



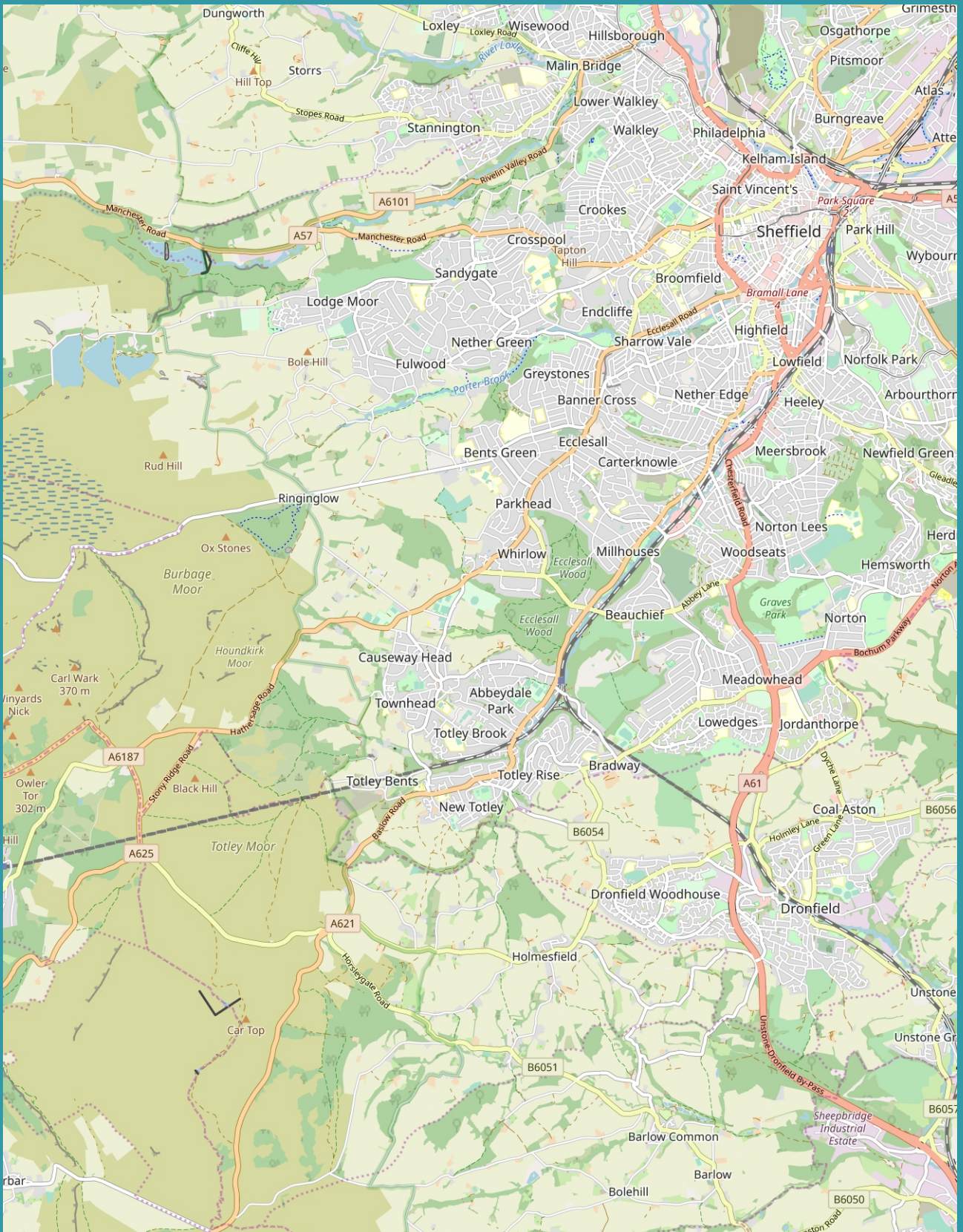
RE
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ore Neighbourhood
an **2021 - 2035**



Adopted Version - October 2021

Dore Neighbourhood Area Location



Foreword

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

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

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

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

Dore is a community which, through the work of the Dore Village Society, whose membership accounts for nearly 30% of households in Dore, has taken the trouble to research and protect its sense of identity over the past 56 years. The entire membership of the Dore Village Society comprises Dore's Neighbourhood Forum with the power to institute the neighbourhood planning process.

