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BUILT ENVIRONMENT

The physical appearance of the City is, for many people, one of town planning's most important responsibilities. How buildings are designed, the ways they are grouped together, the spaces in between, trees, seats and paving - these all help to form the character of Sheffield. This is particularly true of the City Centre which creates the main image of Sheffield for many residents and visitors. Built up by changes over the centuries, this character still changes with new buildings and greenery. Our responsibility is to look after it for the benefit of present and future Sheffield people.

TOWNSCAPE AND DESIGN

The Unitary Development Plan (UDP) must protect and enhance the best features of the City's character. The special identity and history of Sheffield must not be lost. New buildings should be of high individual standard, but also fit in with their surroundings. Small-scale improvements can be carried out by the City Council through Environmental Improvement Schemes and developers should be encouraged to include works of art in their schemes.

The quality of the physical environment affects the quality of life and well-being of everyone in the community. It should be sensitive to the needs of specific groups, particularly people with disabilities, elderly people, women, children, young people and those in ethnic minorities. An environment that works better for disadvantaged people works better for everyone.

Development should also be sustainable, with an emphasis on conserving natural resources and energy.

BEI TOWNSCAPE DESIGN

A high quality townscape will be promoted with a positive approach to conservation and a high standard of new design. The best of Sheffield's buildings will be kept and refurbished, and their settings improved.

Reasons for the Policy

The essential character of the City is a legacy of its long history, but particularly of the industrial revolution.

But its character is by no means fixed. There are many features and buildings that are worth keeping but there are others which are ready for replacement. Replacement creates an opportunity for improving the

Definitions

'Townscape' - refers to the physical appearance of the urban environment. It includes the design of buildings, the spaces between the buildings and the relationship between them.

City's townscape and developing its character. This means having both a positive approach to conservation and a high quality of new development.

How it will be put into practice

By:

Deciding planning applications.

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

BE2 VIEWS AND VISTAS IN THE BUILT-UP AREA

New development will be expected to respect the skylines, roofscapes and views that are particularly visible within the City.

Reasons for the Policy

The hilly landscape of Sheffield makes it one of the most richly endowed cities in Britain for views and vistas. This unique and distinctive natural heritage should be protected and further enhanced by new development in the City.

Because Sheffield is hilly, roofs are more visible than usual in many parts of the City and skylines are particularly prominent.

How it will be put into practice

Deciding planning applications.

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

BE3 VIEWS AND VISTAS IN THE CITY CENTRE

Development will not be permitted to damage the traditional City Centre skyline or views and vistas which are important to the Centre's character. In particular, protection will be given to:

- (a) views into the City Centre from:**
 - (i) Pitsmoor Road;**
 - (ii) Sheffield Parkway;**
 - (iii) Park Hill;**
 - (iv) Park Grange Road.**
- (b) views within and looking out from the City Centre:**
 - (i) up and down the Moor;**

Other information

For countryside Areas of High Landscape Value, see Policy GE8, page 95.

- (ii) towards the Town Hall along Division Street and Leopold Street;
- (iii) down Fargate;
- (iv) from High Street along Church Street;
- (v) along Wicker towards the railway arches;
- (vi) from Campo Lane across the Don Valley;
- (vii) from the City Centre across the Sheaf Valley;
- (viii) from West Street to the Solly Street ridge at Rockingham Street and Bailey Lane.

Tall buildings will be discouraged in the Don and Sheaf Valleys between Kelham and the Railway Station.

Reasons for the Policy

The City Centre is particularly important in creating people's impression of Sheffield. It is also under most pressure for new development and this could obscure important features of its townscape.

Control of high-rise development is needed to protect the exciting traditional skyline, including the cathedral spires and Town Hall tower, particularly when viewed from the north and east.

Pedestrians in the City Centre are often made aware of Sheffield's dramatic form by views out to the suburbs.

Within the Centre many cherished vistas focus on buildings which are important to the City's image and character.

High buildings in the Don and Sheaf Valleys, north and east of the City Centre, could interrupt or obliterate the landforms creating the exciting views into and out of the Centre.

How it will be put into practice

By:

Deciding planning applications.

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

BE4 ENVIRONMENTAL IMPROVEMENTS

Priority for environmental improvements will be given to areas where the environment is unsatisfactory in:

- (a) areas of known poverty;
- (b) areas for housing renewal;
- (c) the City Centre;
- (d) District and Local Shopping Centres;
- (e) run-down industrial and commercial areas;
- (f) the M1 Corridor, and along the Strategic Road Network,

Definitions

'Environmental improvements' - small-scale improvements to the appearance and use of any area by

- creating features such as new open spaces, landscaped areas, areas for nature conservation, sculptures, murals, seating. ►

passenger railway lines, Supertram routes, rivers and the Canal;

(g) areas which have existing or potential value for nature conservation or informal recreation.

Reasons for the Policy

Environmental improvements can make an important contribution towards improving the appearance of an area and people's confidence in its future.

Legislation requires UDP's to include policies for improving the physical environment.

However, there is a danger of improvements being too widely scattered throughout Sheffield and their benefit not being felt where it is most needed. The priorities are an attempt to concentrate scarce resources in those areas where their impact will be greatest.

People who live in areas of poverty often suffer from a combination of inadequate housing, no jobs, inadequate social and recreational facilities and a poor environment.

Where housing in poor condition is being improved, the opportunity should be taken to create a better environment (see Policy H17, page 165).

The City Centre is a major source of employment, shopping and recreation. It will play a vital role in the economic regeneration of Sheffield particularly in commerce and tourism. Environmental improvements will help encourage new investment in the City Centre (see Policies S1 and LRI1, pages 183 and 220).

District and Local Shopping Centres are an essential part of the various communities in Sheffield. They provide local facilities and employment as well as shops. Physical improvements can help ensure a shopping centre's viability and attract new investment to the area (see Policy S12, page 202).

Industrialists, traders, their employees and developers are increasingly demanding a better quality environment. Environmental improvements, therefore, form an important part of regenerating run-down industrial and commercial areas of Sheffield (see Policy IB1, page 123).

The main routes into Sheffield and the M1 are used by thousands of people. They also provide the first and often lasting impression of Sheffield to visitors. Rivers and the Canal form important parts of the Green Network (see Policies GE17 and GE18, pages 107-109).

How it will be put into practice

By:

Carrying out the City Council's environmental improvements programme.

Continuing to identify industrial and commercial areas for improvement.

- renewing street lighting, road signs, paving, fences and walls,
- improvements to the frontages of buildings, and
- measures to increase personal safety.

'Areas of known poverty' - normally Areas of Poverty and Areas of Acute Poverty which are defined periodically by the City Council. These are based on an analysis of the Census of Population, data on housing benefit claimants and other information (see Map 2 facing page 64).

