

PUTTING THE PLAN INTO ACTION

The Plan will mean something for the City only if it leads to action. So after each Policy statement in the earlier chapters there is a section on how this will happen.

This chapter outlines:

- *specific schemes which will go ahead during the next five years or so;*
- *areas where priority will be given to new regeneration projects;*
- *ways in which the Plan's Policies will be turned into action;*
- *how the Plan will be kept up-to-date as events and circumstances change.*

TARGETS FOR ACTION

The Policy chapters and Proposals Map provide the framework and priorities for action. They also contain a lot of specific schemes. Some are in hand now and others will follow, within the framework of the Plan. The main targets for action are:

ENVIRONMENTAL IMPROVEMENTS

A high quality environment in the City Centre, including improved pedestrian areas, new paving, lighting, seating, signposts, litter bins and tree planting.

Similar improvements in older housing areas, especially Darnall, Norfolk Park, Shiregreen, Burngreave, Sharrow, North West Inner-City Action Area and in the Manor redevelopment.

Improvements to District Shopping Centres including Firth Park, Spital Hill and Darnall.

Transformation of derelict or run-down industrial and commercial areas, through land reclamation, planting, new lighting, improvements to walls and fences and new paving, to take place as resources permit in:

- Philadelphia/Shalesmoor/Kelham Island;
- Wicker/Neepsend;
- Matilda Street/the Cultural Industries Quarter;
- Wellington Street
- Spital Hill
- Shiregreen
- the Lower Don Valley

Improvements to the rivers, especially the Sheaf and the Don, including access, appearance and water quality.

Continuing restoration of the Sheffield and Tinsley Canal and improvement of its green corridor.

INDUSTRY AND BUSINESS

Industrial development, including major sites at:

- Junction 35, M1
- Tinsley Park next to the Airport
- former Tinsley Marshalling Yard
- Blackburn Meadows, Tinsley

PUTTING THE PLAN INTO ACTION

- Sheffield Road, Tinsley
- Weedon Street, Carbrook
- Brightside Lane, Brightside
- Kettlebridge Road, Darnall
- Oxclose Farm

Development of Sheffield Science Park and the Sheffield Technology Park.

Office development in the City Centre and the Lower Don Valley on major sites at:

- Castlegate
- Victoria Quays
- Moorfoot/St. Mary's Gate
- Union Street/Charles Street
- Wellington Street/Chester Street
- the former Royal Hospital, West Street
- Broad Street Lane/Sheffield Parkway
- West Bar
- Exchange Riverside
- Pond Hill
- Doncaster Street
- Smithfields
- Sheaf Street/Suffolk Road
- Weedon Street, Carbrook
- Nunnery Sidings
- Tinsley Park, next to the Airport

Offices and other business development at the Airport and Parkwood Springs.

Development of the Science and Cultural Industries Quarter.

A Medipark built up on a network of sites around the City.

HOUSING

10,700 new houses to be built (1991-2001) by the private sector and housing associations. Major sites include:

- Middlewood Hospital
- Manor
- Attercliffe
- Queen Street/Bridle Stile, Mosborough
- Owlthorpe
- Woodhouse East
- Topley Campus
- Lodge Moor Hospital

EDUCATION AND HEALTH

Continued expansion of the universities, including a new campus for Sheffield Hallam University in the City Centre.

New student accommodation at Portobello.

Extensions and increased off-street parking at the Royal Hallamshire Hospital.

Major expansion at the Northern General Hospital.

SHOPPING

Developments in the City Centre at Union Street/Charles Street, Angel Street/High Street, Cambridge Street and Division Street/Devonshire Street/West Street.

Shopping facilities at Crystal Peaks, Mosborough.

LEISURE, TOURISM AND HOTELS

Kelham Island developed as a major tourist attraction.

Development of Victoria Quays for leisure and tourism.

Leisure facilities at Crystal Peaks, Mosborough.

NATURE CONSERVATION

Declaration of Local Nature Reserves at:

- Blackburn Meadows
- Bowden Housteads Wood
- Loxley and Wadsley Common
- Shirebrook Valley
- Wheata Wood area
- Woolley Wood

and identifying additional sites where the main use of land will be nature conservation.

