

DN POLICY 12: Demolition in Dore Conservation Area

In Dore Conservation Area planning permission is required to:

- i) demolish a building with a volume of more than 115 cubic metres.
- ii) to demolish a gate, fence wall or railing more than one metre high next to the highway (including a public footpath or bridleway) or public open space; or more than two metres high elsewhere.

Where boundary walls, gate piers, fences and gates make a positive contribution to the character and appearance of the Conservation Area proposals for demolition will not be supported.

How the Policy will be put into practice

By deciding planning applications.

9.11 The CAMP states that the whole of the conservation area has archaeological potential above and below ground and it is likely that further consideration will need to be given to the effect of applications for substantial new development. The CAMP also recommends that an archaeological assessment of the site should be prepared prior to any application being submitted. Where below ground archaeological remains are expected, conditions may be used to secure a detailed scheme for foundation design and all new ground works, to protect buried remains in situ, and/or a programme of archaeological excavation, recording, analysis and publication.

9.12 *Substantial* new development is development that would require planning permission involving demolition of walls and buildings, lifting of stone paving, proposed building extensions and new walls and paving that require a planning application. Where substantial alteration/demolition of listed buildings or other historic buildings are proposed, a more detailed Building Appraisal will also be required. This includes a detailed appraisal of the special architectural or historic interest of the building on site. The results will inform the design process and act as supporting information with a planning application.

DN POLICY 13: Protection of Heritage Assets of Archaeological Significance in Dore Conservation Area

Any proposal affecting or having potential to affect Heritage Assets of Archaeological Significance in Dore Conservation Area must be accompanied by an appropriate desk-based assessment and, where necessary, a field evaluation. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated assets.

How the Policy will be put into practice

By deciding planning applications in consultation with the South Yorkshire Archaeological Service.

Non-designated Heritage Assets

9.13 In order to give practical effect to NPPF paragraphs 189 and 190, Dore Neighbourhood Forum believes that there are buildings of architectural or historic interest which, although they are not designated, are buildings that make a significant contribution to the character and distinctiveness of the locality. This particularly relates to buildings of the late nineteenth century and early twentieth century in Dore Conservation Area and in the proposed Dore Road/Abbeydale Road South conservation area, and the Victorian stone-built houses in lower Devonshire Road, Brinkburn Vale Road, lower Bushey Wood Road, lower Chatsworth Road, lower King Ecgbert Road and Totley Brook Road.

"Historic Derbyshire stone-built village core and village green"

9.14 This policy derived from discussions around policies 11-13 and how such policies would be implemented in a reasonable and justifiable manner. It was also raised by a number of individuals who asked the simple question – "which buildings in Dore are of Architectural or Historic Interest or merit" – and was raised in consultations with Historic England. Residents felt that such a list would be of value in describing the history of Dore and in attracting visitors and businesses. Several residents with an interest and expertise in such matters have volunteered to assist in preparing such a list.

9.15 Identification of non-designated heritage assets would celebrate the breadth of the historic environment in Dore, provide a consistent and accountable way of identifying local heritage assets to the benefit of owners and developers and provide support for appropriate planning management in respect of the conservation of these properties and their settings. In addition, in our Aspirations chapter, we have made a Proposal that the local planning authority designate a Conservation Area in Lower Dore Road and Abbeydale Road South.

9.16 The Forum accepts that, in as much as DN Policy 14 has been subject to widespread consultation, so too should the preparation and finalisation of a local list of buildings of architectural or historic interest be subject to thorough public consultation, particularly involving the owners and occupiers of such buildings. The Forum will co-operate with Sheffield City Council in contributing to the Sheffield Local List.

DN POLICY 14: Non-designated Heritage Assets

Development proposals affecting a non-designated heritage asset must be accompanied by information which describes the significance of the heritage asset including any contribution made by its setting. The level of detail should be no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

How the Policy will be put into practice

By deciding planning applications with reference to a Local List produced by Sheffield City Council.