- 'Areas for housing renewal'** - include:
- mainly private sector areas designated for neighbourhood renewal under the Local Government and Housing Act 1989.
 - Council estates where renewal is being concentrated.

Other information

For the legislative requirement, see the Town and Country Planning Act 1990, Section 12(3).

For improvements to Open Space Areas and new open space, see Policies LR10 and LRI1, pages 232-235.

For the Strategic Road Network, see Policy T15, page 269.

Funding schemes from the Single Regeneration Budget, the European Commission and other sources.

Negotiating with developers and others, and entering into legal agreements to provide environmental improvements (see Policy CF5, page 173).

Consulting with residents and property owners.

Implementing Policies IBI, page 123, HI7, page 165, SI2, page 202 and MW8, page 246.

BE5 BUILDING DESIGN AND SITING

Good design and the use of good quality materials will be expected in all new and refurbished buildings and extensions. The following principles will apply:

Physical Design

- (a) original architecture will be encouraged but new buildings should complement the scale, form and architectural style of surrounding buildings;**
- (b) in new developments comprising more than one building there should be a comprehensive and co-ordinated approach to the overall design;**
- (c) all extensions should respect the scale, form, detail and materials of the original building;**
- (d) in all new developments, design should be on a human scale wherever possible, and, particularly in large-scale developments, the materials should be varied and the overall mass of buildings broken down;**
- (e) special architectural treatment should be given to corner sites in order to create a lively and interesting environment;**
- (f) designs should take full advantage of the site's natural and built features;**
- (g) the design, orientation and layout of developments should encourage the conservation of energy and other natural resources.**

User Requirements

- (h) the design of buildings, landscaping and lighting should promote all aspects of personal safety and security, particularly at night time;**
- (i) designs should meet the needs of users, particularly people with disabilities, elderly people, people with children, and women;**
- (j) designs which reflect the varied ethnic and cultural traditions of the City's residents will be acceptable provided they do not conflict with the design principles set out in this Plan;**
- (k) on shopping streets projecting canopies, colonnades and covered walkways may be provided for pedestrian use where they would be in keeping with the building and the street scene and provided they do not lead to a loss of safety or cause an obstruction.**

Refurbishment

- (l) the refurbishment of good existing buildings will normally be encouraged, particularly where their loss would lower the quality of the street scene.**

Temporary Buildings

- (m) temporary buildings will be permitted only where they are required to meet short-term operational needs and would not be in prominent locations or Conservation Areas.**

Reasons for the Policy

One of planning's major roles is to guide and control Sheffield's physical appearance. Good design improves the environment by ensuring it is attractive, safe, healthy and convenient.

Government national planning guidance gives a high priority to good design in new development and to the need to maintain the character and vitality of town and city centres.

There is increasing evidence of people's dependence on natural resources and the world-wide natural environment. In particular, the Government's national planning guidance stresses the importance of conserving energy.

The City Council is committed to creating an environment which is safe, accessible and works well for all its users, but particularly disadvantaged people.

Buildings and their surroundings which appear attractive during the day sometimes create areas that are unsafe during darkness. Trees, shrubs, walls and dark corners all provide potential hiding places for attackers. Thoughtful design can usually avoid such problems.

On occasions, temporary buildings do serve a valuable purpose but they are usually unattractive and less durable. So they are normally not appropriate for prominent sites and are not an alternative to permanent buildings.

How it will be put into practice

By:

Deciding planning applications.

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

Responding and contributing to the work of the Community Safety Unit.

Consulting appropriate user groups.

BE6 LANDSCAPE DESIGN

Good quality landscape design will be expected in new developments and refurbishment schemes. Applications for planning permission for such schemes should, where appropriate, include a suitable landscape scheme which:

- (a) provides relevant information relating to new planting**

Other information

For the Government's national planning guidance, see Planning Policy Guidance Notes PPG1, General Policy and Principles, Department of the Environment, 1997, and PPG12, Development Plans and Regional Planning Guidance, Department of the Environment, 1992, paragraph 6.10.

See also, Department of the Environment Circulars, 11/92 Planning Controls for Hazardous Substances, paragraph A-3, and 1/84, Crime Prevention, paragraph 12.

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 6.3 and 6.23.

For the Green Network and nature conservation, see Policies GE10 and GE11, pages 98 and 99.

and/or hard landscaping, and of existing vegetation to be removed or retained; and

- (b) provides an interesting and attractive environment; and**
- (c) integrates existing landscape features into the development, including mature trees, hedges and water features; and**
- (d) promotes nature conservation and uses native species where appropriate.**

Reasons for the Policy

Hard and soft landscaping contribute significantly to providing an attractive setting for new buildings.

Landscaping needs to be considered as part of the design process rather than being added on later.

The City Council has a statutory duty to take account of environmental considerations in deciding planning applications. The Government's national planning guidance states that nature conservation is one of these considerations.

Sympathetic planting can help to strengthen the Green Network and the 'greening' of the City.

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

Deciding planning applications.

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

BE7 DESIGN OF BUILDINGS USED BY THE PUBLIC

In all buildings which are to be used by the public, provision will be expected to allow people with disabilities safe and easy access to the building and to appropriate parking spaces. The provision of other facilities for people with disabilities or with young children will be encouraged, including:

- (a) safe and easy access within the building and between floors; and**
- (b) toilet facilities; and**
- (c) facilities for people with young children and for elderly people including, where appropriate, childcare and baby-changing facilities and seating; and**
- (d) siting and design so that they are easily accessible to public transport users.**

Access to existing buildings and their surroundings should be

improved as opportunities arise to enable all users to move around with equal ease.

Reasons for the Policy

People with disabilities should be able to live independently. This means being able to use buildings and the environment easily.

Developers are legally required to make provision for people with disabilities in buildings that are open to the public, and in certain other buildings such as schools and colleges. Exceptions are only made where a developer can demonstrate that such provision is not reasonable or practical. Such accessibility will often be secured under the Building Regulations but where those Regulations do not apply it can be a material planning consideration and so a planning policy is needed as well. These controls will be complementary, rather than duplicated. Where the Council seeks to encourage provision of additional facilities this will be a matter for negotiation rather than one on which determination of planning applications will turn.

Buildings which the public are encouraged to visit often discriminate against people with disabilities and people with young children. They contain physical barriers which make it impossible for many people to gain access or move around.

For many parents, especially single parents, trips cannot be made without their children. So it is important that space for childcare and baby-changing facilities is provided in new developments which attract large numbers of people who are encouraged to stay for a time (e.g. major shopping, leisure and entertainment developments).

