

MINERALS, WASTE AND RECLAMATION

MINERAL WORKING AND WASTE MANAGEMENT

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Minerals, Waste and Reclamation

Both mineral working and waste disposal operations can have a very big impact on the environment. Land used for mineral extraction can also sometimes be used for tipping once the minerals have been extracted.

Providing adequate land in Sheffield for waste disposal is likely to become an increasing problem. It is important to look for ways of reducing the amount of waste we produce and also to make the most of opportunities to recycle and reclaim materials. However, landfill is expected to remain the main method of waste disposal for the foreseeable future. The Policies in this chapter have regard to the relevant waste management objectives in Articles 3, 4 and 5 of the European Commission Framework Directive on Waste.

Land reclamation is central to the principles of sustainable development and protection of the countryside. It is an essential part of improving the environment and regenerating Sheffield. It may also sometimes be linked to proposals for waste disposal or mineral extraction.

MINERAL WORKING AND WASTE MANAGEMENT

MINERAL WORKING

Sheffield has very few mineral deposits which are potentially available for extraction. Coal is the only mineral which has recently been extracted in Sheffield on a significant scale, at Tinsley. It is likely that there will be very few applications for mineral extraction during the period of the Plan.

The Policies set out criteria for determining proposals for mineral development should they arise.

The Policies in this section incorporate those parts of the South Yorkshire County Minerals Plan that applied to Sheffield into the Unitary Development Plan (UDP).

WASTE MANAGEMENT

The production of waste is a part of everyday life. Besides household refuse, waste is created in factories and offices, on building sites, and in hospitals and schools. This mass of waste has to be disposed of by methods which meet health and hygiene standards and at a cost which is acceptable both to society and to waste producers.

Disposal must also have a minimum impact on the environment. Higher standards of control over waste disposal operations are now expected by the Government and the European Community. These are found in the Environmental Protection Act 1990 and recent European Community directives.

During the period of the Plan, it is expected that industrial waste will decrease but household and service industry waste will increase. Some waste can be burned to produce energy and some recycled, but the majority still has to be tipped in landfill sites. As the Waste Disposal Authority for Sheffield, the City Council has an important role in collecting and disposing of waste and, as planning authority for most of the City, in determining applications for planning permission for waste disposal. The Environment Agency also has an important role in issuing waste disposal licences.

There are environmental and economic advantages to Sheffield catering for the disposal of most of its waste within the District. However, it is becoming increasingly difficult to find suitable locations for waste disposal landfill sites in Sheffield. This may mean that waste generated in Sheffield during the

period of the UDP has to be transported to other parts of South Yorkshire, or even other parts of the country.

The City Council's Waste Management Plan for Sheffield aims to promote an environmentally sustainable approach to waste management by:

- *reducing the amount of waste generated; and*
- *maximising the re-use of waste materials by increasing participation in recycling activities; and*
- *minimising the creation of landfill material by methods such as incineration, composting, or other, innovative techniques; and*
- *using the heat generated by incineration for the benefit of the community; and*
- *seeking to ensure that sufficient landfill sites can be created to meet Sheffield's requirements into the next century; and*
- *requiring all waste management operations to be undertaken in a safe and environmentally acceptable way.*

The Policies in this section incorporate the land use elements of the Waste Management Plan into the UDP.

MWI MINERAL WORKING

Mineral working will be permitted where:

- (a) it would help meet local, regional or national need for the mineral and:**
 - (i) alternative supplies (including synthetic and waste materials) could not reasonably be obtained from other sources; or**
 - (ii) it would help to ensure adequate and secure energy supplies; and**
- (b) the mineral deposits would be worked in an efficient and comprehensive way; and**
- (c) it would not cause irreparable or unacceptable damage to the environment; and**
- (d) the operator accepts an agreed scheme of working which would minimise local disturbance as the deposit is being worked, and makes provision for adequate restoration and aftercare of the land.**

Proposals which would lead to unprogrammed and piecemeal working of mineral deposits will not be permitted.

Where appropriate, mineral working will be encouraged where it would also help to meet the need for waste disposal facilities once mineral extraction has ceased.

