

Commission, Forestry Authority, City Council and Barnsley and Rotherham Borough Councils.

#### Other information

For trees and woodland, see Policy GE15 below.

For the Government's regional planning guidance for the Forest in future reviews of the UDP, see Regional Planning Guidance Note RPG12, Regional Planning Guidance for Yorkshire and Humberside, Department of the Environment, 1996, paragraph 7.5

For general guidance on how new development can contribute to the South Yorkshire Forest, see *Creating the Right Setting: Advice for Developers in the South Yorkshire Forest*, 1996.

#### Definitions

'South Yorkshire Forest' - as for Policy GE14, above.

'Ancient woodlands' - areas which have been continually wooded since 1600 AD or earlier.

#### Other information

For the Government's national planning guidance, see Department of the Environ- ➤

attractive place to invest. New woodlands will also help to promote farm diversification and create new employment opportunities in the timber industry.

The wooded landscape created in the Forest area will provide many opportunities for sport and recreation. The initiative will also contribute to the Green Network (see Policy GE10, page 98) resulting in better footpaths (see Policy T8, page 260) and nature conservation benefits (see Policy GE11, page 99).

### How it will be put into practice

#### By:

Implementing the South Yorkshire Forest Plan in consultation with community groups, local firms and landowners.

Deciding planning applications.

Negotiating with developers and entering into legal agreements to extend woodland in the Forest area (see Policy CF5, page 173).

Seeking grants from the Forestry Authority, Countryside Commission, Ministry of Agriculture, Fisheries and Food and other funding bodies for tree planting and other environmental schemes, as appropriate.

Entering into management agreements, where appropriate.

Including derelict land in the City Council's land reclamation programme.

Seeking sponsorship from the business community.

Providing supplementary planning guidance describing how development proposals can contribute to the South Yorkshire Forest.

## GE15 TREES AND WOODLAND

### Trees and woodland will be encouraged and protected by:

- (a) **planting, managing and establishing trees and woodland, particularly in the South Yorkshire Forest; and**
- (b) **requiring developers to retain mature trees, copses and hedgerows, wherever possible, and replace any trees which are lost; and**
- (c) **not permitting development which would damage existing mature and ancient woodlands.**

### Reasons for the Policy

Trees and woodlands represent the natural land cover for most of Sheffield. However, much of this is only semi-natural as it has been managed by humans over thousands of years.

The Government's national planning guidance recognises that trees enhance the quality of the countryside, provide a habitat for wildlife and soften and add character to built-up areas.

Mature woodland, and ancient sites in particular, are extremely valuable areas for wildlife. They can also have a high value for informal recreation.

Woodlands often contain sites of archaeological interest such as earthwork features connected with past woodland management or sites of a much earlier date.

Trees improve the local climate, help offset global warming and reduce pollution by absorbing carbon dioxide and by producing oxygen.

Planting new woodlands and the protection of existing woodlands, copses and hedgerows are important elements in the creation of the Green Network (see Policy GE10, page 98). Government national planning guidance states that development plans may formulate proposals for planting and preservation of trees and woodland.

Carefully managed woodlands can offer more opportunities for wildlife and recreation, and can be important sources of timber production.

The South Yorkshire Forest represents a way of reclaiming derelict land, increasing tree cover and creating a greener environment in the north and east of Sheffield. It will also provide employment, help diversify the farming economy, and improve facilities for leisure and recreation.

### **How it will be put into practice**

#### **By:**

Deciding planning applications.

Making Tree Preservation Orders.

Creating the South Yorkshire Forest linking existing and new planting, and including major developments and transport corridors.

Implementing the City Council's Woodland Policy. Its primary aim is to ensure the protection, proper management and continued existence of woodlands.

Implementing policies and proposals in the Sheffield Nature Conservation Strategy, where appropriate.

Requiring developers to submit an accurate survey of all existing trees, groups of trees, shrubs and hedges (by stem and crown extent for trees), where appropriate.

Entering into legal and management agreements, where appropriate.

Improving the City Council's own management of trees and woodlands, and advising others on how to improve their management.

Encouraging community involvement in woodland management.

Providing a countryside management and open space management service throughout Sheffield. For information on priority areas, see Putting the Plan into Action, page 302.

Improving the management of existing trees and woodland, particularly where the present stock is under threat through lack of past management, or where the site is considered to be of special importance

*ment Circular 36/78, Trees and Forestry, paragraphs 6 and 7 of the Memorandum.*

*See also the City Council's Woodland Policy, 1987.*

to the City for environmental, landscape or recreational reasons (e.g. Porter Valley; Rivelin Valley). See also the section, Making it Happen (page 305), for more information on how the management of trees and woodland might be improved through planning and other powers, and by negotiating with developers.