In public consultation exercises carried out in planning, there is always a priority request for more clean, well designed and accessible toilets in shopping areas, shopping centres and public areas.

Access to a building also depends on its location in relation to public transport. Many disadvantaged people rely on public transport to get about. But some people with disabilities can travel only by car and need special parking spaces.

Most older buildings were designed with steps and other barriers which prevent people with disabilities, elderly people and those with young children using the facilities or services within the building. Work on refurbishment, alterations and extensions provides the opportunity to remove these difficulties.

How it will be put into practice

By:

Advising developers on the exact servicing requirements for particular developments.

Deciding planning applications and, where necessary, setting out specific conditions that require the provision of servicing facilities.

Negotiating with developers and entering into legal agreements to

Other information

For legal requirements, see the Disabled Persons Act 1981, Section 3 together with Sections 4, 6 and 8 of the Chronically Sick and Disabled Persons Act 1970 (as amended) and the Planning and Compensation Act 1991 Section 76.

For the Government's national planning guidance, see Department of the Environment Circular 10/82, Re: Disabled Persons Act 1981.

For access to workplaces, see Policy BE8, below.

provide services where appropriate (see Policy CF5, page 173).

Consulting with groups representing people with disabilities.

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

Encouraging improvements where access to existing public buildings is currently inadequate.

Making improvements to City Council buildings as soon as possible.

BE8 ACCESS TO WORKPLACES

In all developments which would result in the provision of 20 or more jobs, suitable access arrangements will be promoted, especially for public reception areas and toilet facilities, to meet the needs of employees and members of the public with disabilities.

Reasons for the Policy

By law, people with disabilities must make up 3% of the workforce in organisations employing more than 20 people. In order to meet this requirement, these premises must be accessible.

Such accessibility will often be secured under the Building Regulations but where those Regulations do not apply, or apply only to a limited extent, the Council will seek to encourage improvements. This will be a matter for negotiation rather than one on which determination of planning applications will turn.

How it will be put into practice

By:

Advising developers on the exact servicing requirements for particular developments.

Deciding planning applications and, where necessary, setting out specific conditions that require the provision of servicing facilities.

Consulting groups representing people with disabilities.

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

Making improvements to City Council buildings as soon as possible.

Other information

For legal requirements, see the Disabled Persons (Employment) Act 1944, as amended by the 1958 Act.

BE9 DESIGN FOR VEHICLES

New developments and refurbishments should provide a safe, efficient and environmentally acceptable site layout for all vehicles (including cycles) and pedestrians. They will be expected to include the following:

- (a) a clear definition of vehicle access and exit; and**
- (b) good quality design of internal roadways and signs; and**
- (c) adequate manoeuvring, turning and parking space for service vehicles; and**
- (d) effective access at all times for emergency vehicles; and**
- (e) adequate standing space for operational vehicles when not in use, particularly within the premises from which they operate; and**
- (f) adequate parking space suitably located for vehicles used by people with disabilities; and**
- (g) parking areas designed to minimise the risk of crime against people and vehicles by making all parts of each area visible by users; and**
- (h) adequate safeguards for people living, working or walking at the site or nearby from exhaust fumes, traffic noise or risk of accident.**

Reasons for the Policy

All new developments should have safe and effective vehicle servicing in line with the particular needs of each activity. Parking and circulation areas should be convenient, comfortable and safe for all users.

Development proposals may present opportunities to make qualitative improvements to existing parking.

Many businesses require the use of vehicles in order to carry out their day-to-day activities. Premises should have sufficient standing space for these vehicles.

Access for people with disabilities is expected in all buildings that provide, for example, working, shopping and recreation opportunities. It is appropriate that parking is provided for anyone with disabilities visiting such buildings.

Crime against motor vehicles accounts for a high and increasing proportion of reported crime.

Traffic providing a service to developments could cause environmental and safety problems to the adjoining areas, other road users, pedestrians and cyclists.

Other information

For other aspects of parking, see Policies T21 to T25, pages 276-282.

See also the City Council's Guidance Note for Car and Lorry Parks, 1990, and Parking Guidelines, pages 288 - 297.

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

Advising developers of the exact servicing requirements for particular developments.

Deciding planning applications.

Complying with legal requirements as appropriate.

Encouraging qualitative improvements to existing parking and circulation space, where practicable and reasonable as part of development proposals.

**BE10 DESIGN OF STREETS, PEDESTRIAN ROUTES,
CYCLEWAYS AND PUBLIC SPACES**

The design and environmental improvement of streets, pedestrian routes and areas, cycleways and public spaces should, where appropriate and practicable:

- (a) make them convenient and safe to use for people with disabilities, elderly people, young people, and people with young children; and**
- (b) maximise the personal safety of pedestrians, particularly at night, and provide landscaping which does not significantly reduce visibility or form potential hiding places; and**
- (c) create attractive, welcoming and usable open areas where people can gather informally; and**
- (d) co-ordinate paving, street lighting, cycle parking, signs, street furniture, road crossing points and landscaping and other public utilities requirements; and**
- (e) lead to an overall reduction in the harmful effects of traffic, particularly near where people live; and**
- (f) minimise the conflict between pedestrians, cyclists and motorised traffic; and**
- (g) ensure that road layouts facilitate the efficient provision of public transport services; and**
- (h) be to a standard which will enable them to be adopted for maintenance at public expense.**

Reasons for the Policy

Good design of streets and public areas can help everyone move around more easily and safely, particularly people in disadvantaged groups.

Some areas may be avoided altogether, particularly at night, because they feel unsafe. This is especially so for women and elderly people.

The effective design of streets, pedestrian routes and cycleways can make

Definitions

'Environmental improvements' - as for Policy BE4, page 62.

'Public Spaces' - as for Policy BE11, page 72.

Other information

For Government Design Guidance, see Design Bulletin 32 (DB32), Residential Roads and Footpaths: Layout Considerations, Departments of the Environment and Transport, 1992.

Other information

For landscaping of all developments, see Policy BE6, page 65.

For other aspects of pedestrian routes and areas and cycleways, see Policies GE10, page 98, and T8 to T11, pages 260-265.

For design in Conservation Areas and Areas of Special Character, see Policy BE17, page 80.

For traffic calming measures, see Policy T12, page 266.

them safer and easier to use, which is particularly desirable in Housing Areas (see Policy H18, page 167).

Creating pleasant outdoor spaces where people can meet contributes to the vitality of the City.

Cyclists and pedestrians can cause conflict with one another, particularly where they share integrated foot and cycle paths.

Like pedestrians, cyclists are vulnerable to other traffic and suffer from road designs which put them at a greater risk than motor traffic. Well designed cycleways can improve road safety, personal security and convenience (see Policy T10, page 263).