Other Information

For more information on the restoration and aftercare of land following mineral working, see Minerals Planning Guidance Note MPG7, The Reclamation of Mineral Workings, Department of the Environment, 1989.

Other information

For the Government's national planning guidance, see *Minerals Planning Guidance Note MPG1, General Considerations and the Development Plan System*, Department of the Environment, 1996, paragraph 40.

See also, *Minerals Planning Guidance Note MPG3, Coal Mining and Colliery Spoil Disposal*, Department of the Environment, 1994, paragraphs 1 and 3-11.

See also *Minerals Planning Guidance Note MPG6, Guidelines for Aggregates Provision in England*, Department of the Environment, 1994, paragraph 32-34 and 37-39.

For the Government's strategic planning guidance, see *Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire*, Department of the Environment, 1989, paragraph 24.

For the environmental and traffic impact of mineral working and waste disposal facilities, see *Policy MW7*, page 245.

For proposals for waste disposal facilities, see *Policies MW4 and MW5*, pages 242-244.

For *Environmental Assessment*, see *Putting the Plan into Action*, pages 305-306.

Definitions

'Pot clay' - a type of clay deposit used in the manufacture of refractories.

Other information

For the Government's national planning ►

Reasons for the Policy

The Government's national and strategic planning guidance states clearly that mineral planning authorities should make a contribution to the local, regional and national demand for minerals. This contribution will reflect the extent of minerals in their area, as well as the need to protect the environment. Particular emphasis is placed on the importance of energy minerals such as coal.

The Plan does not identify areas where mineral working would normally be permitted or refused. This is because large areas of Sheffield are not available for mineral extraction because the land is already built on. Furthermore, the Sheffield area contains very few minerals (other than coal) for which there is likely to be a demand during the period of the Plan.

Mineral extraction often has a greater impact on the environment than other forms of development. In some cases these effects may only be temporary but in others they are irreversible, although adequate restoration and aftercare conditions can reduce the impact and secure a beneficial after-use.

Some proposals for mineral working provide an opportunity for disposing of waste as part of the restoration process, either as a new landform, or in a hole which the workings have created.

How it will be put into practice

By:

Deciding planning applications and enforcing planning conditions.

Applying Environmental Assessment legislation, as appropriate.

Negotiating with developers and entering into legal agreements.

Carrying out a statutory review of mineral working sites in the City (as set out in the Government's Minerals Planning Guidance Note MPG14)..

MW2 CONSERVATION OF MINERAL RESERVES

Non-mineral development will not be permitted where it would prevent extraction of valuable mineral reserves. In particular, protection will be given to:

- (a) pot clay reserves; or
- (b) coal reserves.