Stone-built houses in lower Dore Road

10. Sustainable Transport

Emerging Sheffield Plan – Citywide Options for Growth to 2034

10.1 The 'Citywide Options for Growth to 2034' identified the need to expand Park and Ride provision to serve commuters from North-East Derbyshire at Dore and Totley Station. The 'Sheffield Green Commission' and Sheffield City Council's response in the 'Green City Strategy' identified the need to 'reduce the use of internal combustion engine vehicles', 'encourage walking and cycling' and 'promote park and ride schemes and smarter travel choice'.

Sustainable Transport in Dore

"...buses... parking... access... congestion... walking..."

10.2 At every consultation, residents expressed concern about: public transport – routes and frequency, parking, vehicle movements in the village, HGV movements through the village, the accessibility of village amenities to young families, the less able and those without access to cars and the infrastructure available for pedestrians and cyclists, and that any new development must not put further strain on existing transport provision. There was also much gratification in the success of the Park-and-Ride Facility at Dore and Totley Station alongside an appreciation of the difficulties the very success of this facility was having on local residents through traffic congestion and on-road car parking.

10.3 Development proposals must ensure sustainable transport links to the principal Village facilities, include provisions which have the effect of promoting walking, cycling and the use of public transport (including enhanced provision for those with limited mobility). Developments should be acceptable in terms of minimising detrimental impacts and maximising sustainable access.

10.4 The Sheffield Transport Strategy, June 2018, identified that 'Transport must also play its part in enabling homes and new jobs by creating sustainable networks that work'. The Strategy further states (Policy 9a): 'Our transport system shall complement and enhance the urban and rural fabric of the city and shall help provide an environment which is attractive to prospective and existing residents and businesses alike. This shall extend to new and existing developments.'

Dore and Totley Station Park-and-Ride Facility

10.5 There is a need to safeguard the park-and-ride facilities at the station as a rail interchange, for the benefit of public transport users and promoting the strategic priorities for transport. Any demand for additional park and ride provision should be balanced with the need to protect the local environment by minimising detrimental impacts on local housing areas, highway congestion, air pollution and overdevelopment of the station park-and-ride site in the context of its relationship with the listed almshouses and proposed conservation area and the local landscape context of Dore and Totley Station.

DN POLICY 15: Dore and Totley Station Park-and-Ride Facilities

Dore and Totley Station park-and-ride facilities should be safeguarded as a rail interchange.

Further development should only be approved which encourages usage, maximises sustainable access and minimises detrimental impacts on the local built environment, housing areas, highway congestion and air pollution.

How the Policy will be put into practice

By deciding planning applications. Through the establishment of a sustainable transport group to consider traffic congestion, car parking congestion and provision, bus routing, large vehicle routing, traffic speeds and access to the main village facilities and to explore possible solutions on a Standing Working Group basis with a range of relevant Authorities, organisations and individuals.



Dore and Totley Station Park and Ride Facility

10.6 The Sheffield Transport Strategy proposes that development 'should promote measures to increase the proportion of journeys that could be made by sustainable modes of transport – walking and cycling – and that a 'proactive approach to pedestrian and cycle provision' and 'proactive intervention to ensure our public transport system and non-motorised modes, are where suitable, competitive with the private car in terms of speed, cost and ease of use.'

10.7 The Neighbourhood Forum is concerned to avoid traffic and car parking congestion on highways in the Neighbourhood Area especially in Dore Village and proposes a policy promoting measures to increase the proportion of journeys made by sustainable modes of transport.

DN POLICY 16: Transport & Parking

Development proposals should promote measures to increase the proportion of journeys that could be made by sustainable modes of transport – walking, cycling in and around Dore Village.

How the Policy will be put into practice

By deciding planning applications.

The establishment of a sustainable transport group on a Standing Working Group basis will consider traffic congestion, car parking congestion and provision, bus routing, large vehicle routing, traffic speeds and access to the main village facilities and explore possible solutions with a range of relevant Authorities, organisations and individuals.