PARKS AND COUNTRYSIDE

Improvements to various parks and public open spaces but giving priority to:

- Crookes Valley Park/Oxford Street Open Space (Ponderosa)
- Hillsborough Park
- Abbeyfield Park
- Firth Park
- Parkwood Springs
- Parson Cross Park
- Meersbrook Park
- Norfolk Park
- Richmond Park
- Graves Park
- Millhouses Park
- Concord Park
- Hartley Brook

but reviewing priorities regularly to take account of new problems and opportunities.

A new District Park at Mosborough, on farmland between Owlthorpe and Mosborough Village.

PUTTING THE PLAN INTO ACTION

Community Parks, for example, at Upper Manor.

New open space in the Sheaf Valley near Ponds Forge, and at Tinsley Park on land restored after open-cast coal mining.

Continuous access to the River Don and River Sheaf.

A forest from Stocksbridge through the north and east of the City to Mosborough with:

- extensive tree planting, creating a wooded landscape
- increased public access to the countryside
- reclamation of derelict land and landscaping
- improved facilities for sport and recreation.

A countryside management service at:

- Loxley Valley and Loxley/Wadsley Common
- Mosborough Country Walk area
- the Moss Valley
- North Sheffield (including Blackburn Brook, Charlton Brook, Ecclesfield, Firth Park, Hartley Brook, Parkwood Springs, Cross Park, Wincobank Wood, Woolley Wood).
- the Shire Brook and Shirtcliff Brook Valleys and Bowden Housteads Wood.
- the Stocksbridge area

and other areas as opportunities arise (such as the Rivelin Valley and Porter Valley) or where urgent attention is required.

LAND RECLAMATION

Derelict land reclaimed for built development including sites at:

- Station Road, Deepcar
- Thorncliffe, Chapeltown
- Brightside Lane Sidings
- Sheffield Road/Wharf Lane, Tinsley

Derelict land reclaimed for open space including sites at:

- Club Mill Road, Owlerton
- Blackburn Meadows
- Handsworth Colliery
- Holbrook Colliery tip, Oxclose

Derelict land landscaped at:

- Hesley Wood Tip
- Tinsley Park
- Site of Handsworth Colliery, Handsworth

TRANSPORT SCHEMES

Bus Priority Routes, starting with the South Sheffield Demonstration Project ('The Wedge') on the Abbeydale Road, Chesterfield Road and Ecclesall Road corridors.

Improvements to the rail network, with new stations at Ecclesfield, Heeley, Millhouses and Totley Brook.

Park-and-ride schemes on Supertram routes at Cuthbert Bank Road, Manor Top, Moss Way/ Waterthorpe Greenway, Halfway and Birley Lane and at new or existing stations including Ecclesfield, Millhouses and Dore.

Major footpath/cycle routes from:

- the City Centre to Deepcar, Bowden Housteads Wood and Meadowhall
- Wincobank to Chapeltown
- Holbrook to Mosborough Parkway
- Bowden Housteads Wood to the Lower Don Valley
- City Centre to Porter Clough

Traffic Calming Schemes at Bramall Lane, Hillsborough, Nether Edge/Meersbrook, Beighton, Heeley and in the City Centre.

Improvements to the Strategic Road Network including:

- the Inner Ring Road
- the Outer Ring Road
- Broadfield Road
- Moss Way extension

City Centre short-stay car parking, especially at Broad Street.

Better rail links to London and other locations and selective improvements to the A628 Woodhead Pass trunk road to Manchester.

PRIORITY REGENERATION AREAS

Future action and investment will be targeted in those areas of the City where there is greatest need, opportunity or both. They will be known as Priority Regeneration Areas.

The City Council will concentrate its regeneration activities in these areas, improving the environment, co-ordinating and promoting development and meeting the needs of the local communities. It will also actively encourage private investment, partnership ventures and funding from outside sources in these areas.