Reasons for the Policy

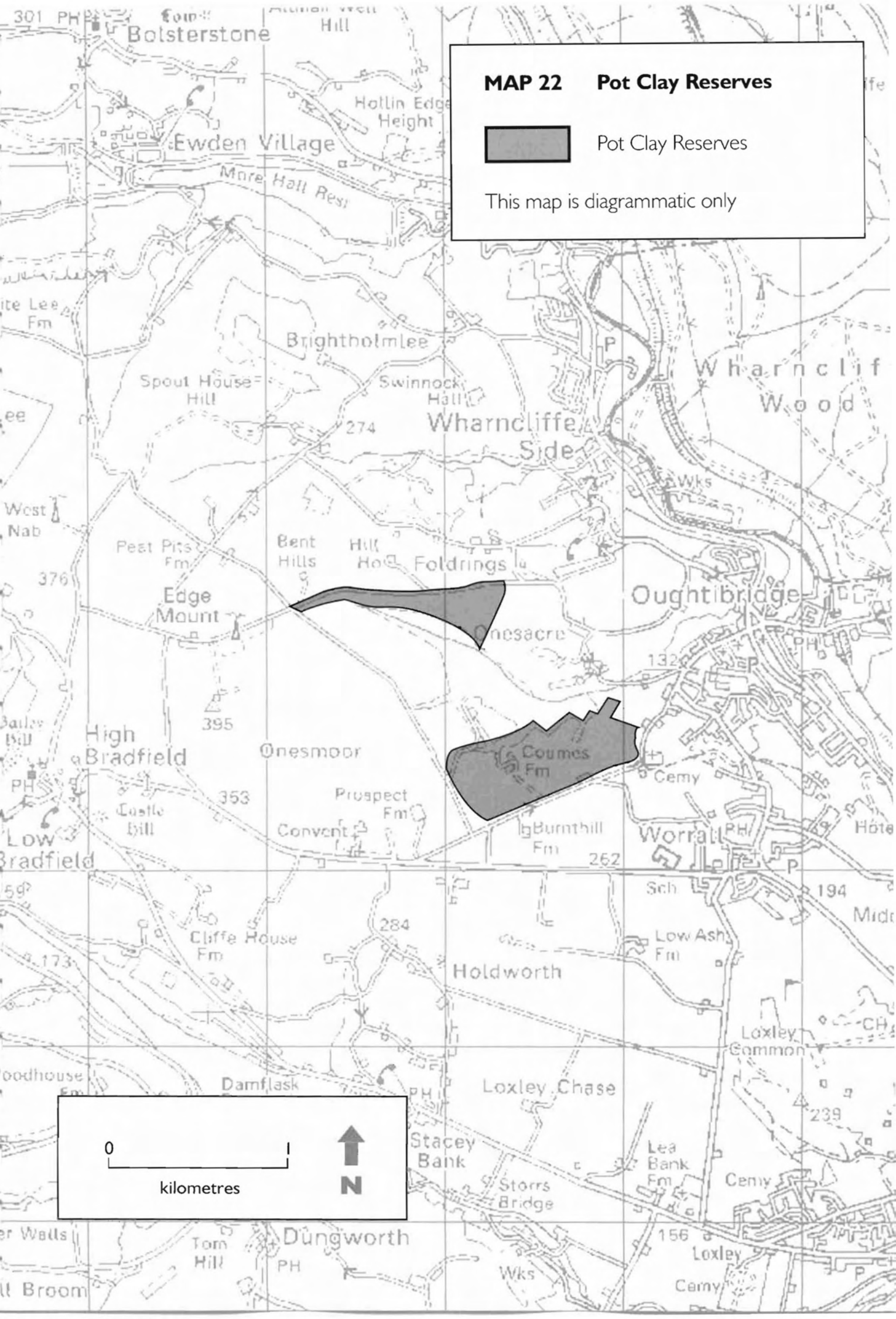
The Government's national and strategic planning guidance states that care must be taken to safeguard those deposits which are of economic importance against other types of development which would sterilise the deposits or make their extraction difficult.

The pot clay deposits near Oughtibridge (see Map 22, opposite) lie in an

MAP 22 Pot Clay Reserves

 Pot Clay Reserves

This map is diagrammatic only



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kilometres



guidance, see *Minerals Planning Guidance Note MPG 1, General Considerations and the Development Plan System*, Department of the Environment, 1996, paragraphs 36-39 and Annex A.

For the Government's strategic guidance, see *Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire*, Department of the Environment, 1989, paragraph 24.

Definitions

'Waste material':

- is scrap or unwanted material; or
- needs to be disposed of because it is broken, worn out, contaminated or otherwise spoiled.

This definition is based on the one given in the *Environmental Protection Act 1990*, section 75(2).

'Waste disposal' - the process of getting rid of waste materials in an orderly, regulated fashion (for example, through licensed landfill or incineration operations).

Area of High Landscape Value and in an area where the local road system is largely unsuitable for heavy goods vehicles. In addition, the City Council considers that adequate resources to satisfy current demands exist elsewhere in Britain. But, although it would not be desirable to extract the deposits now, they could be needed some time in the future.

The whole of the Sheffield District lies within the exposed coalfield and could, therefore, potentially be of interest for coal extraction. However, due to the extent of the urban area and environmental constraints, very few areas are realistically available.

How it will be put into practice

By:

Deciding planning applications.

Consulting with the Coal Authority.

MW3 WASTE MANAGEMENT

When catering for waste materials, all recycling and disposal options will be examined so that:

- (a) **the amount of tipping space would be kept to a minimum; and**
- (b) **sufficient waste, recycling and disposal sites and facilities would be available; and**
- (c) **the best techniques and highest possible standards could be achieved at all times.**

Reasons for the Policy

The Government's Sustainable Development Strategy, 1994, highlights the need for more waste management practices to move up the hierarchy of waste management options.