Planting trees and woodland, with particular regard to their ecological effect (except where this would damage known archaeological sites).

Supporting tree-planting initiatives by other public authorities, voluntary groups, the private sector and individuals.

## **GE16 LAKES, PONDS AND DAMS**

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### **Definition**

*'Green Network' - as described in Policy GE10, page 98.*

### **Other information**

*For the contribution of rivers, streams and the Canal to the Green Network, see Policies GE17 and GE18, below.*

**As part of the creation of the Green Network, lakes, ponds and dams will be protected and enhanced as wildlife habitats, attractive features and, where appropriate, for public access and recreation.**

### **Reasons for the Policy**

Lakes, ponds and dams are important wildlife habitats. The dams in the valleys to the west of Sheffield are also important sites for industrial archaeology. This makes them a valuable educational resource.

Well designed and managed water areas are attractive features, even if public access is not possible.

They are also very important for a number of leisure activities such as fishing, model-boat sailing and canoeing.

### **How it will be put into practice**

#### **By:**

Deciding planning applications.

Negotiating with developers and entering into legal agreements to retain and provide access to water features (see Policy CF5, page 173).

Encouraging developers to retain existing lakes, ponds and dams and to include new ones in their landscaping proposals.

Creating new lakes and ponds on City Council-owned land, where appropriate opportunities arise.

Encouraging access to, and use of, lakes, ponds and dams for recreation where appropriate, taking account of nature conservation, safety, existing recreational users and the interests of landowners.

Providing a countryside management and open space management service throughout Sheffield (for priority areas, see Putting the Plan into Action, page 302).

Consulting, and working in partnership with, local residents and voluntary groups.

Providing appropriate advice to developers, which could include supplementary planning guidance or development briefs.

Funding projects through grant aid from bodies such as English Nature and the Countryside Commission.

## GE17 RIVERS AND STREAMS

**As part of the development of the Green Network, all rivers and streams will be protected and enhanced for the benefit of wildlife and, where appropriate, for public access and recreation. This will be done by:**

- (a) not permitting the culverting of any river or stream unless absolutely necessary and encouraging the re-opening of culverted watercourses where opportunities arise; and**
- (b) requiring that any development involving alterations to the channels of rivers and streams be designed in a way which is sympathetic to nature conservation and archaeological interests; and**
- (c) expecting the setting back of new development to an appropriate distance from the banks of major rivers and streams to allow for landscaping; and**
- (d) encouraging the creation of a continuous public footpath along one bank of major rivers and streams, except where this would conflict with important nature conservation interests or public safety.**

### Reasons for the Policy

Rivers and streams in urban areas are important visual features which help to define different areas of Sheffield.

They are also important wildlife habitats and form links between habitats. This value is lost or reduced if watercourses are culverted or canalised.

The Sheffield rivers are also of historical importance because of their use for water power in the 18th century, or even earlier. Remaining weirs and dams are evidence of this use.

Many rivers and streams are neglected and hidden away behind buildings, with refuse dumped on their banks.

Redevelopment of older industrial areas, like the Sheaf Valley, presents an opportunity to open out rivers, allow landscaping and provide public access. However, safety needs to be taken into account, together with the interests of wildlife and existing users such as anglers.

The 8 metre distance referred to in the definition allows construction of a footpath, where possible, with wheelchair access and a cycle track together with appropriate landscaping. It is also the distance within

### Definitions

*'Green Network'* - as described in Policy GE10, page 98.

*'Appropriate distance'* - 8 metres in the case of major rivers and streams, unless this would seriously harm the operations of an existing commercial or industrial development or make a site undevelopable or where a harder, more urban effect is needed for townscape reasons.

*'Major rivers and streams'* - the Rivers Don, Little Don, Loxley, Sheaf, Rivelin and Rother; Blackburn Brook, Porter Brook, Shirtcliff Brook, Shire Brook, Hartley Brook, Moss Brook, Ewden Beck and Charlton Brook.



**Other information**

*For the quality of water in waterways, see Policy GE26, page 115.*

*For the contribution of lakes, ponds, dams and the Canal to the Green Network, see Policies GE16, above, and GE18, below.*

*For water resources, flood defence and protection of washlands, see Policies GE19 to GE21, pages 109-111.*

**Definitions**

*'Green Network' - as described in Policy GE10, page 98.*

*'Nature conservation' - as for Policy GE11, page 100.*

which the Environment Agency may control development along Main Rivers (Don, Rother, Sheaf and Blackburn Brook), through its bye-laws, to allow access for maintenance.

**How it will be put into practice****By:**

Normally refusing planning permission for culverting or canalisation as part of development, unless it can be shown to be essential.

Encouraging developers, owners of land alongside rivers and other City Council departments to re-open culverts and landscape watercourses, wherever an opportunity arises.