Public transport is a very important element of Sheffield's transport policies. New road layouts can be designed to give people easy access to buses. However, many buses are smaller than in the past and can often use roads suitable for ordinary service vehicles, without the need for special highway design measures. This may help bus services reach more households.

If roads are not designed to an adoptable standard future maintenance costs fall on the owners of the properties which front them.

How it will be put into practice

By:

Encouraging developers to include public spaces as part of large developments.

Keeping pavements clear of overgrown shrubs, traders' displays and parked cars to reduce obstructions for visually impaired people.

Closing subways and creating street-level crossings, where opportunities arise.

Not allowing any enclosed new pedestrian routes which prevent people from being seen from outside.

Designing streets, cycleways, pedestrian routes and public spaces so that they contain no dangerous areas for pedestrians.

Responding and contributing to the work of the Community Safety Unit.

Consulting with the Police Architectural Liaison Officer.

Carrying out the City Council's environmental improvement programme (see Policy BE4, page 62), minor highways improvement programme, footway and highway maintenance programme and providing cycleways (see Policies T8 to T10 and T19, pages 260-264 and 274).

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

Consulting user groups which are most affected by any schemes.

Consulting the Passenger Transport Executive and bus operators.

Negotiating with developers and entering into legal agreements to secure a better environment and safe access (see Policy CF5, page 173).

Definitions

'Public spaces' - areas within the built-up parts of the City including formal squares and gardens, grassed areas and pedestrian streets, which are open for public use. Those within the City Centre are defined on the Proposals Map. In other areas they would be defined in supplementary planning guidance. Some are also defined as Open Space Areas.

Other information

For the design of Public Spaces, see Policy BE10, above.

For Open Space Areas, see Policies LR4 to LRI1, pages 224-235.

BE11 PUBLIC SPACES

Public Spaces will be protected and enhanced where they make an important contribution to the character or appearance of an area or provide places for people to walk or relax.

Development within or adjacent to the following Public Spaces will only be permitted where it would respect:

- (a) **the character of the space in terms of function, scale, proportions and views; and**
- (b) **the contribution which surrounding buildings make to the character of the space in terms of scale, massing and proportions.**
 - (i) **The Moor**
 - (ii) **Peace Gardens**
 - (iii) **Barkers Pool**
 - (iv) **Fargate**
 - (v) **Tudor Square**
 - (vi) **Norfolk Row**
 - (vii) **Chapel Walk**
 - (viii) **Cathedral Square**
 - (ix) **George Street**
 - (x) **Paradise Square**
 - (xi) **Hartshead**
 - (xii) **Castle Square**
 - (xiii) **Fitzalan Square**
 - (xiv) **Town Hall Square**
 - (xv) **High Street**
 - (xvi) **Church Street**
 - (xvii) **Pinstone Street**
 - (xviii) **Furnival Gate/Moorhead**
 - (xix) **Blonk Street/Castlegate/Exchange Street (part)/Exchange Place**
 - (xx) **Moorfields/Gibraltar Street/West Bar**

Reasons for the Policy

The special attraction of Public Spaces often lies in both their open nature and the design of the surrounding buildings. Both need safeguarding.

Public spaces contribute a great deal to the character and identity of a City. They may also form pedestrian routes or provide places where people can sit outdoors.

Public Spaces are particularly important in the City Centre because it is so heavily built up. Many of them offer opportunities for sitting outside, and for entertainment and market trading.

They also make an important contribution to the townscape and image of the City Centre. Sheffield is lacking in good quality enclosed public spaces and so it is important to protect those that exist.

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

Deciding planning applications.

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

Making environmental improvements when resources permit.

Other information

For priorities for environmental improvements, see Policy BE4, page 62.

BE12 PUBLIC ART

The provision of works of public art in places which can be readily seen by the public will be encouraged as an integral part of the design of major developments.

Reasons for the Policy

Works of art can make a positive contribution to the built environment by giving new or refurbished buildings a unique identity. This will help to create a sense of place, add to the character of a neighbourhood and promote the image of the City.

The Policy gives an opportunity to developers to put something back voluntarily into the community and for local people to become involved in the design of their City. Examples in Sheffield include the sculpture in Sheffield Science Park, the steelworker mural on Castle Street, the railings in Tudor Square, the gates for the Don Valley Stadium and stained glass at the Lyceum Theatre.

It is a means of providing commissions for local professional artists and craftspeople whose skills are underused.

It is particularly important to give vigorous encouragement to providing works of art when considerable development is taking place, though it will be a matter for negotiation rather than one on which determination of planning applications will turn.

Government national planning guidance highlights the need to give priority to good design in new development and to encouraging the arts.

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

Negotiating with developers for the commissioning of artwork which makes a positive contribution to development schemes and the area around them.

Liaising with developers, architects and designers to identify appropriate sites for works of art and the best type of artwork for a site.

Assisting in the commissioning of local professional artists, and monitoring progress.

Definitions

'Large poster advertisement' - one which is on a hoarding and is more than 1.5 metres high and 1.0 metre wide.

'Illuminated advertisement' - a sign which is designed or adapted to be lit by artificial lighting directly or by reflection.

'Fully internally illuminated fascia' - a sign in which the characters and background are lit from within.

Encouraging consultation between artists and the local community.

Having regard, when deciding planning applications, to the contribution made by any artwork to the appearance of the scheme and the surrounding area (see Policy CF5, page 173).

BE13 ADVERTISEMENTS

- (a) **Large poster advertisements will be permitted only if they would:**
- (i) **not be a traffic hazard; and**
 - (ii) **not harm the character or appearance of the area or be the only practical means of screening an unsightly building or area of land; and**
 - (iii) **be placed symmetrically on the building and not cut across architectural features; and**
 - (iv) **be well designed with landscaping, fencing and screening on associated land, where possible; and**
 - (v) **relate in scale and design to their surroundings; and**
 - (vi) **be outside a Conservation Area or an Area of Special Character and not affect the setting of Listed Buildings; and**
 - (vii) **not be within a Housing Area.**
- (b) **Illuminated advertisements will be permitted if they would:**
- (i) **not be a traffic hazard; and**
 - (ii) **not harm the character or appearance of the area.**
- (c) **Fully internally illuminated fascia signs will be permitted if they would:**
- (i) **not be a traffic hazard; and**
 - (ii) **not harm living conditions or the character or appearance of the area due to size, colour or intensity of light; and**
 - (iii) **be outside a Conservation Area or an Area of Special Character and not affect the setting of Listed Buildings.**

Where the scale of a development requires it, the design of all signs and advertisements will be co-ordinated.

Reasons for the Policy

The indiscriminate siting of advertisement hoardings and the use of a lot of illuminated signs and fascias can all lead to a significant reduction in the character of Sheffield.