15 areas are proposed (with numbers in brackets shown on Map 26, facing page 304)

- Burngreave - Pye Bank - Ellesmere - Abbeyfield (1)
- Sharrow - Highfield - Broadfield Road (2)
- Darnall - Greenland - Attercliffe Village (3)
- Manor Estate (4)
- Fir Vale (5)
- Flower Estate - Wincobank Hill (6)
- Parson Cross (7)
- Lower Don Valley (8)
- Park Hill - Norfolk Park Estate - Wybourn (9)
- Owlerton - Hillsborough Corner - Malin Bridge (10)
- Upper Don - Upperthorpe - Netherthorpe (11)
- City Centre (12)
- Holbrook - Oxclose (13)
- Chapeltown - M1 Junction 35 - Ecclesfield Common (14)

- Shirebrook - Drakehouse (15)

The Priority Regeneration Areas will be reviewed from time to time. New areas may be added as opportunities or problems arise. And existing areas may be taken out as intensive action brings about improvements.

WHERE THE MONEY COMES FROM

Most development in the City will come from private investment in:

- Major schemes, shops, offices, hotels and other projects promoted and financed by development companies.
- Industries, small and large, setting up or expanding.
- Utility services, like water, gas, electricity and telecommunications.
- House building.
- Home extensions and improvements.
- Other initiatives by voluntary organisations, community groups, co-operatives and individual people.

The Plan sets out some of the opportunities and gives advice on how private investment can contribute to the Plan's aims for a better City.

Partnerships between the City Council, the private sector, and voluntary and other agencies will be encouraged to stimulate investment and achieve many of the target projects.

Some local community needs like meeting rooms, play areas, street furniture and toilets may be met as part of larger developments.

Much of the private investment can only take place in partnership with public investment or where the public sector has provided roads, drainage, and other infrastructure first.

So the Plan reflects the City Council's development proposals for the services it has to provide. The Council is not only the planning authority but also the highway authority and provider of services such as housing, education and recreation. So its various departments will work corporately to help achieve the Plan's aims and targets for action. Other public sector investment will come from the universities, housing associations, etc.

How much public money is available will be critical in deciding how far and how fast some of the targets and related developments can occur. The City Council will use its own budgets. It will also work in partnership with other public and private bodies to combine resources and to investigate other sources of funding.

The Plan will also help to provide the context and justification for bids for grants from:

- the European Commission
- bodies like English Partnerships, English Nature, the Countryside Commission, the Forestry Authority, English Heritage, the Sports Council, and English Tourist Board;

and for:

- special Government funding, particularly the Single Regeneration Budget
- established short-term programmes, like the Housing Investment Programme and Transport Policies and Programme.