Providing appropriate advice to developers which could include supplementary planning guidance and planning briefs.

Negotiating with developers for the setting back of buildings and provision of a public footpath with access for disabled people, wherever possible (see also Policy CF5, page 173).

Liaising with the Environment Agency, Yorkshire Water and the British Waterways Board, as appropriate.

Negotiating access, without redevelopment, for initiatives such as the Five Weirs Walk.

Consulting and working in partnership with local residents and voluntary groups.

Providing a countryside management and open space management service throughout Sheffield. (For priority areas, see Putting the Plan into Action, page 302).

**GE18 SHEFFIELD AND TINSLEY CANAL**

**The Canal will continue to be improved as an important part of the Green Network, as a resource for recreation and as a focus for development and tourism. New development next to the Canal should:**

- (a) enhance its appearance and, where possible, provide opportunities for recreation and leisure use; and**
- (b) respect and promote nature conservation; and**
- (c) protect and enhance the heritage value of the waterway.**

**Reasons for the Policy**

The Canal is a key feature of the Lower Don Valley, both visually and historically.

It forms a ready-made pedestrian route from the City Centre to beyond Sheffield's boundary. It is also identified as an Area of Natural History Interest (see Policy GE13, page 102).

It is well used by anglers and to some extent by boats. Experience elsewhere shows that increased use of canals by boats can lead to further developments for both leisure and other uses.

### **How it will be put into practice**

#### **By:**

Working in partnership with the British Waterways Board and Rotherham Borough Council.

Carrying out, through this partnership, engineering works to the Canal itself, landscaping of derelict canal-side sites, the creation of moorings, the refurbishment of canal-side buildings, and the construction of new lengths of towpath and access points.

Providing appropriate advice to developers in development briefs.

Consulting local residents and voluntary groups.

## **WATER RESOURCES AND FLOOD DEFENCE**

*Water is a vital natural resource which is often taken for granted. However, its supply is under increasing pressure through use in the home and by industry. It is important that water resources are managed efficiently to maintain supplies and protect development from the threat of flooding.*

*The Policies in this section aim to ensure that the quantity and quality of water resources are protected and that development is not affected by flooding.*

### **GE19 WATER RESOURCES**

**Development will be permitted only where it would not have an adverse effect on the quantity or quality of surface or groundwater resources.**

#### **Reasons for the Policy**

Water resources are under pressure from both pollution and rising demand from industry and use in the home. Although many developments which may cause damage to water resources are subject to pollution-control legislation, some developments fall outside such controls (e.g. developments affecting the quantity of water in a river).

The Government's national planning guidance states that particular attention should be paid to the protection of groundwater resources. Once groundwater has been contaminated it is difficult, if not impossible, to restore its quality.

There are many licensed river-water users along the rivers in Sheffield. Further large-scale use of river water needs to be restricted to prevent

#### **Other Information**

*For freight transport on the Canal, see Policy T27, page 284.*

#### **Definitions**

*'Adverse effect' - will be assessed by the Environment Agency using their Groundwater Policy Guidelines, and the Water Resources Act 1963.*

*'Groundwater' - water which is contained in rocks below ground.*

#### **Other information**

*For information on pollution legislation, see the Water Resources Act 1991.*

*For the Government's ►*

*national planning guidance, see Planning Policy Guidance Note PPG12, Development Plans and Regional Planning Guidance, Department of the Environment, 1992, paragraph 6.19.*

*For the quality of water in waterways, see Policy GE26, page 115.*

#### Definitions

*'Off-site' - outside the boundaries of the development site.*

*'On-site' - within the boundaries of the development site.*

#### Other information

*The Environment Agency may control development within 8 metres of a Main River (Don, Rother, Sheaf, Blackburn Brook) or a Main River floodbank.*

*For the Government's national planning guidance, see Department of the Environment Circular 30/92, Development and Flood Risk, paragraph 5.*

*For rivers and streams, see also Policy GE17, page 107.*

losses to the watercourse system and to protect the rights of existing users.

#### How it will be put into practice

##### By:

Deciding planning applications.

Consulting with the Environment Agency.

## GE20 FLOOD DEFENCE

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**Development will not be permitted where flooding risks to it or to existing development would not be overcome by suitable on-site protective measures. Where necessary, off-site flood prevention measures will be required before a new development takes place.**

#### Reasons for the Policy

New development can result in the loss of flood plain and/or increased run-off to minor watercourses and Main Rivers which could cause flooding problems for the proposed and existing developments.

Government national planning guidance emphasises the importance of ensuring that, where drainage considerations arise, they are always taken into account in determining planning applications.

Large-scale, or numerous small-scale, developments can have a significant impact on the overall capacity of a river system. New developments may lead to increased flooding elsewhere.