In order of preference, these are:

- waste reduction;
- re-use;
- recovery (recycling, composting and energy recovery);
- waste disposal.

The City Council has a major responsibility for ensuring that good practice and innovation are encouraged for managing long-term waste disposal capacity. There should be provision for waste minimisation and recycling centres.

There is much public concern over the issue of waste disposal, particularly the environmental impact and potential effects on health and safety. The Government's national planning guidance indicates that planning authorities should ensure that waste is recovered or disposed of without endangering human health and without using processes or

Other information

For the Government's national planning guidance, see Planning Policy Guidance Note PPG23, Planning and Pollution Control, particularly paragraph 2.8 and Annex 6.

For the Government's strategic guidance, see Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire, Department of the Environment, 1989, paragraph 25.

For incineration and combined heat and power systems, see Policy GE27, page 117.

For assessing the environmental impact of waste management, see also Policy MW7, page 245.

For waste disposal facilities and areas, see Policies MW4 and MW5 below.

For waste management, see also The Waste Management Plan for Sheffield (prepared under the Control of Pollution Act 1974), Sheffield City Council, 1990. See also, Waste Management in Sheffield, UDP Policy Background Paper No. 12, Department of Land and Planning, Sheffield City Council, 1993.

Definition

'Waste disposal' - as for Policy MW3, page 241.

Other information

For Policy MW7, see page 245.

For the Government's national planning guidance on planning and pollution control, ➤

methods which could harm the environment.

The Government's strategic guidance states that landfill is expected to remain the main method of waste disposal. The City Council accepts that this will be the case until other practical methods of waste disposal are developed which have a less damaging effect on the environment.

New waste disposal facilities will need to be developed to meet the City's future requirements. The Government's strategic guidance indicated that district councils should coordinate their waste disposal policies in consultation with other relevant authorities in Yorkshire and Humberside and this will also need to involve the Environment Agency. So it is possible that some waste created in the City will be disposed of elsewhere in the region.

Waste disposal sites located in Sheffield will need to be managed to a high standard in order to minimise the visual, physical and other environmental effects. This reflects the more rigorous environmental standards set by the Environmental Protection Act 1990.

How it will be put into practice

By:

Deciding planning applications and issuing waste disposal licences in accordance with the Waste Management Plan.

Continuing a thorough search for potential waste disposal areas.

Continuing to monitor the provision of waste disposal facilities.

Liaising with neighbouring local authorities, including involvement in joint ventures.

MW4 WASTE DISPOSAL FACILITIES

The development of land for waste disposal facilities will be permitted when:

- (a) there is no alternative facility available; and**
- (b) there is insufficient capacity elsewhere in Sheffield or within an acceptable distance of the City; and**
- (c) in the case of tipping operations, the type of waste and methods to be used would be appropriate to the site; and**
- (d) it would comply with Policy MW7.**

Reasons for the Policy

The Government's guidance on planning and pollution control states that each region should expect to provide sufficient facilities to treat or dispose of all waste that it produces.

If possible, Sheffield should aim to provide enough waste disposal facilities

to meet its own needs. It is important to balance the release of land for waste disposal with the recognised need for such facilities.

For safety and environmental reasons, certain types of waste can only be disposed of in certain locations. It is therefore important to ensure that only the most appropriate sites are released for waste disposal. They must be restored, once tipping has ceased, to provide a long-term beneficial use.

How it will be put into practice

By:

Deciding planning applications and enforcing planning conditions.

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

Issuing waste disposal licences.

Continuing to monitor the provision of waste disposal facilities.

MW5 WASTE DISPOSAL AREAS

In the Beighton Road and Parkwood Springs Waste Disposal Areas, waste disposal is the preferred use in the short term. Any development which would prevent this use will be unacceptable until after waste disposal operations have ceased. Long-term uses should comply with Green Belt or Open Space Area Policies as appropriate.

Other sites may be used for waste disposal where they comply with Policy MW7.

Reasons for the Policy

The Government's strategic guidance states that waste disposal sites should be selected and managed to minimise pollution and impact on the environment.