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

Christopher Pennell
 Chairman of the Dore Neighbourhood
 Forum Steering Group

Dore Neighbourhood Area



- Dore Neighbourhood Area - Designated Boundary
- - - - - Peak District National Park Authority Boundary



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

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1. Introduction

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

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

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

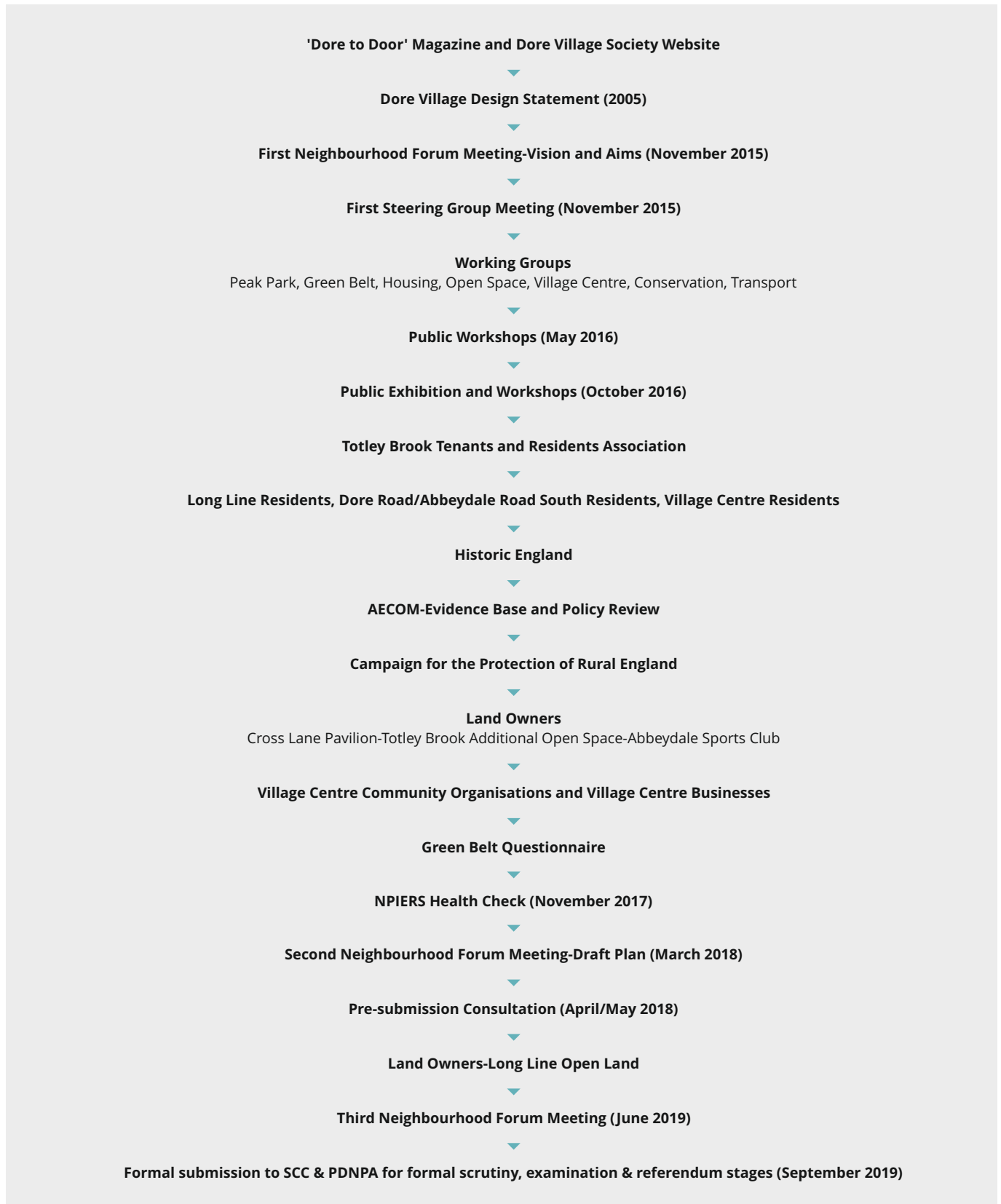
1.4 Dore Neighbourhood Plan contributes to sustainable development by policies and proposals devised locally. It contributes to the achievement of sustainable development by promoting economic, social and environmental wellbeing in Dore Neighbourhood Area and ensuring that the needs of Dore in the present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