#### How it will be put into practice

##### By:

Deciding planning applications.

Consulting with the Environment Agency.

Ensuring that on-site and off-site watercourses are adequate, or are improved by the developer, to cater for additional flows resulting from any development.

Entering into legal agreements to require developers to carry out or finance, major off-site surface water drainage improvements, where appropriate.

Attaching conditions to planning permission (Grampian-type conditions) which, where necessary, would prevent a development from proceeding until off-site flood alleviation measures have taken place.

## GE21 PROTECTION OF WASHLANDS

**Development will be permitted in washlands only where:**

- (a) it would not significantly affect the ability of the washland to store floodwater; and**
- (b) there would be no serious risk to the development from flooding or pollution.**

### Reasons for the Policy

Although the designated washlands are mainly within the Green Belt, giving protection from most development, this is not considered sufficient by the Environment Agency. Some uses which may be acceptable in the Green Belt (e.g. mineral extraction, waste disposal) can be damaging to washlands.

If a river is deprived of its washland (e.g. by development which raises the height of land or creates a barrier to floodwater) it can lead to more serious flooding problems elsewhere, perhaps affecting built-up areas.

### How it will be put into practice

#### By:

Deciding planning applications

Consulting with the Environment Agency.

## POLLUTION

*People are increasingly concerned about the effects of pollution on their health and the environment. The pollution of the air by chemicals is all too common as a result of vehicle and industrial emissions. Ground contamination can be caused by inappropriate waste disposal and industrial processes. Noise pollution is common around heavy industry and major roads. With a few exceptions, Sheffield's rivers are badly affected by industrial pollutants and sewage.*

*Industries in some areas of Sheffield are known to cause pollution. Where the sources cannot be removed it is important to locate sensitive land uses, such as housing, away from these areas in order to protect the health of residents. This also ensures that existing or new industry is able to expand without affecting nearby housing.*

*The Policies in this section aim to ensure that pollution problems from existing and new sources are minimised.*

### Definition

*'Washlands' - areas of land next to Main Rivers (Don, Rother, Sheaf, Blackburn Brook) which are essential for the storage of floodwater. They are designated by the Environment Agency.*

### Other information

*For rivers and streams and flood defence, see also Policies GE17, page 107 and GE20, above.*

*Many washlands are also important wildlife sites. For Policies on nature conservation, see Policies GE11 to GE13, pages 99-102.*



**Other information**

*For the Government's White Paper, see This Common Inheritance, Britain's Environmental Strategy, HMSO, 1990, pages 136-206.*

*For the Government's national planning guidance, see Planning Policy Guidance Note PPG12, Development Plans and Regional Planning Guidance, Department of the Environment, 1992, paragraph 6.18. See also Planning Policy Guidance Note PPG23, Planning and Pollution Control, Department of the Environment, 1994, paragraphs 2.10 to 2.13*

*For different types of pollution, see Policies GE23 to GE26, below.*

**Definitions**

*'Sensitive uses' - as for Policy IB14, page 139.*

**GE22 POLLUTION**

**Development should be sited so as to prevent or minimise the effect of any pollution on neighbouring land uses or the quality of the environment and people's appreciation of it.**

**Reasons for the Policy**

The Government places a strong emphasis on pollution control in its White Paper on Britain's Environmental Strategy.

Its national planning guidance states that development plans may include policies to improve a poor environment and to control pollution. The guidance advises that pollution policies should be balanced against other policies for the improvement of the physical environment, the conservation of the natural environment and amenity, and the protection of natural resources.

Pollution damages the environment and affects people's health. It can reduce the amount of land available for development and creates a bad image. Many parts of Sheffield are affected by air, water or noise pollution. In some areas there are land contamination problems. One of the ways that the Plan aims to improve the environment is by preventing and reducing these problems.

**How it will be put into practice****By:**

Consulting extensively with the Health and Safety Executive and the Environment Agency before determining planning applications.

Applying Environmental Assessment legislation, as appropriate (see Putting the Plan into Action, pages 112-116).

Deciding planning applications.

Promoting joint initiatives with other public, private and voluntary bodies and the public aimed at preventing or reducing pollution.

Lobbying Government departments to press for amendments to national policy.

**GE23 AIR POLLUTION**

**Development will be permitted only where it would not locate sensitive uses where they would be adversely affected by sources of air pollution.**

**Reasons for the Policy**

Air pollution damages the health of people, animals and plants and can also lead to a deterioration of building materials. It can be transported

significant distances from its original source.

The environmental effects of air pollution, such as health damage, dirty buildings and loss of crop production, can be difficult and costly to remedy.

It is often residents in old and deprived areas of Sheffield who suffer the worst effects of air pollution.

The siting of housing and industry near to each other could, in some circumstances, damage residents' health and well-being.