There are very few sites in Sheffield which are suitable for large-scale waste disposal. Beighton Road and Parkwood Springs are both major sites which have planning permission for waste disposal. It is essential that they are kept for this purpose and not developed for other uses. However, it will be necessary to find other sites in Sheffield or outside the City which could be used for waste disposal in order to meet Sheffield's needs.

How it will be put into practice

By:

Negotiating with waste disposal operators.

Deciding planning applications and enforcing planning conditions.

see *Planning Policy Guidance Note PPG23, Department of the Environment, 1994, particularly paragraph 2.5.*

For waste disposal facilities, including waste disposal licences, see also The Waste Management Plan for Sheffield (prepared under the Control of Pollution Act 1974), Sheffield City Council, 1990. See also Waste Management in Sheffield, UDP Policy Background Paper No. 12, Department of Land and Planning, Sheffield City Council, 1993.

For other information on waste management, see Policy MW3, above, and Policies MW5 and MW6, below.

Definition

'Waste disposal' - as for Policy MW3, page 241.

Other information

For uses which are appropriate in the Green Belt, see Policy GE3, page 91. For development in Open Space Areas, see Policies LR5 to LR7, page 226-230.

For Policy MW7, see page 245.

For the Government's strategic guidance, see Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire, Department of the Environment, 1989, paragraph 25.

For other information on waste management, see Policies MW3 and MW4, above, and MW6, below.

For other aspects of waste management, ►

see the *Waste Management Plan for Sheffield* (prepared under the *Control of Pollution Act 1974*), Sheffield City Council, 1990. See also *Waste Management in Sheffield*, UDP Policy Background Paper No. 12, Department of Land and Planning, Sheffield City Council, 1993.

Definitions

'Recycling and reclamation' - the reuse and recovery of substances which have been, or would otherwise be, disposed of.

'Waste materials' - as for Policy MW3, page 241.

Other information

For energy recovery from incineration, see Policy GE27, page 117.

For recycling and reclamation of derelict land, see Policy MW8, page 246.

For other information on waste management, see Policies MW3 to MW5, above.

For other aspects of waste management, see *The Waste Management Plan for Sheffield* (prepared under the *Control of Pollution Act 1974*), Sheffield City Council, 1990.

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

Using legal agreements.

Issuing waste disposal licences.

Continuing to monitor the provision of waste disposal facilities.

MW6 RECYCLING AND RECLAMATION

Development involving recycling and reclamation of suitable waste materials will be promoted except where this would be incompatible with surrounding land uses. This will be done by:

- (a) encouraging and developing domestic, industrial and commercial recycling and reclamation in suitable locations; and**
- (b) developing recycling centres throughout Sheffield and giving priority to:**
 - (i) the Darnall area; and**
 - (ii) the west and south west of the City.**

Reasons for the Policy

Public opinion has swung significantly behind recycling. Sheffield has played an active role in recycling in recent years through the Recycling City initiative.

In 1990 the Government set a new target for the recycling of household waste: by the end of the century half of all household waste which can be recycled should be.

Recycling centres are collection points for paper, plastics, glass, aluminium and textiles. At the larger centres, people can dispose of garden refuse for composting and get rid of large items of household waste, free of charge. This helps to discourage illegal tipping on open land or in the countryside. Map 18 (opposite) shows where the major recycling centres are located and identifies priority areas for new ones.

Encouraging the private sector to increase its use of recycling will make an important contribution towards sustainable development and lead to improvements in the local, national and global environment.

Some commercial recycling operations (eg. scrapyards) can have a considerable impact on the area around them. So it is necessary to balance the wider environmental benefits of commercial recycling schemes against any harmful effects on the local area.