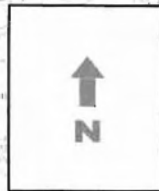
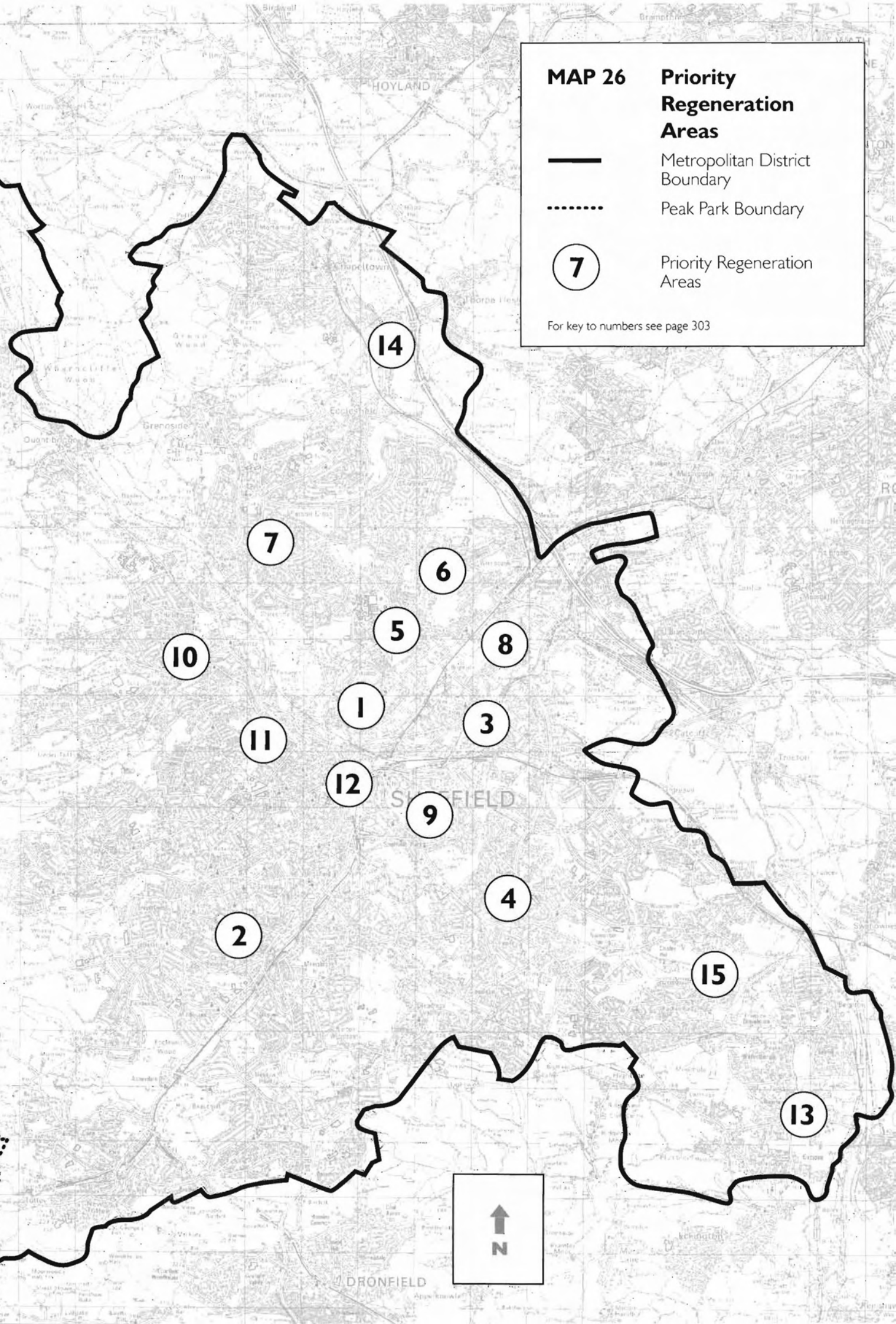
MAP 26 **Priority
Regeneration
Areas**

— Metropolitan District
Boundary

..... Peak Park Boundary

7 Priority Regeneration
Areas

For key to numbers see page 303



MAKING IT HAPPEN

PLANNING AND OTHER POWERS

The main way the City Council will put the Plan into practice is in deciding planning applications. The Council deals with nearly 3,000 applications every year, puts resources into discussing and negotiating with applicants and defends decisions, where necessary, in public inquiries. Advice in Government circulars and Planning Policy Guidance Notes will be used alongside the Plan.

At the local level, the City Council will use its various powers to designate areas for special treatment, such as Conservation Areas. It will also make Tree Preservation Orders and request the listing of buildings of historical and architectural value. All will be used to improve the quality of Sheffield's environment.

Where development which is contrary to the Plan and which harms the local environment is carried out without permission, the City Council will take enforcement action to uphold the Plan's objectives.

The City Council is also the Highway Authority. It will use its powers to do a variety of work on roads, footpaths and cycle routes to help put the Plan into action.

As a property owner, the City Council will continue to review the land and premises needed for Council services. It will sell or lease property surplus to its needs and will exercise its compulsory purchase and land management powers. These will be used imaginatively, together with planning powers, to enable the kinds of development Sheffield needs - as happened at Orchard Square, for example.

The various departments of the City Council provide a wide variety of other services which affect the environment of the City. These include the management of parks, open spaces and recreational facilities, countryside management, ecological services and pollution monitoring. They all help to implement Policies in the Plan.

NEGOTIATING WITH DEVELOPERS

The City Council will negotiate legal and other agreements to make sure that developers contribute to improving services to their schemes and reducing any harmful impacts on the environment. This will mean, for example, requiring or expecting developers to provide, or contribute towards, road improvements, pedestrian links, parking, environmental improvements or extra drainage.

This will be done through negotiation and by using powers given by the Town and Country Planning Act 1990, Section 106. Where the Policies of the Plan indicate that provision is required it would also be a condition for receiving planning permission.