If sensitive uses are sited carefully the continued operation or expansion of existing or new industry is not prevented.

### **How it will be put into practice**

#### **By:**

Carrying out extensive consultations with the Environment Agency before determining planning applications.

Deciding planning applications.

Using Environmental Assessments to investigate the polluting aspects of new development, where appropriate (see Putting the Plan into Action, pages 305-306).

Using computer models to predict air pollution effects from existing and proposed developments, including traffic schemes.

Encouraging the use of public transport, cycling and walking, and regulating the use of cars (see Policies T1 to T10 and T16, pages 252-264 and 271).

Implementing traffic-management schemes which reduce vehicle congestion, facilitate smooth traffic flows, and reduce the impact of vehicles on the environment (see Policy H18, page 167 and Policies T12 to T14, pages 266-269).

Lobbying Central Government departments for amendments to national policy.

## **GE24 NOISE POLLUTION**

### **Development will be permitted only where it would not:**

- (a) create noise levels which would cause a nuisance; or**
- (b) locate sensitive uses and sources of noise pollution close together.**

### **Reasons for the Policy**

Noise pollution is irritating and can cause stress for people living and working nearby.

Government national planning guidance states that planning policies

#### **Other information**

*For national planning guidance on pollution, see Planning Policy Guidance Note PPG23, Planning and Pollution Control, Department of the Environment, 1994.*

#### **Definition**

*'Sensitive uses' - as for Policy IB14, page 139.*

**Other information**

*For the Government's national planning guidance, see Planning Policy Guidance Note PPG24, Planning and Noise, Department of the Environment, 1994.*

should deal with the siting of new development expected to give rise to noise, and the siting of sensitive uses which may suffer from noise.

The siting of housing close to existing land uses known to generate high noise levels could damage residents' health and well-being.

Overcoming noise nuisances and remedying health problems which result from noise pollution can be costly to achieve.

If sensitive uses are sited carefully the continued operation or expansion of existing or new industry is not prevented.

**How it will be put into practice****By:**

Deciding planning applications.

Using statutory powers to set noise limits and conditions on operation prior to the commencement of construction works.

Using Environmental Assessments to investigate the polluting aspects of new development, where appropriate (see Putting the Plan into Action, page 305-306).

Using computer models to predict noise effects of developments.

Making available sound-insulation grants to properties likely to be affected by noise from major road developments, in line with statutory requirements.

Encouraging developers to provide a high standard of noise insulation between houses.

Promoting consultation and joint initiatives with other public, private and voluntary bodies and the general public, aimed at controlling noise pollution.

Implementing traffic-management schemes which prevent or reduce noise from vehicles and other transport policies which reduce traffic (see Policies H18, page 167, and T12 to T14, pages 266-269).

Monitoring and controlling noise generated by major developments (e.g. the airport and roads).

Investigating noise complaints from domestic, commercial and industrial sources, and use of statutory enforcement powers as necessary.

**GE25 CONTAMINATED LAND**

**Where contaminated land is identified, development will not be permitted on, or next to, the affected land unless the contamination problems can be effectively treated so as to remove any threats to human health or the environment.**

**Reasons for the Policy**

Contaminated land (including closed landfill sites) may contain toxic

**Definitions**

**'Contaminated land'**  
- land which represents an actual or potential hazard to health or the environment as a result of current or previous use.

chemicals and dangerous gases (e.g. methane). These can be a hazard to the occupiers of new buildings, either on or adjacent to the site.

Toxic chemicals and poisonous gases can contaminate ground and surface waters and damage plants.

The Government's national planning guidance states that land contamination needs to be taken into account in the preparation of development plans and in deciding planning applications. It advises that in order to minimise associated risks, potentially contaminated sites should be identified at the earliest stage of planning.

Bringing derelict land back into productive use can help with the regeneration of the older areas of the City and helps to reduce pressures for development on greenfield sites.

### **How it will be put into practice**

#### **By:**

Carrying out a City-wide survey to identify potentially contaminated land (including closed landfill sites).

Monitoring known closed landfill sites for potential hazards.

Controlling immediate hazards identified on privately owned sites through enforcement action.

Taking remedial action to control immediate hazards identified on City Council-owned sites.

Requiring the developer or landowner to produce a land contamination survey to identify the nature and extent of contamination before planning permission is granted for development on a potentially contaminated site (land where there are reasonable grounds to suspect contamination).

Deciding planning applications.

Using conditions in granting waste disposal licences and other legislation relating to control of landfill site hazards.

Consulting with the Environment Agency in relation to any proposed development on or next to contaminated sites.