How it will be put into practice

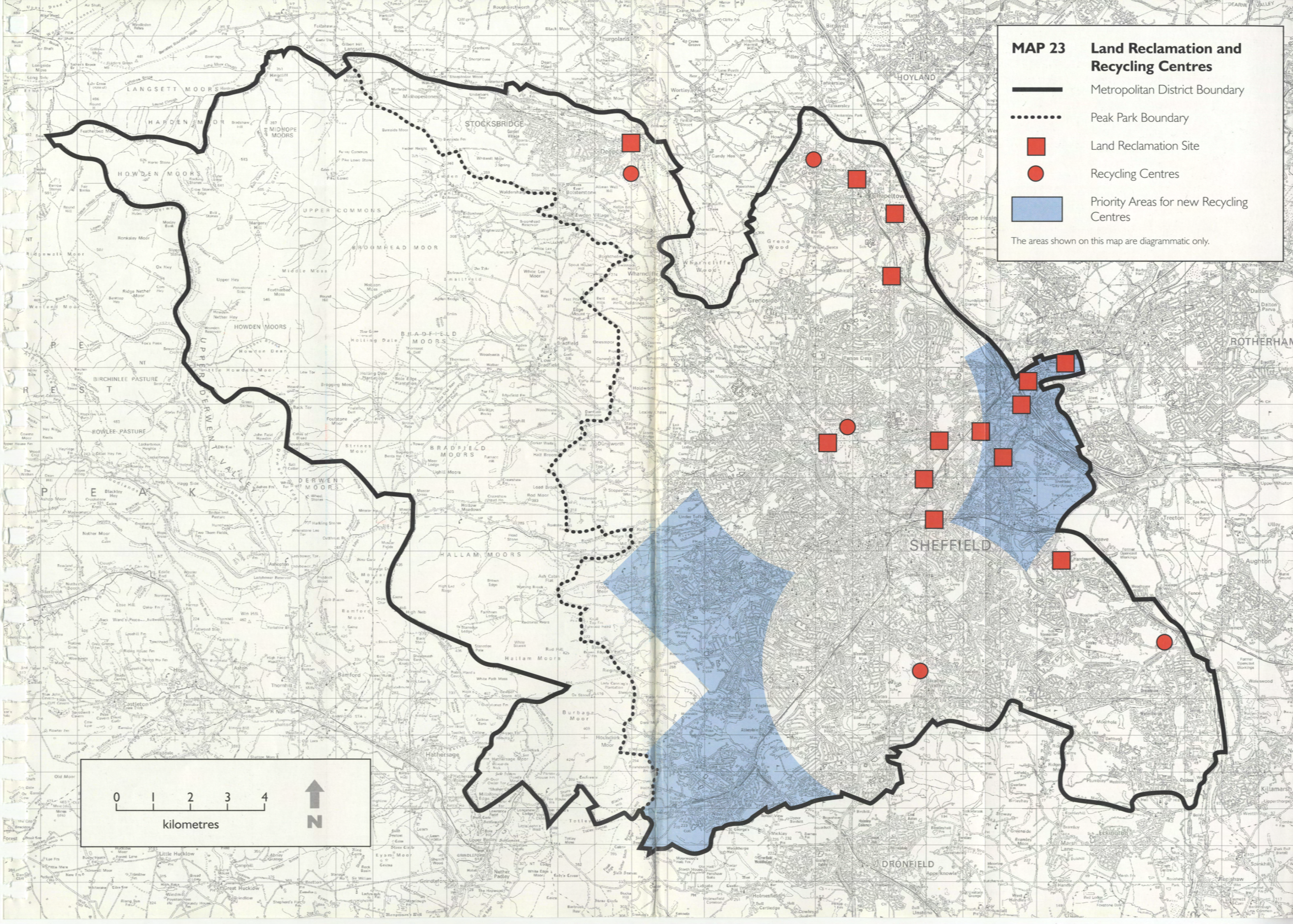
By:

Supporting initiatives such as the Recycling 2000 Forum and Sheffield Community Recycling Action Programme (SCRAP).

MAP 23 Land Reclamation and Recycling Centres

- Metropolitan District Boundary
- Peak Park Boundary
- Land Reclamation Site
- Recycling Centres
- Priority Areas for new Recycling Centres

The areas shown on this map are diagrammatic only.



Deciding planning applications.

Providing guidance on the design and location of recycling facilities.

Searching for potential sites for recycling centres and, if possible, protecting them from other developments.