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

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

Process & Consultation Diagram

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



1.6 The Neighbourhood Plan has regard to the National Planning Policy Framework 2019 (NPPF) and is in general conformity with the strategic policies of the Peak District National Park Authority and Sheffield City Council. The Neighbourhood Plan seeks to protect the Green Belt, valued natural assets and Local Green Spaces. The Neighbourhood Plan seeks to conserve the character of the housing area and to encourage the development of smaller homes. It promotes the Village Centre as the heart of the community; and seeks to protect important buildings and areas of historic, architectural and/or archaeological interest. The Neighbourhood Plan also supports sustainable patterns of movement.

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

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

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

1.8 The Neighbourhood Plan will be made by the Peak District National Park Authority and Sheffield City Council if more than 50% of neighbourhood electors voting agree to the Draft Plan in a local referendum. The Neighbourhood Plan, once made, will form part of the development plan and its Policies will be taken into account when planning applications are determined by the Local Planning Authority.



Cavendish Avenue in the Autumn

2. Planning Context

Dore Village Design Statement



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

The National Planning Policy Framework 2019

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

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

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

An economic objective

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

A social objective

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

An environmental objective

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

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

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

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

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

Development Plan

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

2.5 Sheffield City Council is currently preparing a new Sheffield Plan to replace the two currently adopted planning documents.

2.6 The Government suggests, with regards to emerging policies, that it is worth minimising conflict with them and there should be agreement between the local authority and a neighbourhood forum on the relationship between policies in the emerging neighbourhood plan, the emerging local plan and adopted development plans.

Determining Planning Applications in Dore Neighbourhood Area

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

Neighbourhood Plan Policies and Aspirations

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

2.9 The Neighbourhood Plan *Policies* are highlighted in green. The Dore Neighbourhood Plan covers the period 2021-2035.

2.10 The proposals set out in Annex A provide local *Aspirations* captured during the plan-making process. The Neighbourhood Forum will seek to work with other bodies, including Local Authorities and transport organisations, with the aim of achieving the implementation of these.

2.11 Annex B sets out the Neighbourhood Forum's preferences in respect of any locally allocated Community Infrastructure Levy that may arise, albeit the Forum will be flexible as priorities may need to respond to changing circumstances over the plan period.

3. Vision And Aims For Dore Neighbourhood

The Plan's Vision

3.1 Dore Neighbourhood Forum has developed a shared vision of a sustainable future for all sections of the community in Dore Neighbourhood Area which lies in both the Peak District National Park and Sheffield City. The Plan's Vision is as follows:

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

The Plan's Aims

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

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

4. Peak District Eastern Moorland Fringe

The Peak District Eastern Moorland Fringe in Dore Neighbourhood

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

Public Rights of Way and Access

4.2 Under the Countryside and Rights of Way Act 2000, the public can walk freely on mapped areas of mountain, moor, heath, downland and registered common land without having to stick to paths. The Act states "the right of access is for those on foot for open air recreation".



Houndkirk Road and open access land

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

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

4.4 Open Access Land provides a valuable resource for both visitors and local residents, which requires maintenance and protection from development. The Neighbourhood Plan strongly supports improvements that result in the enhancement of public rights of way and access and Policy 1 aligns with Peak District Development Management Policy DMT5 (Development affecting a public right of way).

DN POLICY 1: Public Rights of Way and Access

The protection and enhancement of public rights of way and access will be supported.

5. Green Infrastructure

5.1 Part of the Neighbourhood Area forms part of the setting to the Peak District National Park and it is important to ensure that development does not detract from this.



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



*Peak District National Park Authority
Landscape Strategy*

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

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

Development must respect the setting of the Peak District National Park.

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

DN POLICY 3: Green Infrastructure

Improvements to Dore's green infrastructure, including its network of ecosystems, its biodiversity, its historic landscape features and its provision of accessible green space, will be supported.

Long Line Substantially Developed Road Frontage

5.4 The 'substantially developed road frontage' of Long Line comprises three groups of dwellings on the south western side of the road only separated by areas of open farmland: numbers 1-19, 57-63 and 139-175. DN Policy 4 supports appropriate residential development along Long Line subject to it being demonstrated that it will respect its surroundings. The Policy restricts infilling to a single plot in order to protect the openness of the Green Belt.