## **GE26 WATER QUALITY OF WATERWAYS**

**Development will be permitted only where it would not cause damage to the waterway environment and people's appreciation of it by reducing the water quality of rivers, streams or the Canal.**

**Every effort will be made to enhance the environmental value of waterways by improving their water quality to at least Class 2 standard. Priority will be given to:**

- (a) the Rivers Don, Little Don, Rother and Sheaf, the Blackburn Brook and the Shire Brook; and**

### **Other information**

*For the disposal of wastes arising from industrial and commercial processes, see Policies MW3 to MW5, pages 241-244.*

*For the use of landfill gas as an energy source, see Policy GE27, page 117.*

*For the Government's national planning guidance, see Planning Policy Guidance Note PPG23, Planning and Pollution Control, Department of the Environment, 1994, paragraphs 4.4 and 4.5 and Annex 10.*

### **Definitions**

*'Water quality' - is defined in terms of 'Classes' (though the system of classification is under review):*

*'Class 1' - of high quality and amenity value and supporting game fisheries. ➤*



'Class 2' - of moderate amenity value and supporting coarse fisheries

'Class 3' - visually devoid of life but occasional fish present.

'Class 4' - grossly polluted and likely to cause a nuisance.

**Other information**

For the impact of development on water resources, see also Policy GE19, page 109.

For pollution control measures, see *Integrated Pollution Control: A Practical Guide*, Department of the Environment and Welsh Office, 1991.

For rivers, streams and the Canal, see also Policies GE17 and GE18, pages 107-109, and T27, page 284.

- (b) **open waterways in Housing Areas; and**
- (c) **waterways where the public have access to the banks.**

**Reasons for the Policy**

For considerable parts of their length, the water quality of Sheffield's waterways are adversely affected by inadequate sewers and sewage treatment, and inadequate treatment of industrial wastes.

Only the River Rivelin and part of the River Loxley are Class 1 in Sheffield. The Sheaf and Porter Brook become Class 3 in the built-up area. The Don (Class 3) and the Rother (Class 4) are polluted upstream of Sheffield. The Shire Brook is also Class 4. The Canal is Class 2. Map 6 (opposite) shows the water quality classes of rivers, streams and the Canal in Sheffield.

Clean, healthy waterways provide valuable wildlife habitats and can be used for recreation. They also help to encourage the regeneration of run-down areas of Sheffield by improving the visual image of the area.

**How it will be put into practice**

**By:**

Consulting with the Environment Agency and Yorkshire Water when deciding planning applications.

Not permitting developments likely to result in unacceptable levels of pollution.

Requiring pollution-control measures in accordance with guidelines issued by the Department of the Environment, Transport and the Regions.

Applying Environmental Assessment legislation, as appropriate (see Putting the Plan into Action, pages 305-306).

Attaching conditions to planning permissions designed to prevent or minimise pollution in line with the requirements of the Environment Agency.

Continuing to press Yorkshire Water to continue their improvements to sewerage systems and sewage treatment works.

Pressing the Environment Agency to accelerate the programme of applying consent levels to unconsented or deemed consent discharges.



Liaising with the Environment Agency to receive regular results of monitoring of river quality and effluent discharge compliance, and publication of the results.

**ENERGY RESOURCES**





*The Industrial Revolution started the process of altering the local climate and environment by changes in agricultural and industrial practices. The demand for energy has continued to increase and with it the possibility of causing irreversible change on a global scale.*