MW7 ENVIRONMENTAL IMPACT OF MINERAL WORKING AND WASTE DISPOSAL OPERATIONS

Mineral working and waste disposal facilities will be permitted only where disturbance to the environment would be kept to an acceptable level and where they would:

- (a) comply with Policies for the Built and Green Environment as appropriate; and**
- (b) not disturb or cause a nuisance for other land uses, particularly sensitive neighbours; and**
- (c) not cause unacceptable disturbance to the local environment as a result of more than one site being worked at the same time; and**
- (d) not involve unacceptable duration, phasing, methods or standards of working, or excessive active areas or hours of working; and**
- (e) provide for screening of the site; and**
- (f) provide restoration and aftercare of the site for uses appropriate to the area; and**
- (g) provide for the use or control of landfill gas; and**
- (h) not give rise to levels of traffic that would make roads unsafe or harm the character of the area, both near the development and along the routes used; and**
- (i) use canal, rail, pipeline or conveyor facilities, wherever possible.**

Reasons for the Policy

Both mineral extraction and waste disposal operations can have a very great impact on the environment, by reason of their scale, location, character and duration.

The City Council is anxious to ensure that any mineral working or waste disposal operations which take place are carefully controlled and cause the minimum amount of disturbance to living conditions and to the natural and built heritage of the District.

The Government's national planning guidance states that a balance should be struck between the case for mineral extraction and protection of the environment. The Government's strategic guidance advises that waste disposal sites should be selected and managed to minimise pollution and

Other Information

For Policies for the Built and Green Environment, see pages 59-119.

Definitions

'Disturb or cause nuisance for other land uses' - includes dust and litter blowing on and off site, smells, fumes, noise, weeds and vermin.

'Sensitive neighbours' - as for sensitive uses in Policy IB14, page 139.

'Uses appropriate to the area' - as set out for the Policy Area in which the site lies (see page 5 for a description of Policy Areas).

Other Information

For the Government's national planning guidance, see Minerals Planning Guidance ►

Note MPG 1, *General Considerations and the Development Plan System*, Department of the Environment, 1996, paragraph 4. See also *Mineral Planning Guidance Note MPG 7, The Reclamation of Mineral Workings*, Department of the Environment, 1989, paragraphs 1-5. See also *Planning Policy Guidance Note PPG23, Planning and Pollution Control*, Department of the Environment, 1994, particularly paragraph 2.18.

For the Government's strategic guidance, see *Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire*, Department of the Environment, 1989, paragraphs 24 and 25.

For Policies on Transport, see pages 249-287.

Definitions

'Derelict land' - land so damaged by industrial and other development that it ►

impact on the environment.

The Government's strategic guidance advises that UDP's should set out criteria for determining proposals for mineral development, including provisions to ensure the satisfactory landscaping, restoration and after-use of sites. National planning guidance emphasises the importance of ensuring that land taken for mineral working is reclaimed at the earliest opportunity and can be put to good use. The Government's national planning guidance advises that planning authorities should establish criteria for the location of development which could cause pollution.

Mineral working and waste disposal operations give rise to substantial traffic, often in rural areas. This can cause road safety problems and spoil the character of an area.

Increased use of canal and rail transport can help overcome these problems. Some mineral extraction operations may also be able to make use of conveyor or pipeline facilities.

How it will be put into practice

By:

Deciding planning applications and enforcing planning conditions.

Applying Policies in the Built Environment, Green Environment and Transport chapters, as appropriate.

Undertaking a comprehensive assessment of the environmental impact of developments and applying Environmental Assessment legislation, as appropriate (see *Putting the Plan into Action*, pages 305-306).

Negotiating legal agreements (including restoration and after-care guarantees), where necessary.

Providing advice and support to potential rail users and developers and supporting applications for Government grants for private railway sidings (see Policy IB16, page 140).

RECLAMATION

The Policies in this section aim to secure reclamation and beneficial use of derelict and despoiled land throughout Sheffield. The Plan's approach to development on potentially unstable land is also set out. The Policies contribute to urban regeneration and the creation of a high quality environment, both central themes of the Plan.