11. Annex A: Neighbourhood Aspirations

11.1 Based on the National Planning Policy Framework the Neighbourhood Forum has identified a number of proposals that are not subject to the development management process. The local community aspires to promote further economic, social and environmental well-being in Dore Neighbourhood. Most of the proposals require the co-operation of Sheffield City Council. Acknowledging the current financial constraints of the local authority, normal funding methods may not be available and the Community Infrastructure Levy will need to be used.

Green Belt Enhancement

11.2 The character areas identified in the Preliminary Sheffield Landscape Character Assessment set out the key features that contribute to the character of each area and they will be used, in consultation with the Peak District National Park Authority as required, in a Green Infrastructure Strategy to enhance the character of landscape in the Green Belt.

DN PROPOSAL 1: Green Infrastructure Strategy

A Green Infrastructure Strategy should be prepared to take the opportunity to improve access and enhance the landscape.



11.3 The derelict sports pavilion off Cross Lane adjacent to Hathersage Road is particularly detrimental to the visual amenity of this part of the Sheffield Green Belt and should be demolished and the site reclaimed to open use. The proposal has received strong support from the local community.

Derelict Sports Pavilion off Cross Lane

DN PROPOSAL 2: Cross Lane Pavillion

A scheme of reclamation should be undertaken to demolish the Cross Lane Pavillion and restore the land to open use.



Additional Open Space

11.4 An area of land adjacent to the Totley Brook Green Space is derelict and unsightly. An opportunity should be taken, if possible, to create an additional open space for recreation in order to improve the amenity of this part of the Green Belt and provide for local recreation.

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DN PROPOSAL 3: Additional Open Space at Totley Brook Local Green Space

Derelict land adjacent to the Totley Local Green Space should be reclaimed for playing field use.

Management and Enhancement of Local Green Spaces

11.5 The local community agrees that the local green spaces should be properly managed and enhanced.

A management plan should be prepared for each Local Green Space, appropriate to their use and character, including provision of new or improved access, facilities and landscaping.

DN PROPOSAL 4: Local Green Space Enhancement

Local Green Spaces should be managed in a manner appropriate to their use and character.

11.6 In particular, Dore Allotment Site, bearing in mind the local demand for allotments, should be managed in order to achieve the maximum use of the site. The local community supports the need to use the site effectively for allotments.

DN PROPOSAL 5: Dore Allotment Site

Dore Allotment Site should be managed in a manner to achieve the maximum use of the site.

Dore Village Centre

11.7 The policy to carry out a comprehensive environmental improvement scheme in Dore Neighbourhood Area requires the areas of public highway and associated public open spaces in the centre to be part of the scheme.

DN PROPOSAL 6: Village Centre Environmental Improvement Plan

An Environmental Improvement Plan should be prepared for the public realm in the Village Centre.

11.8 The Village Centre is congested with parked vehicles, some for the whole of the working day, to the extent that visitors to the Village Centre find it very difficult to park. Not only is this an inconvenience to local residents wanting to gain access to Village Centre shops & other community facilities but it is also detrimental to the economic viability of local shops and businesses which the Neighbourhood Plan is seeking to support.

11.9 Dore Village Society commissioned a parking survey in the Village Centre in 2011. The survey was undertaken online, with all the local businesses and at a public meeting. The main recommendations that emerged from the survey were:

- the relocation of the bus terminus from Devonshire Terrace Road or its remodelling to permit easier bus movements; and
- the provision of limited waiting for cars to encourage access for all the shops, businesses and community facilities in the Village Centre for some of the spaces. It was recognised that some nearby residential streets around the Village Centre would need to be monitored for the impact of displaced car parking.

Subsequent to the 2011 parking survey it was agreed in consultation with the village centre and surrounding residents that there needs to be a comprehensive review of parking throughout the Village before any decisions are made.

11.10 The local community strongly supports the need for a Village Centre traffic management scheme. A consultation group has been formed of interested parties and discussions will be undertaken regarding a traffic management scheme in the context of the Neighbourhood Plan policies.