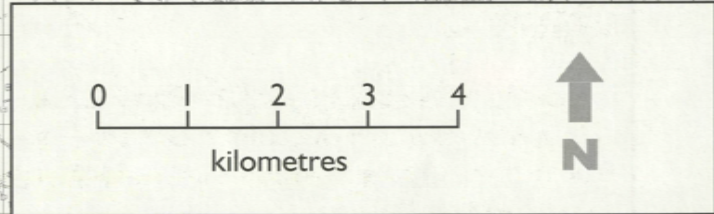
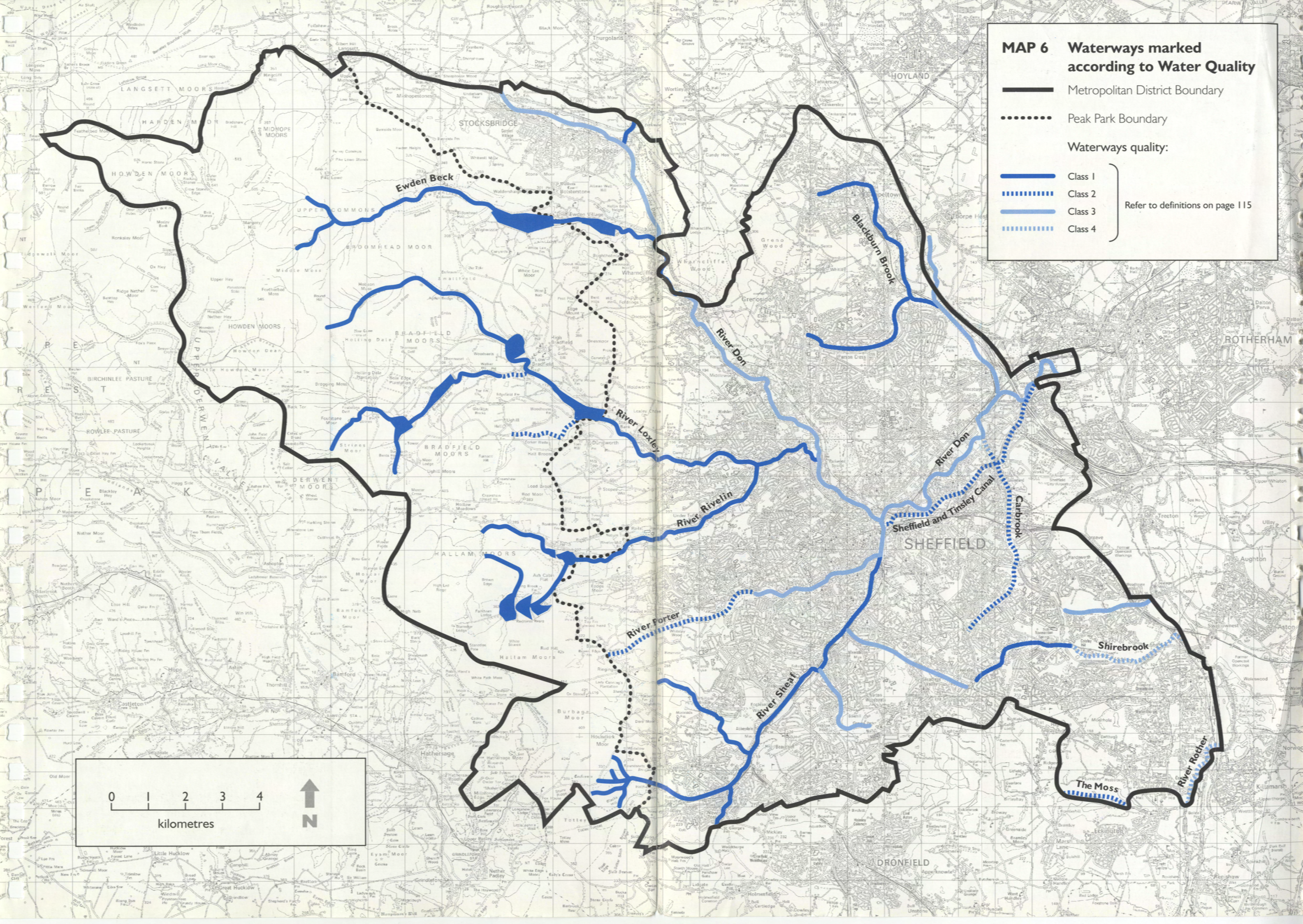
**MAP 6** Waterways marked according to Water Quality

 Metropolitan District Boundary  
 Peak Park Boundary

Waterways quality:

	Class 1
	Class 2
	Class 3
	Class 4

Refer to definitions on page 115





*The scientific consensus is that global warming is likely to occur as a result of the gases which are being added to the atmosphere. The Government is pursuing a co-ordinated strategy to improve energy efficiency in all sectors of the economy, and has introduced new regulations and controls.*

*Energy conservation is mainly dealt with under the Building Regulations but planning policy can also exert influence, both on building design and on the use of alternative forms of energy generation.*

## **GE27 ALTERNATIVE ENERGY SOURCES**

**The development of alternative energy sources will be permitted where it would not significantly harm the natural or built environment nor create unacceptable living conditions for nearby residents.**

### **Reasons for the Policy**

The Government's national planning guidance, its White Paper, This Common Inheritance, and its Environmental Strategy, favour the development of renewable energy sources which are economically attractive and environmentally acceptable.

Some renewable energy sources, such as wind and solar power, do not emit environmentally harmful gases such as carbon dioxide. And use of such energy sources does not reduce their future availability and it saves finite resources such as coal, oil and gas.

Combined heat-and-power systems use waste heat from a power plant, refuse incinerator or industrial process, and normally provide heating of premises by means of hot water. The Bernard Road incinerator is currently used to provide cheap heating for parts of central Sheffield. Incineration also reduces the volume of domestic waste by 91% which, in turn, reduces the need for landfill sites.

Landfill gas, a mixture of methane and carbon dioxide gas emitted from waste landfill sites, can cause fires and explosions if uncontrolled and contributes to global warming. However, it can be controlled safely to supplement gas supplies, power vehicles and generate heat and electricity.