They could damage the appearance of an area, while in housing areas light intrusion would be a nuisance. They could also create road safety problems.

Other information

For Conservation Areas, Areas of Special Character and Listed Buildings, see Policies BE15 to BE19, pages 76-83.

The City Council is obliged to seek to preserve or enhance the character and appearance of Conservation Areas. Posters larger than 1.5 metres high by 1.0 metre wide will usually be inappropriate. This will also apply to Areas of Special Character (see Policies BE16 and BE18, pages 78 and 80).

Sometimes hoardings can be used to screen land which is likely to remain unsightly or derelict, or fill gaps caused by demolition. Temporary landscaping can be used to complement the screening use of these hoardings.

Lack of co-ordination within large developments can lead to a confusing and unsightly clutter of signs.

How it will be put into practice

By deciding advertisement applications according to the Town and Country Planning (Control of Advertisements) Regulations. This Policy recognises the right to display advertisements as set out in these regulations.

BE14 TELECOMMUNICATIONS

Telecommunications development should be sited and designed so as to minimise its visual impact, subject to technical and operational considerations, and will be permitted only if the scheme includes satisfactory proposals to ensure that the site would be restored to its original condition should the development no longer be needed for telecommunications. New equipment should share masts or be sited on existing structures where this is technically and economically possible.

Reasons for the Policy

The Government's national planning guidance stresses the importance of modern telecommunications in the life of the local community and in the national economy. Policies need to take account of the limitations imposed by the nature of the telecommunications network and technology.

But it also stresses the need to protect the best and most sensitive environments. So it is important that all alternatives are explored before development is allowed in new locations where it may be visually intrusive and that installations are removed if they are no longer needed.

Certain types of telecommunications development are allowed as permitted development but the local authority can intervene if siting is unsatisfactory. The Policy covers these circumstances also.

Other information

For the Government's national planning guidance see Planning Policy Guidance Note PPG8, Telecommunications, Department of the Environment, 1992.

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

Deciding planning applications.

Providing advice to developers to include capacity on new structures to enable sharing by future operations and to minimise any adverse effects on the local environment.

AREAS AND BUILDINGS OF ARCHITECTURAL AND HISTORIC INTEREST

Despite Sheffield's rapid growth over the past 150 years, it still retains many old and interesting buildings which contribute to its special character. These include archaeological monuments and sites from as far back as prehistoric times which need special consideration when they are affected by development. Individual buildings which are of sufficient merit to be Listed as buildings of architectural or historic interest also require special protection from demolition or inappropriate alterations.

Sheffield has a large number of Conservation Areas, containing both Listed and less important buildings which contribute to their character. They include residential suburbs, small villages and areas which represent the City's industrial heritage. The Plan also identifies Areas of Special Character which may become future Conservation Areas. The following Policies are intended to control all developments in both types of area so that their character is preserved and enhanced.

BE15 AREAS AND BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Buildings and areas of special architectural or historic interest which are an important part of Sheffield's heritage will be preserved or enhanced. Development which would harm the character or appearance of Listed Buildings, Conservation Areas or Areas of Special Character will not be permitted.

Reasons for the Policy

Listed Buildings (see Policy BE19, page 82) are a valuable part of Sheffield's heritage, providing a link with the past and making a special contribution to the character of their areas. They need protection for the benefit of future generations and may offer scope for imaginative re-use as part of the City's regeneration.

Conservation Areas (see Policy BE16, below) and Areas of Special Character (see Policy BE18, page 80) each have a special character which can easily be harmed by unsympathetic developments, both within and close to them.

Definitions

'Listed Buildings' - buildings or structures considered to be of special architectural or historic interest and included in the List (approved by the Secretary of State for Culture, Media and Sport) giving details of each building. They >

Areas of Special Character (see Policy BE18, page 80) are intended to give interim protection until designation as Conservation Areas can be considered. All such Areas will be assessed against the following criteria to determine which should become Conservation Areas:

- buildings of architectural and historic quality which contribute to the interest of the Area;
- special historic interest of the Area; including survival of a historic layout;
- use of traditional local materials;
- quality of street furniture and hard landscaping;
- townscape quality; including views and vistas, within and out of the Area;
- quality of space between buildings, including the contribution of trees and designed or natural landscapes;
- detrimental effects of recent developments, advertising and traffic.

Conservation Areas are designated independently of the UDP under the Planning (Listed Buildings and Conservation Areas) Act 1990. (For further advice on matters to be taken into account, see English Heritage guidance on the management of Conservation Areas).

Conservation does not automatically preclude change. Historic buildings and areas are best conserved when they are actively used, and new uses and development may sometimes need to be found to keep them alive and help support conservation work. Proposals which give new life to Listed Buildings and Conservation Areas in this way will be encouraged provided they will achieve the Policy objectives of preservation or enhancement.

How it will be put into practice

By:

Maintaining a register of Buildings at Risk, which are in urgent need of repair.

Deciding planning applications and applications for Listed Building Consent.

Asking the Secretary of State for Culture, Media and Sport to 'spotlist' unlisted buildings considered to be of special interest. This means listing them on an individual basis rather than as part of a City-wide review.

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

Preparing and implementing Conservation Area Enhancement Schemes, when resources permit. These may include physical improvements to buildings, spaces and streets.

In exceptional circumstances, making or seeking a direction under the Town and Country Planning (General Permitted Development) Order 1995 restricting permitted development rights in a part of a Conservation

are protected from unauthorised demolition.

'Conservation Area' - an area of special architectural or historic interest which has been formally designated by the City Council under powers in the Planning (Listed Buildings and Conservation Areas) Act 1990, Part II. The Areas are listed on pages 81-82 and shown on Map 3 (facing page 78).

'Area of Special Character' - an area which has the special architectural or historic qualities to justify considering its future designation as a Conservation Area.

Other information

See also, *Historic Buildings at risk in Sheffield*, UDP Policy Background paper No. 2 Department of Land and Planning, Sheffield City Council, 1993.

Area facing a particular threat to its character.

Funding, where appropriate, through the Single Regeneration Budget.

Identifying potential new Conservation Areas for designation (see Policy BE18, page 80).

Public participation and consultation with appropriate interested bodies.

BE16 DEVELOPMENT IN CONSERVATION AREAS

In Conservation Areas permission will only be given for proposals which contain sufficient information to enable their impact on the Area to be judged acceptable and which comprise:

- (a) development, including erection of buildings and changes of use from originally intended uses of buildings, and built development in open spaces; or**
- (b) demolition of buildings, walls and other features; or**
- (c) proposals involving the felling or lopping of trees; or**
- (d) advertising;**

which would preserve or enhance the character or appearance of the Conservation Area.