DN PROPOSAL 7: Village Centre Traffic Management Scheme

A comprehensive traffic management scheme should be prepared for the Village Centre and surrounding housing area to support the vitality and viability of the Village Centre and safeguard the environment of the surrounding housing areas.

Amending Dore Conservation Area Boundary

11.11 The Neighbourhood Forum has reviewed the boundary of the Conservation Area in accordance with the recommendation of the Conservation Area Management Plan and recommends the whole of the curtilage of Townhead Farm be incorporated into the Conservation Area. The owners of the farm support this proposal.

DN PROPOSAL 8: Dore Conservation Area Boundary

The Council should amend the boundary of Dore Conservation Area to include the entire curtilage of Townhead Farm.

Article 4(2) Direction

11.12 The Conservation Management Appraisal found that many of the unlisted and some of the listed buildings in Dore Conservation Area have been adversely affected by the replacement of original sash windows with uPVC or aluminium, the loss of original timber front doors, alterations to stonework and replacement of natural slate roofs with artificial slate or concrete tiles. In some cases the removal of original architectural details such as chimneys, railings and stone gate piers has spoilt the external appearance of a building and the local streetscape. Recently the installation of solar panels onto traditional slate roofs has also been detrimental to the appearance and character of the Conservation Area.

11.13 The Conservation Area Management Proposals recommended that the Council consider the need for Article 4(2) Directions to protect buildings that retain original features from inappropriate alteration. The primary focus will be on dwelling houses that have been identified as making a positive contribution to the character and appearance of the Conservation Area. These dwelling houses comprise the older stone-built and slate roofed properties in the Conservation Area: 1-13 Causeway Head Road, 1-6 Greenwood Mount, 7-15 High Street, 2/4 and 14-38 Townhead Road, 2-16 Devonshire Terrace, 2-22 Leyfield Road, The Old Vicarage and Sycamore Cottage, Vicarage Lane and Croft House Farm, Church Lane.

11.14 An Article 4(2) Direction has the effect of removing permitted development rights and therefore requiring a planning application in respect of development that is deemed to potentially affect the character and appearance of the Conservation Area. Residents will be consulted on any proposal for an Article 4(2) Direction.

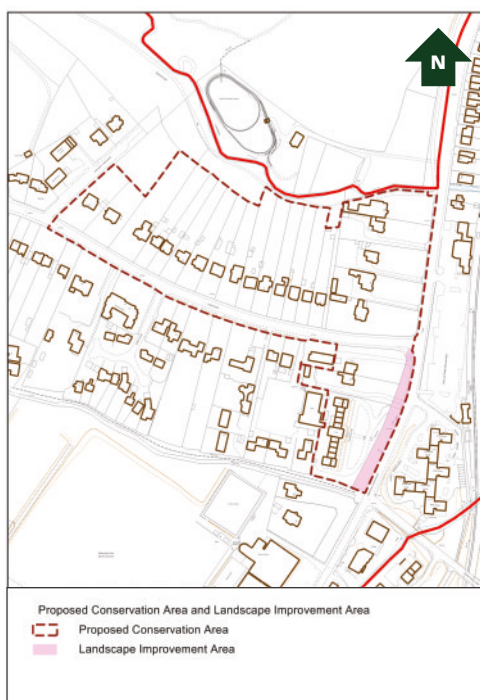
DN PROPOSAL 9: Dore Conservation Area Article 4(2) Direction

The Council should consult on making an article 4(2) direction with regards to the replacement of existing traditional roof materials, doors and windows and the installation of solar panels.

Dore Road and Abbeydale Road South Proposed Conservation Area.

11.15 An area of Dore Road was identified in the Unitary Development Plan as an area of special architectural or historic interest under Policy BE18. The area has been reassessed in the preparation of the Neighbourhood Plan and a revised area has been identified as being of special architectural or historic interest. The area, laid out in 1870-71 by the 7th Duke of Devonshire in anticipation of the coming of the railway and a new station in 1872, includes a number of large detached stone villas built between 1871 and 1901 on what was originally known as New Road linking Dore Village with the new Dore and Totley Station at Abbeydale Road South.