While alternative energy sources are acceptable in principle, broad conditions must be met to avoid other damage to the environment. For example, wind farms are inevitably located in conspicuous, hilly locations. They need to be carefully sited in order to avoid being visually intrusive. It is also important to avoid adverse effects on people living or passing nearby.

### **How it will be put into practice**

#### **By:**

Deciding planning applications.

#### **Definitions**

**'Alternative energy sources'** - those causing least damage to the environment and appropriate to Sheffield, including passive solar energy, solar power, wind power, waste incineration, combined heat-and-power systems and landfill gas extraction.

**'Not significantly harm'** - as set out in Policies for the Built and Green Environment, pages 59-119.

**'Unacceptable living conditions'** - as set out in the appropriate Policies for each area - IB10 and IB11, pages 135-137, H14, page 161, CF8, page 178, S10, page 200 and MU11, page 217.

#### **Other information**

For the Government's national planning guidance, see Planning Policy Guidance Note PPG22, Renewable Energy, Department of the Environment, 1993, and Annexes to PPG22, Department of the Environment, 1994. ➤

For the Government's White Paper, see *This Common Inheritance, Britain's Environmental Strategy*, HMSO, 1990. See also *Sustainable Development: The UK Strategy*, Department of the Environment, 1994.

#### Definitions

'Site of Special Scientific Interest' and 'Local Nature Reserve' - as for Policy GE12, page 101.

'Other nature conservation sites' - as in Policy GE13, page 102.

'Conservation Areas' - as for Policy BE15, page 76.

'Listed Buildings' - as for Policy BE15, page 76.

'Significant archaeological sites' - as for Policy BE22, page 85.

#### Other information

For the Government's national planning guidance, see *Planning Policy Guidance Note PPG22, Renewable Energy*, Department of the Environment, 1993.

Providing advice to developers, which could include supplementary planning guidance or planning briefs.

Negotiating with developers to minimise any adverse effects on the local environment.

Consulting with local residents.

Developing the use of landfill gas on sites owned by the City Council.

## GE28 WIND ENERGY

**The development of wind turbines will be permitted where, individually or cumulatively and taking into account any proposed mitigating measures:**

- (a) **impacts on the landscape would be kept to an acceptable level, particularly in Areas of High Landscape Value and in areas conspicuous from the Peak National Park; and**
- (b) **there would be no significant adverse effects on the living conditions of people nearby from noise, shadow flicker or electromagnetic interference, or risk to public safety; and**
- (c) **no damage would be caused to a Site of Special Scientific Interest or Local Nature Reserve and there would be no significant harm to other nature conservation sites, Conservation Areas, Listed Buildings or significant archaeological sites; and**
- (d) **provision is made for the removal of the installation when its use ceases, and the restoration of the site to its original condition.**

#### Reasons for the Policy

Of all sources of renewable energy, wind turbines are inevitably one of the most conspicuous. Their need for exposed locations leads to their being sited in areas seen as being particularly attractive and unspoilt.

The Government's national planning guidance stresses the need to weigh carefully its policies for developing renewable energy sources with policies for protecting the environment.

People living close to wind turbines need protection from specific adverse effects in addition to the visual impact of development.

#### How it will be put into practice

##### By:

Deciding planning applications..

Providing advice to developers, which could include supplementary planning guidance or planning briefs.

Negotiating with developers to minimise any adverse effects on the local environment.



Applying Environmental Assessment legislation, as appropriate.

## **GE29 ENERGY CONSERVATION**

**Measures to conserve energy will be expected in:**

- (a) the design, orientation and layout of buildings; and**
- (b) the location of development; and**
- (c) improvements to the transport network and in the management of traffic.**

### **Reasons for the Policy**

The Government's national planning guidance and its White Paper, *This Common Inheritance*, encourage energy conservation, in order to reduce emissions of greenhouse gases and the depletion of energy sources.

Buildings can be designed to take advantage of new techniques for energy conservation (see Policy BE5, page 64).

The location of different types of development influences how much people need to travel and the scale of carbon dioxide emissions from vehicles.

Emission of 'greenhouse' gases can also be reduced by more energy-efficient transport policies and encouraging public transport, walking and cycling (see Policies T1 to T10, pages 252-264).

### **How it will be put into practice**

#### **By:**

Deciding planning applications.

Providing advice to developers, which could include supplementary planning guidance or planning briefs.

#### **Other information**

*For the Government's national planning guidance, see Planning Policy Guidance Note PPG12, Development Plans and Regional Planning Guidance, Department of the Environment, 1992, paragraphs 6.10 - 6.16.*

*For the Government's White Paper, see This Common Inheritance, Britain's Environmental Strategy, HMSO, 1990.*

*See also Sustainable Development: The UK Strategy, Department of the Environment, 1994.*