Buildings which make a positive contribution to the character or appearance of a Conservation Area will be retained.

These principles will also be material considerations in considering proposals which would affect the setting of a Conservation Area or significant views into, or out of, the Area.

Redevelopment of sites which detract from a Conservation Area will be encouraged where it would enhance the character or appearance of the Area.

Reasons for the Policy

When considering proposals in Conservation Areas the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of those Areas. Conservation is a process of managing change rather than precluding it. As well as controlling inappropriate development, it is also important to encourage new development which would enhance a Conservation Area as a whole, for example, by sensitive redevelopment of unsightly vacant sites which detract from the Area.

To properly judge the effects of proposals it will often be necessary to ask for more detailed plans and drawings than would normally be required, including in cases where outline permission is sought.

The test of preservation or enhancement will be applied to all proposals

Other information

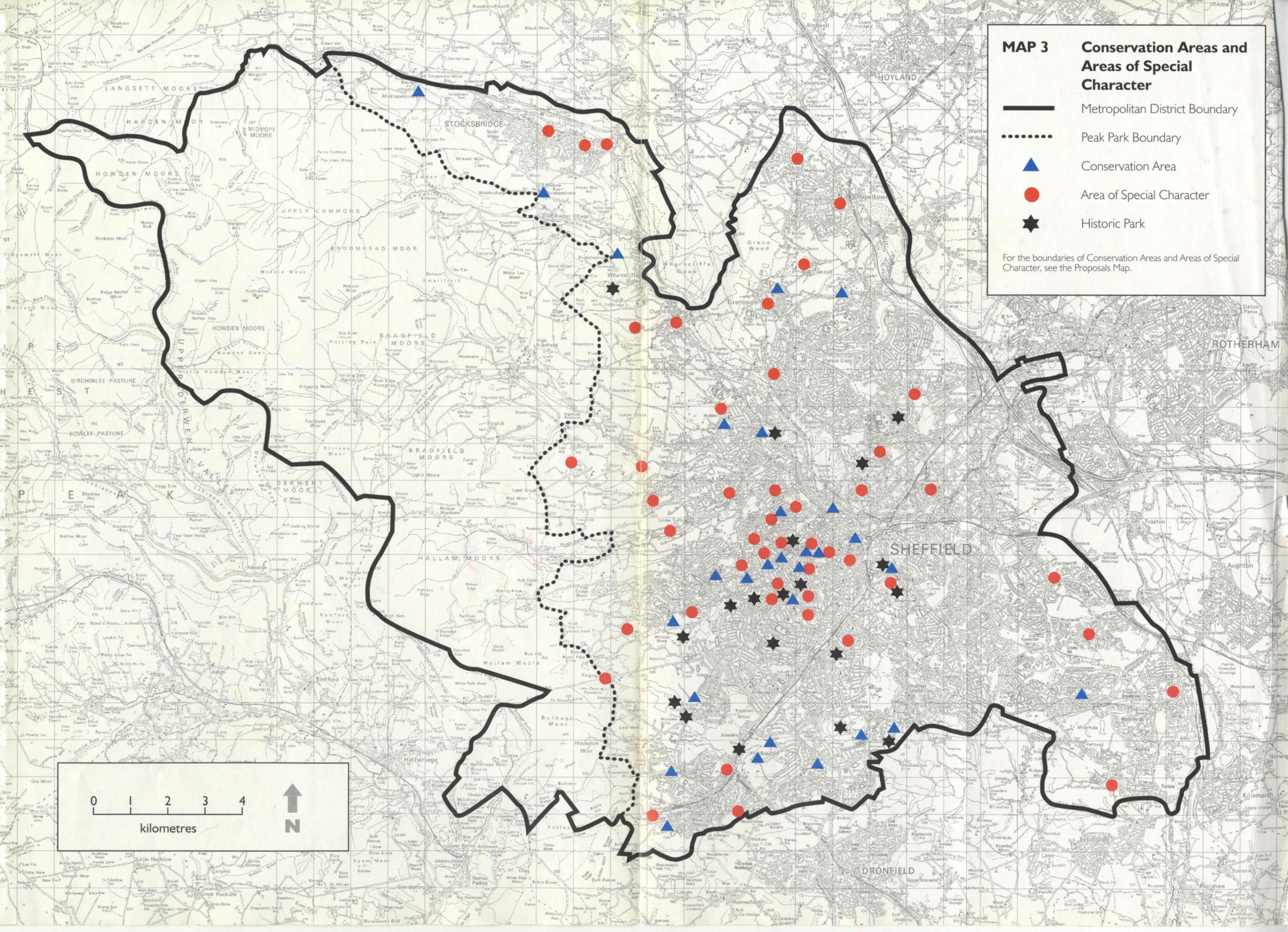
For advertisements, see Policy BE13, page 74.

For the Government's national planning guidance, see Planning Policy Guidance Note PPG15, Planning and the Historic Environment, Department of the Environment, 1994. See also Conservation Area Practice, English Heritage, 1995 and Environment Circular 14/97, Planning and the Historic Environment - Notification and Directions by the Secretary of State.

MAP 3 Conservation Areas and Areas of Special Character

- Metropolitan District Boundary
- Peak Park Boundary
- ▲ Conservation Area
- Area of Special Character
- ★ Historic Park

For the boundaries of Conservation Areas and Areas of Special Character, see the Proposals Map.



for new buildings or changes of original use. The character and appearance of buildings largely reflect the use for which they were constructed; a change of use can have an adverse effect on both. Particular care needs to be taken over development proposals affecting open spaces, including gardens, which are an important part of a Conservation Area's character.

With certain minor exceptions, consent is required to demolish unlisted buildings and structures in Conservation Areas. In considering such proposals it will be necessary to look at what part the building plays in the Area, and the impact which demolition would have on its immediate, and wider, surroundings. Where demolition precedes redevelopment, conditions may be imposed to prevent unsightly gap sites in the interim.

Trees often add greatly to the attractiveness of Conservation Areas and are subject to special controls there. Notice must be given of most proposals to fell or lop trees so that the Council can consider whether to make a Tree Preservation Order. Applications for planning permission which would involve tree felling will be scrutinised particularly carefully.

Applications to display advertisements should respect the particular qualities of Conservation Areas though, where those areas include commercial properties, it will also be necessary to take into account the role that advertising plays in the economy.

It is often important to protect the setting of a Conservation Area as development outside, but close to it, can affect its character or appearance.

How it will be put into practice

By:

Deciding applications for planning permission, Conservation Area consent and advertisement consent.

Normally requiring planning applications to be made in full rather than outline.