11.16 The area is enhanced by its large gardens adjacent to Limb Brook and Ecclesall Woods and by the mature trees and stone boundary walls. Adjacent to this area of Dore Road there is the listed Woodland View Almshouses built in 1878-1879 by the Sheffield and Rotherham Licensed Victuallers Association. The monument in front of the houses was originally erected at the old Institution in Grimesthorpe Road in memory of Alderman Thomas Wiley, the first donor, before being moved here in 1879. The site is identified as a local Historic Garden in the Sheffield Plan.



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DN PROPOSAL 10:

Proposed Conservation Area at Dore Road and Abbeydale Road South

The Council should designate a conservation area at Dore Road and Abbeydale Road South.

Licensed Victualler's Almshouses



11.17 The land fronting Abbeydale Road South on the frontage of the Listed Licensed Victualler's Almshouses is unsightly and is usually full of parked cars whose owners are using Dore and Totley Station. The unsightly nature of the site and the car parking is detrimental to the setting of the listed building and should be improved by removing the car parking and appropriately landscaping the site.

Unsightly frontage to the Listed Licensed Victualler's Almshouses

DN PROPOSAL 11:

Licensed Victualler's Almshouses Landscape Improvement

The area of land in front of the Licensed Victualler's Almshouses should be appropriately landscaped.

Dore and Totley Station

11.18 There are proposals being made for improving rail services at Dore and Totley Station by adding a further rail track and providing new and extended station platforms and other facilities, increasing capacity for improved train services between Sheffield and Manchester. There is a need to improve facilities for all users at the station and to safeguard the historic station and station infrastructure in order to protect the area from development that might harm the character of the historic station and its natural setting.

11.19 The Friends of Dore and Totley Station strongly support this proposal as evidenced in their joint submission with Dore Village Society at the Hope Valley Capacity Public Inquiry. The Hope Valley Capacity Project was approved in February 2018.

DN PROPOSAL 12: Dore and Totley Station

Dore and Totley Station should be developed to provide adequate facilities for all users in sympathy with the historic character of the existing station and its natural setting.

Car Parking in the vicinity of Dore and Totley Station

11.20 The new park and ride facility has not enough capacity to provide for all car users wishing to access public transport at Dore and Totley Station. As a result, there is parking on both sides of Dore Road that causes serious traffic congestion and danger for vehicles and pedestrians. There is a shortfall in parking for the station and when the rail track and station are improved, demand for additional car parking will demand a review of provision of park and ride facilities at the station.

DN PROPOSAL 13:

Parking Restrictions in the vicinity of Dore and Totley Station

Parking restrictions should be imposed on highways in the vicinity of Dore and Totley Station to prevent highway congestion and highway danger.

Dore Village 20 mph Zone

11.21 The Council has identified residential areas around schools as its main target for traffic calming measures and as the Dore Primary School and two day nurseries are near to the village centre there is also a case for traffic calming in the village centre as well as around the three schools and day nurseries where conflicting traffic movements, car parking and pedestrian movements require greater safety.

11.22 Several schools, including the Rowan Special School, Dore Primary School and King Egbert Community School, and the Old School and Kingswood Day Nurseries generate a large number of vehicular and pedestrian movements in their vicinity during school opening and closing times and at other times when groups of children require access to facilities and activities off the school sites.

11.23 However, most of Dore Village comprises residential areas that would benefit from constraints on traffic movements and traffic speeds in order to improve the quiet residential nature of the village and its safety. Dore Village comprises mainly residential streets which provide direct access to most of the dwellings. Some highways have no footpaths and many footpaths, particularly in the village centre, are narrow. Therefore, it is proposed that a traffic management scheme should be established with a choice of options:

- a) option one includes the Village Centre and roads around the three main schools and day nurseries at Totley Brook Road, Furniss Avenue and Bushey Wood Road.
- b) option two would include the whole Village.

DN PROPOSAL 14: 20 mph Zone

A traffic management scheme should be introduced to improve highway safety in Dore Village by the introduction of a 20mph zone.