MW8 LAND RECLAMATION

Derelict and despoiled land within the City will be reclaimed. Priority will be given to the following sites:

Stocksbridge (Proposals Map 1)

- **Station Road, Deepcar**

North West (Proposals Map 2)

- Club Mill Road, Owlerton

Chapel Green (Proposals Map 3)

- Johnson Lane, Ecclesfield
- Hesley Wood Tip, Chapeltown
- Thorncliffe, Chapeltown

East End (Proposals Map 5)

- Blackburn Meadows, Tinsley
- Broughton Lane Sidings, Carbrook
- Forgemasters site, Petre Street, Grimesthorpe
- Jessop Saviles, Brightside Lane, Carbrook
- Lumley Street Sidings, Attercliffe
- Sheffield Road/Wharf Lane, Tinsley
- Sheffield Tippers site, Sheffield Road, Tinsley
- Weedon Street, Carbrook

South East (Proposals Map 6)

- Site of Handsworth Colliery, Handsworth

Where appropriate, land reclamation works should protect and enhance important features of nature conservation interest which exist on the site.

Reasons for the Policy

The Government's national and strategic guidance stresses the need to reclaim and recycle derelict and despoiled land, both to improve the environment and to help urban regeneration. Priority sites are shown on Map 18, facing page 244. Most of the sites identified in this Policy are to be reclaimed for industrial use. This reduces the need to allocate greenfield sites for industry.

The Government's strategic guidance also recognises that some derelict sites may be suitable for open space or forestry. A large number of the priority sites lie within the South Yorkshire Forest area (see Policy GE14, page 103) where the objectives include reclamation of derelict land, improvements to sport and recreation facilities, timber production and nature conservation.

Many derelict and despoiled sites have gradually revegetated and are now of considerable nature conservation interest. Some are identified as Areas of Natural History Interest or Local Nature Sites (see Policy GE13, page 102).

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

Including sites in the City Council's land reclamation programme and seeking grant assistance from the Government and other agencies.

Regularly surveying the City for derelict and despoiled land.

Continuing to support the South Yorkshire Forest initiative (see Policy GE14, page 103).

cannot be put to good use.

'Despoiled land' - land which is unsightly and may require some treatment before it can be put to good use.

Other information

For the Government's national planning guidance, see Derelict Land Grant Advice DLGAI, Derelict Land Grant Policy, Department of the Environment, 1991.

For other aspects of environmental improvements, see Policy BE4, page 62.

For other aspects of industrial land supply, see Policy IB4, page 126.

For the Government's strategic guidance, see Regional Planning Guidance Note RPG5, Strategic Guidance for South Yorkshire, Department of the Environment, 1989, paragraphs 4, 17 and 18.

Definition

'Unstable land' - land which is subject to movement due to the existence of ground compression, slopes or underground cavities. It may be natural, or the result of human activity such as mining, excavation or landfilling.

Other information

For the Government's national planning guidance, see Planning Policy Guidance Note PPG14, Development on Unstable Land, Department of the Environment, 1990, and PPG14, (Annex 1), Development on Unstable Land: Land-slides and Planning, Department of the Environment, 1996.

Encouraging voluntary action by landowners to reclaim sites.

Supporting private sector grant applications.

Surveying reclamation sites to identify important nature conservation areas and features.

Placing appropriate conditions on planning approvals, to ensure that reclamation takes full account of any value of the site for nature conservation.

MW9 UNSTABLE LAND

Where unstable land is identified or suspected, development will not be permitted on, or next to, the affected land unless:

- (a) it can be demonstrated that the land is stable; or**
- (b) any instability problems can be effectively treated so as to remove any threats to human health, the environment or property.**

Reasons for the Policy

The Government's national planning guidance states that in preparing development plans, local authorities need to take into account the possibility of ground instability. At its most extreme, ground instability can threaten life and health or cause damage to buildings and structures, so generating public alarm.

Although ground instability is generally not a major problem in Sheffield, the City's hilly nature and its history of mining means that instability problems could arise in some areas. Problems can also arise on sites which have been tipped or landfilled in the past.

The Policy aims to ensure that risks from land instability to the public, property and the environment are minimised. It helps to ensure that new development is not placed in unstable locations without appropriate precautions. Given proper safeguards, land which is unstable due to mining or other industrial activities can often be brought back into productive use. This reduces pressure for development on greenfield sites.

How it will be put into practice

By:

Deciding planning applications.

Requiring developers to submit a land stability report which is to the satisfaction of the City Council, where there are good reasons to believe that instability could make the ground unsuitable for the proposed development.

Entering into legal agreements.