In exceptional circumstances, making or seeking a direction under the Town and Country Planning (General Permitted Development) Order 1995, restricting permitted development rights in a part of a Conservation Area facing a particular threat to its character.

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

Making Tree Preservation Orders where trees in Conservation Areas are threatened.

Public participation and consultation with appropriate interested bodies.

Conservation Areas in Sheffield

Stocksbridge (Proposals Map 1)

Bolsterstone; Midhopestones.

North West (Proposals Map 2)

Birkendale; Brightholmlee; Hillsborough Park; Kelham Island (part); Wadsley.

Chapel Green (Proposals Map 3)

Ecclesfield; Grenoside.

South East (Proposals Map 6)

Norfolk Road.

Mosborough (Proposals Map 7)

Hackenthorpe.

South (Proposals Map 8)

Beauchief Abbey; Beauchief Hall; Greenhill; Norton; Oakes Park; Totley.

South West (Proposals Map 9)

Broomhall; Broomhill; Dore; Endcliffe; Fulwood; General Cemetery; Hanover; Northumberland Road; Ranmoor; Whirlow.

City Centre (Proposals Map 10)

City Centre; Gell Street; Kelham Island (part).

Definitions

'Traditional materials' - those materials in common use at the time when the buildings which give a historic area its special character were built. In Sheffield, stone and slate are usually the predominant materials but timber, brick and tile are also used.

BE 17 DESIGN AND MATERIALS IN AREAS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

In Conservation Areas and Areas of Special Character a high standard of design using traditional materials and a sensitive and flexible approach to layouts of buildings and roads will be expected for:

- (a) new buildings, walls, roads and footpaths;**
 - (b) alterations and extensions to existing buildings;**
- and encouraged for:**
- (c) repairs to buildings, walls, roads and footpaths.**

Reasons for the Policy

Any development within a Conservation Area should preserve or enhance its character. The selection of appropriate materials is an important part of design. Areas of Special Character should also be safeguarded.

The special character of these Areas is often a result of piecemeal development over many years which often leads to unconventional or irregular layouts. This may mean that current standards of highway design or parking provision need to be relaxed to help retain the character of the Area.

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

Deciding planning applications.

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

Adopting a more flexible approach to highway standards and planning policy for new development where necessary to conserve the character or appearance of an Area.

Public participation and consultation with appropriate interested bodies.

BE18 DEVELOPMENT IN AREAS OF SPECIAL CHARACTER

In Areas of Special Character the following will be expected:

- (a) the submission of planning applications which provide**

Definition

'Area of Special Character' - as for Policy BE15, page 77.

enough information to enable an assessment to be made of the impact of the development on the Area; and

- (b) the retention of buildings, walls, trees, open spaces and other features that contribute to the character of the Area; and
- (c) new development which respects the appearance and character of the Area.

Reasons for the Policy

It is important to safeguard Areas of Special Character until their declaration as Conservation Areas can be considered. To judge the effects of proposals it may be necessary to ask for more detailed plans and drawings than would normally be required, including in cases where outline permission is sought. Their potential to become Conservation Areas could be lost by allowing inappropriate development. But the controls on new development and demolition will be less rigorous than in a fully designated Conservation Area which is a statutory designation.

The loss of any building or features within these Areas could adversely affect their special character and appearance.

How it will be put into practice

By:

Deciding planning applications.

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

Public participation and consultation with appropriate interested bodies.

Areas of Special Character in Sheffield

Stocksbridge (Proposals Map 1)

Carr Road, Deepcar; Hunshelf; Wood Royd Road, Deepcar.

North West (Proposals Map 2)

Birkendale; Carr Road, Walkley; Crookes; Dungworth; Loxley Valley; Onesacre; Oughtibridge; Roscoe Bank; Stannington Village; Steel Bank; Town Head, Wadsley; Woodland View.

Chapel Green (Proposals Map 3)

Burncross Road, Chapeltown; Main Street, Grenoside; Mount Pleasant, Chapeltown; Whitley and Wood End; Wortley Road, Chapeltown.

North East (Proposals Map 4)

Birley Carr; Burngreave/Pitsmoor; Crabtree/Abbeyfield; Flower Estate.

East End (Proposals Map 5)

Attercliffe.

South East (Proposals Map 6)

Handsworth Road; Norfolk Park.

Mosborough (Proposals Map 7)

Beighton; Mosborough Village; Woodhouse.

Other information

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

South (Proposals Map 8)

Albert Road, Heeley; Bradway; Topley Bents (part).

South West (Proposals Map 9)

Brocco Bank; Clarendon Park, Fulwood; Dore Road; Hanover; Mayfield Valley; Moor Oakes Road, Broomhill; Nether Edge; Ringinglow; Sheffield Botanical Gardens; Tupton; Topley Bents (part); Weston Park.

City Centre (Proposals Map 10)

Arundel Street; Devonshire Green; Portobello.

BE19 DEVELOPMENT AFFECTING LISTED BUILDINGS

The demolition of Listed Buildings will not be permitted. Proposals for internal or external alterations which would affect the special interest of a Listed Building will be expected to preserve the character and appearance of the building and, where appropriate, to preserve or repair original details and features of interest.

Proposals for change of use will be expected to preserve the character of the building.

Proposals for development within the curtilage of a building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting.

The original use of a Listed Building will be preferred but other uses will be considered where they would enable the future of the building to be secured.

Reasons for the Policy

National planning guidance is that there is a general presumption in favour of preservation of Listed Buildings except where a convincing case can be made out for alteration or demolition. Proposals for demolition are only likely to be approved in exceptional circumstances and where the Council is satisfied that it is fully justified, and necessary, and that there are no practicable alternatives.

It is important to conserve not only the exterior of a Listed Building, but also its interior and surroundings. Often, the garden, street and wider setting can be as important to the special interest of the building as the building itself.

The character or appearance of a building can also be preserved by retaining the original use. But sometimes a new use is the only means of saving a building which has been neglected and fallen vacant. It can also create an opportunity to provide for community needs or help economic regeneration (see Policies CFI, page 170, and IBJ, page 123).

How it will be put into practice

By:

Deciding planning applications and applications for Listed Building consent

Other information

See also, Buildings at Risk in Sheffield, UDP Policy Background Paper No.2, Department of Land and Planning, Sheffield City Council, 1993 and Environment Circular 14/97, Planning and the Historic Environment - Notification and Directions by the Secretary of State.

(required for works to all Listed Buildings).

Consulting English Heritage and referring applications for Listed Building Consent to the Secretary of State for Culture, Media and Sport, as required.

Incorporating specific guidance in advice to developers, which could include supplementary planning guidance or planning briefs.

Requesting, where appropriate, an evaluation of the impact of the development on the character and detailed features of a Listed Building.