Long Line

11.24 Long Line has a speed limit of 30mph but residents complain of vehicles commonly exceeding the speed limit and causing traffic danger to pedestrians because of the lack of a footpath. Speeding traffic also causes difficulties and danger for residents accessing properties on Long Line and to other road user such as cyclists and horse riders. There is a need to consider traffic management measures to reduce excessive traffic speeds and improve safety for pedestrians and other road users possibly by creating a 'leisure lane'.

DN PROPOSAL 15: Long Line Traffic Management

Traffic management measures should be introduced on Long Line to reduce excessive vehicular speed and improve highway safety for all users.

Heavy Vehicle Routes and Restrictions

11.25 Because Dore Village is largely residential and is heavily congested in parts by parked cars there is a need to restrict the movement of heavy vehicles to protect the quiet and safe character of housing areas. The existing restrictions at Totley Brook Road & the High Street provide some protection and need to be maintained. Further investigation is required to appraise further improvements in the village such as on Devonshire Terrace Road.

DN PROPOSAL 16: Heavy Vehicle Restrictions

Heavy Vehicle restrictions should be retained to safeguard highway safety and the environment of Dore Village.

Bus Services in Dore Village

11.26 In order to maintain a sustainable community, increased use of buses and trains should be encouraged. Bus Services should be improved to serve the:

- City Centre
- Royal Hallamshire and Northern General Hospitals
- Dore and Totley Station
- Local Schools
- Dore Village Centre
- Dore Road Doctors' Surgery



Bus trapped in Devonshire Terrace Road

11.27 There is also the need to reduce traffic congestion in the Neighbourhood Centre by removing the current bus terminus from Devonshire Terrace Road. A new bus route is proposed to better serve the needs of the whole community in Dore Village by routing buses via Dore Road and Abbeydale Road South to the Terminus in Totley Brook Road.

DN PROPOSAL 17: Bus Service Improvements

Bus services should be improved to serve the:

- i) City Centre; and
- ii) Royal Hallamshire and Northern General Hospitals; and
- iii) Dore and Totley Station; and
- iv) Local schools; and
- v) Dore Village Centre; and
- vi) Dore Road Doctors' Surgery

12. Annex B: Community Infrastructure Levy Policy

12.1 Under the Planning Act 2008 the Government has enabled a community infrastructure levy (CIL) to be charged on certain development. The purpose of the CIL is to provide funding, in addition to the normal local finance, to provide appropriate infrastructure in the area.

12.2 Sheffield City Council has approved a charge of £80/square metre on residential development, excluding residential annexes and extensions, in an area of the city including Dore Neighbourhood. The City Council's priority for funding infrastructure through CIL is to increase the effective capacity of infrastructure to enable or support development in the area.

12.3 Neighbourhood Forums can put their views forward on how the neighbourhood portion of the Community Levy can be spent. Once there is an adopted neighbourhood plan in an area, that portion increases from 15% to 25% of the Community infrastructure received within that area. Any Community Infrastructure Levy received in the Neighbourhood Area would be ringfenced to that Neighbourhood Area. In terms of delivery, the CIL funding will be legally retained by the Council as the collecting authority and spending of it will also be approved through the Council's capital programme. However, the Council must consult with the local community (which would include the Neighbourhood Forum) on the spending of the neighbourhood portion.

12.4 The Neighbourhood Forum proposes that receipts from the CIL be used to fund infrastructure that has been identified in the Neighbourhood Plan policies and proposals on locally determined requirements in Dore Neighbourhood Area:

- **that could not be financed from mainstream programmes, site specific development contributions or other sources; and**
- **could be delivered in a reasonable timescale; and**
- **maximises the benefit from scarce resources; and**
- **enhances quality of life and equal opportunities; and**
- **increases the resilience of the area to long-term change.**

12.5 The Neighbourhood Forum's priorities for the use of the CIL are:

- **new or improved infrastructure where it would improve the use and amenity of Local Green Spaces.**
- **environmental improvements in the Village Centre where they would promote and support the economic, environmental and social well-being of the area.**
- **development of a green infrastructure strategy in the Green Belt.**

The Forum will however be able to be flexible in its priorities in order to respond to changing circumstances between now and 2035.