Developers and occupiers of new buildings will also be encouraged to provide, or contribute to, facilities which would add to the social or cultural life of the City. These often benefit the providers and general public alike.

In these circumstances, the City Council will negotiate with developers to include facilities such as toilets for public use, creches, meeting rooms for voluntary groups, and public art and have design features which make it easy and comfortable for potential customers to use. These may involve entering into legal agreements under Section 106 of the Town and Country Planning Act 1990 (see Policy CF5, page 173).

ENVIRONMENTAL ASSESSMENT

The City Council actively supports British and European law on environmental assessment and will call for technical studies of the effect that major developments will have on environment (for example, a waste water treatment plant, a major industrial installation or a power station).

Consultation and participation are part of this process. The results will be made available in the form of an Environmental Statement before a decision is made about whether or not a project may proceed. The requirements and procedures are set out in the Town and Country Planning (Assessment of Environment Effects) Regulations 1988 and explained further in the Department of Environment Circular 15/88.

The City Council will monitor new developments to ensure that their environmental effects are in accordance with the conditions of planning permission.

SUPPLEMENTARY PLANNING GUIDANCE

The UDP gives overall advice on land use, appearance of buildings, siting, layout etc. A more detailed explanation can help to turn this into the desired result.

Supplementary Planning Guidance will be based on Policies in the UDP but will give information and advice which are too detailed to go into the main text of the Plan or which may need updating from time to time. It has to be consistent with the Plan and clearly cross-referenced to the relevant Plan Policy or proposal.

Guidance will be produced in consultation with other bodies and be available to everyone. It may also be subject to public consultation.

Existing or forthcoming guidance takes up certain themes of the Plan such as:

- house extensions
- access arrangements for people with disabilities
- provision for particular land uses such as social housing
- open space in housing areas.

And planning briefs for key sites will set out:

- appropriate types of development;
- physical factors;
- community needs; and
- site layouts.

CONTINUING PUBLIC INVOLVEMENT

The Plan aims to ensure that, as far as possible, the needs of all groups of Sheffield people are met. So we will continue to ask the public for their views. Wherever possible and appropriate, comments will be invited on major developments or environmental improvements as well as on any future changes to the Plan. For example, comments may be invited on major schemes for specific sites, buildings or streets:

- when planning briefs are produced to guide the details of development on individual sites
- when development sites owned by the City Council are the subject of architect/developer competitions
- when major planning applications are received
- when pedestrian and similar schemes are designed.

KEEPING THE PLAN UP TO DATE

The UDP is intended to provide a firm and clear policy statement guiding Sheffield's development into the next decade. However, the world doesn't stand still - economic and environmental circumstances change, new laws come into force and unexpected development opportunities arise. So the City Council will keep a running check on how well the Plan is working and take steps to keep it up to date.

ENVIRONMENTAL APPRAISAL

An initial environmental appraisal has been made of the Plan, in accordance with national advice, to assess the likely environmental costs and benefits of its Policies and proposals. This work will be carried forward and refined as part of the monitoring and review process, and interested organisations will be consulted on it and invited to contribute.

MONITORING REPORT

A Monitoring Report will show periodically where things have happened in line with the Plan's Policies and proposals, where they have not, why they have not and what might be done about it.

It will analyse planning applications and include the results of surveys to check development trends and the state of the environment. It will also pick up any major departures from the Plan, new issues and unexpected changes which may need further study.

FORMAL REVIEW

An early review and rolling forward of the Plan will be needed, mainly because the Policy for housing land requirements and the provision for housing land on the Proposals Map look ahead only to 2001. Extending the period will also have effects on other aspects of the Plan and the Review will create the opportunity to provide a more long-term, strategic framework for development in the City. It will also take account of the most recent regional planning guidance (which may then look ahead to 2016).

Strategic issues to be reviewed will include the environmental sustainability of different patterns of development and transport, the economic prosperity of the City, the movement of people to neighbouring areas and the long-term future of the Green Belt. However, it is quite possible that, in many parts of the City, major changes to the Plan will not be needed.

The procedure for the Review is set out in the Town and Country Planning Act 1990 and related Regulations. The Government is considering ways of streamlining the statutory process and it should take much less time than the preparation of the present Plan. There will continue to be consultation with the public and with specific groups and organisations as required.