Considering the relaxation of other planning controls and Building Regulations where their strict application may unreasonably restrict the re-use or conversion of a Listed Building. However, public safety and accessibility will continue to be a priority.

Maintaining a register of Buildings at Risk.

Offering advice on availability of grants towards the cost of repairs to Listed Buildings.

Public participation and consultation with appropriate interested bodies.

BE20 OTHER HISTORIC BUILDINGS

The retention of historic buildings which are of local interest but not Listed will be encouraged wherever practicable.

Reasons for the Policy

These buildings are a significant part of Sheffield's landscape and heritage. Some should ultimately be Listed in their own right. Others, whilst of lower quality, are worth preserving because of their contribution to the local landscape. However, this contribution needs to be balanced against the merits of any proposed development which might replace them.

How it will be put into practice

By:

Compiling a Schedule of Historic Buildings of Local Interest within the City. This would be subject to consultation and be published as supplementary planning guidance.

Asking the Secretary of State for Culture, Media and Sport to spotlist unlisted buildings considered to be of special interest. This means listing them on an individual basis rather than as part of a City-wide review.

Serving Building Preservation Notices in appropriate cases where there is an immediate threat to a building considered to be of special interest.

Deciding planning applications.

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

Public participation and consultation with appropriate interested bodies.

Definition

'Buildings which are of local interest but not Listed' - includes buildings which the Council is seeking to have Listed and any other buildings which are important in the street scene or landscape but not of national importance which would qualify for inclusion in the Schedule of Historic Buildings of Local Interest.

Other information

For buildings of architectural or historic interest in the countryside, see also Policy GE9, page 96.

Definitions

'Historic Parks and Gardens' - public or private parks and gardens which have a historic layout, landscape or architectural features.

Other information

For the Schedule of Historic Parks and Gardens, see *Historic Parks and Gardens in Sheffield, Supplementary Planning Guidance*, Directorate of Development, Environment and Leisure, 1998.

For Open Space Areas, see *Policies LR4 to LRI 1*, pages 224-235.

See also, *Historic Parks and Gardens in Sheffield*, UDP Policy Background Paper No. 4 (revised), Directorate of Development, Environment and Leisure Sheffield City Council, 1998.

Definitions

'Scheduled Ancient Monuments' - monuments of national importance by virtue of their historic. ➤

BE21 HISTORIC PARKS AND GARDENS

The character, setting and appearance of Historic Parks and Gardens will be protected.

Reasons for the Policy

Historic parks and gardens are part of Sheffield's heritage. They have a special character which should be conserved wherever possible.

Some are Conservation Areas in their own right (e.g. Oakes Park) or within Conservation Areas. However, many do not have any special protection.

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

Maintaining a Schedule of Historic Parks and Gardens which will include those in the Register of Parks and Gardens of Special Historic Interest in England.

Including them within Conservation Areas, wherever possible.

Deciding planning applications.

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

Public participation and consultation with appropriate interested bodies.

Historic Parks in Sheffield**North West (Proposals Map 2)**

Glen Howe Park; Hillsborough Park

North East (Proposals Map 4)

Abbeyfield Park; Firth Park

South East (Proposals Map 6)

Monument Ground; Norfolk Park

South (Proposals Map 8) Graves Park;

Meersbrook Park; Oakes Park

South West (Proposals Map 9)

Beauchief Gardens; Chelsea Park; General Cemetery; Porter Valley parks; Sheffield Botanical Gardens; Weston Park; Whinfell Quarry Garden; Whirlow Brook Park.

BE22 ARCHAEOLOGICAL SITES AND MONUMENTS

Scheduled Ancient Monuments and their settings and other sites of archaeological interest will be preserved, protected and enhanced.

Development will not normally be allowed which would damage or destroy significant archaeological sites and their

architectural, traditional or archaeological value and protected under the Ancient Monuments and Archaeological Areas Act 1979. Most tend to be archaeological sites or buried deposits but some are standing remains. They could also be ruins or buildings with no present-day use. Bridges and industrial structures can also be Scheduled.

'Significant'- *Scheduled Ancient Monuments and other sites which are found, after investigation, to be of national or local importance.*

Other information

Archaeological sites which are not Scheduled Ancient Monuments are shown on the South Yorkshire Sites and Monuments Record.

For the Government's strategic guidance, see Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire, Department of the Environment, 1989, paragraph 18.

For the Government's national planning guidance, see Planning Policy Guidance Note PPG16, Archaeology and Planning, Department of the Environment, 1990.

settings.

Where disturbance of an archaeological site is unavoidable, the development will be permitted only if:

- (a) an adequate archaeological record of the site is made; and**
- (b) where the site is found to be significant, the remains are preserved in their original position.**

Reasons for the Policy

Sheffield has many archaeological sites. A number of these are Scheduled. But there are many other sites not covered by this legislation, as they have never been investigated; some may eventually be Scheduled.

These sites all add to our understanding of Sheffield's history and development. They range from those of the prehistoric period to buildings of the industrial age. They include sites with burial remains, hillforts, Sheffield Castle and early factory sites.

Development is often a potential threat to Sheffield's archaeological heritage. This includes the construction of roads, offices, shopping centres and housing as well as mineral working and general landscape improvements.

The Government's strategic guidance states that UDP's should protect and upgrade the architectural, archaeological and historic heritage. The Government's national planning guidance also gives high priority to conserving archaeological heritage.

Sometimes, refusal of planning permission would not be justified or disturbance by development is unavoidable. If so, action needs to be taken by the developer to mitigate the impact of the development on the archaeological site.

How it will be put into practice

By:

Obtaining consent from the Secretary of State for the Environment before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Ancient Monument. Applicants should discuss proposals at an early stage with English Heritage and the City Council.

Encouraging developers to consult the South Yorkshire Sites and Monuments Record (maintained by the South Yorkshire Archaeology Service) at an early stage for advice on whether developments will affect archaeological sites and landscape.

Monitoring planning applications submitted to the City Council (carried out by the South Yorkshire Archaeology Service).

Requiring the developer to submit an archaeological site evaluation

where a development may affect archaeological remains. This will help decide the planning application.

Before granting planning permission, being satisfied that the developer has made appropriate and satisfactory provision for:

- the preservation in their present position or for mitigation of any impact on the remains; or
- a watching brief by the South Yorkshire Archaeology Service or other approved body; or
- an archaeological excavation and recording by an archaeological body approved by the Local Authority.

Entering into legal agreements, for example, under Section 106 of the Town and Country Planning Act 1990 (see Policy CF5, page 173).

Seeking discussion with developers when archaeological remains are found only after planning permission has been granted. This is expected to occur only rarely.

Public participation and consultation with appropriate interested bodies.