Glossary

Adoption: The final confirmation of a development plan by a local planning authority.

Affordable Housing: Social rented, affordable rented and intermediate private housing provided to eligible households whose needs are not met by the housing market.

Biodiversity: A measure of the health of an ecosystem. As ecosystems consist of all living things that share an environment, so the number and variety of those life forms is important as they have an effect on each other and on that environment. Human activity generally tends to reduce biodiversity.

Brownfield Land: Land that has previously been developed and is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Urban gardens cannot be considered as brownfield land.

Change of Use: A material change in the use of land or buildings that is significant for planning purposes e.g. from retail to residential.

Character Appraisal: An appraisal, usually of the historic and architectural character of a conservation area; but can be used to describe the character of other urban or housing areas.

Conformity: There is a requirement for neighbourhood plans to have appropriate regard to National Policy and to be in conformity with the strategic policies of the relevant Local Plans.

Core Strategy: A development plan document forming part of a local authority's Local Plan, which sets out a vision and strategic policies for the development of an area.

Community Infrastructure Levy: A means by which a local authority can raise funds from developers undertaking new building projects in their areas which can be used to fund a range of infrastructure, such as transport schemes, school capacity and leisure facilities.

Conservation Area: An area designated under the Planning and Listed Buildings Acts as being of special architectural or historic interest, the appearance of which is to be preserved and enhanced by local planning policies and guidance.

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Evidence Base: The evidence upon which a development plan is based, principally the background policies, guidance, facts and statistics about an area and the views of stakeholders.

Green Belt: A designated area of land around urban areas designed to contain urban sprawl by keeping land permanently open. It serves 5 purposes as set out in paragraph 134 of the National Planning Policy Framework.

Green Infrastructure: a network of multifunctional green space both rural and urban which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.

Greenfield Site: Land on which there has been no previous development.

Green Spaces: Includes private and public open spaces, parks, woodland, sports fields and allotments.

Independent Examination: An examination of a submitted neighbourhood plan, carried out by an independent person, to consider whether a neighbourhood plan meets the basic conditions required.

Landscape Character Assessment: the process of identifying and describing variation in the character of the landscape and showing how the landscape is perceived and experienced by people.

Listed Building Consent: The formal approval which gives consent to carry out works affecting the special architectural or historic interest of a listed building.

Local List: A list produced by a local authority or by a neighbourhood forum during the preparation of a development plan to identify buildings or structures of local interest which are not included in the statutory list of buildings of architectural or historic interest.

National Planning Policy Framework (NPPF): This sets out the Government's planning policies for England and how they should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. (The latest version is dated February 2019)

Neighbourhood Area: The local area, designated by a local planning authority, within which a neighbourhood plan can be introduced.

Neighbourhood Forum: A body designated by a local planning authority in an area without a parish council for the purpose of preparing a neighbourhood plan to further the social, economic and environmental well-being of the local community.

Permitted Development: Certain minor building works that do not require express planning permission e.g. minor house extensions and boundary walls and fences below a certain height.

Planning Conditions: Provisions attached to the granting of a planning permission.

Planning Permission: Formal approval that needs to be obtained from a local planning authority (Peak District National Park Authority or Sheffield City Council) to carry out a proposed development.

Policy: A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

SHLAA: The Strategic Housing Land Availability Assessment is undertaken by a local planning authority to identify potential development sites for housing in their area.

SHMA: The Strategic Housing Market Assessment is an evidence-based assessment undertaken by the local planning authority of the housing market to establish housing need in their area.

Significance: The qualities and characteristics that define the special interest of an area or a building.

Stakeholders: People or organisations that have an interest in land in Dore Neighbourhood Area or in the process of preparing the Neighbourhood Plan.

Strategic Policy: A policy that is essential for the delivery of a development plan.

Acknowledgements (where not otherwise indicated in the text)

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