DN POLICY 4: Long Line Substantially Developed Road Frontage

The infilling of a single plot, subject to development maintaining the open character of the Green Belt; respecting its surroundings, including the setting of the Peak District National Park; and maintaining the building line set by neighbouring dwellings, will be supported along Long Line in the following locations: Properties Numbered 1 19, 57 63 and 139 175 Long Line.

6. Housing Area Character

Dore Housing Area

6.1 Dore Village, the built up area of Dore Neighbourhood Area largely enclosed by the Green Belt, grew from its Derbyshire origins of scattered stone-built farmsteads and cottages, in the late nineteenth century when the railway first came to Dore, then over the pre-war, inter-war and post war periods of the twentieth and the early years of this century. Dore Village grew incrementally, generally by the development of windfall sites by, on average, about 30 dwellings per year and now contains about 3000 dwellings. The Housing Area, shown on the Policies Map comprises a diverse range of homes, both private and social housing, bungalows, terraced, large and small semi-detached and detached houses and small apartment blocks.

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



View from the Moorland Fringe across Dore Village to the City

Housing Area Urban Grain

6.3 The Neighbourhood Plan Housing Working Group, in addition to surveying distinctive features of the Housing Area relating to South-West Sheffield, also undertook a more detailed appraisal of the character of the Housing Area. The Housing Area Character Appraisal (March 2017) is not adopted planning policy and is not part of this neighbourhood plan, but it is intended to complement the Neighbourhood Plan by providing some detail to support the plan aim to safeguard the character of Dore Housing Area and the policies in this chapter of the plan. It provides background commentary describing the various housing character areas and provides informal evidence in support of the relevant Neighbourhood Plan policies. It is available via the Dore Neighbourhood Forum website. The Housing Area Character Appraisal identified a varying urban grain across the eight housing sub-areas dependent upon their varying density. However, the common feature of the eight sub-areas identified was that the layout of the dwellings created an urban grain reinforced by a general adherence to a common building line related to the principal highway on which they were located. Such a general compliance to a common building line creates a 'neighbourly relationship of the built form'. (DETR By Design, 2000) The disruption of the urban grain by development contrary to the building line would damage the character of the Housing Area. The Forum believes that in order to maintain the urban grain and the well-established character of the Housing Area it is important to ensure new development respects this common building line.

Building Character

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

Housing development in residential gardens

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

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

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

All development in Dore Neighbourhood Area will be expected to be of a high quality and make a positive contribution to place making. New residential development in the Dore Housing Area will be supported where it respects local character, residential amenity and highway safety. Development should have regard to local characteristics, including building lines, plot ratios, materials and boundary features; and should protect mature trees and hedges.

Opportunities for providing Smaller Homes

6.7 The 2011 Census indicates that in the South-West of Sheffield, an area including Dore, the population is considerably older and ageing compared with most other wards in the City. Also 31% of the households in the South West of Sheffield are single person households and 22% consist of a single couple with no dependant children (SCC Housing Market Profile-South West Sheffield 2015). The Sheffield Housing Market Profile also provides evidence that, while 53% of the households in the South-West consist of a single person or single couple, 40% of the houses in the South West as a whole have 3 bedrooms and a further 37% have 4 bedrooms or more. In Dore and Totley Ward the 2011 National Census showed that 25.4% of the population was aged 65 or over compared with Hillsborough on the same 81 bus route, where only 14.4% of the population is 65 or over. The life expectancy for a male in Dore and Totley is 3.6 years longer than in Hillsborough and for women 4 years longer. Therefore, where older couples or older single occupants live in Dore they tend to live longer than much of the rest of Sheffield's population and they have less chances of finding a smaller home in Dore and of freeing up a larger home for younger people. This is a sufficiently distinctive demographic and housing issue in Dore to warrant special attention.

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

6.9 Whilst the Neighbourhood Plan does not allocate any land for development, the Forum supports the development of smaller homes to address the demand for smaller homes and increase the likelihood of infill development in Dore providing smaller homes for both downsizers and modest buyers and occasionally freeing up larger homes for family occupancy.

DN POLICY 6: The Provision of Smaller Homes

In the Dore Housing Area, the development of smaller homes, with no more than two bedrooms, will be supported.

7. Local Green Space

Designation of Local Green Space

"Diverse and surprise views and an open aspect"

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

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

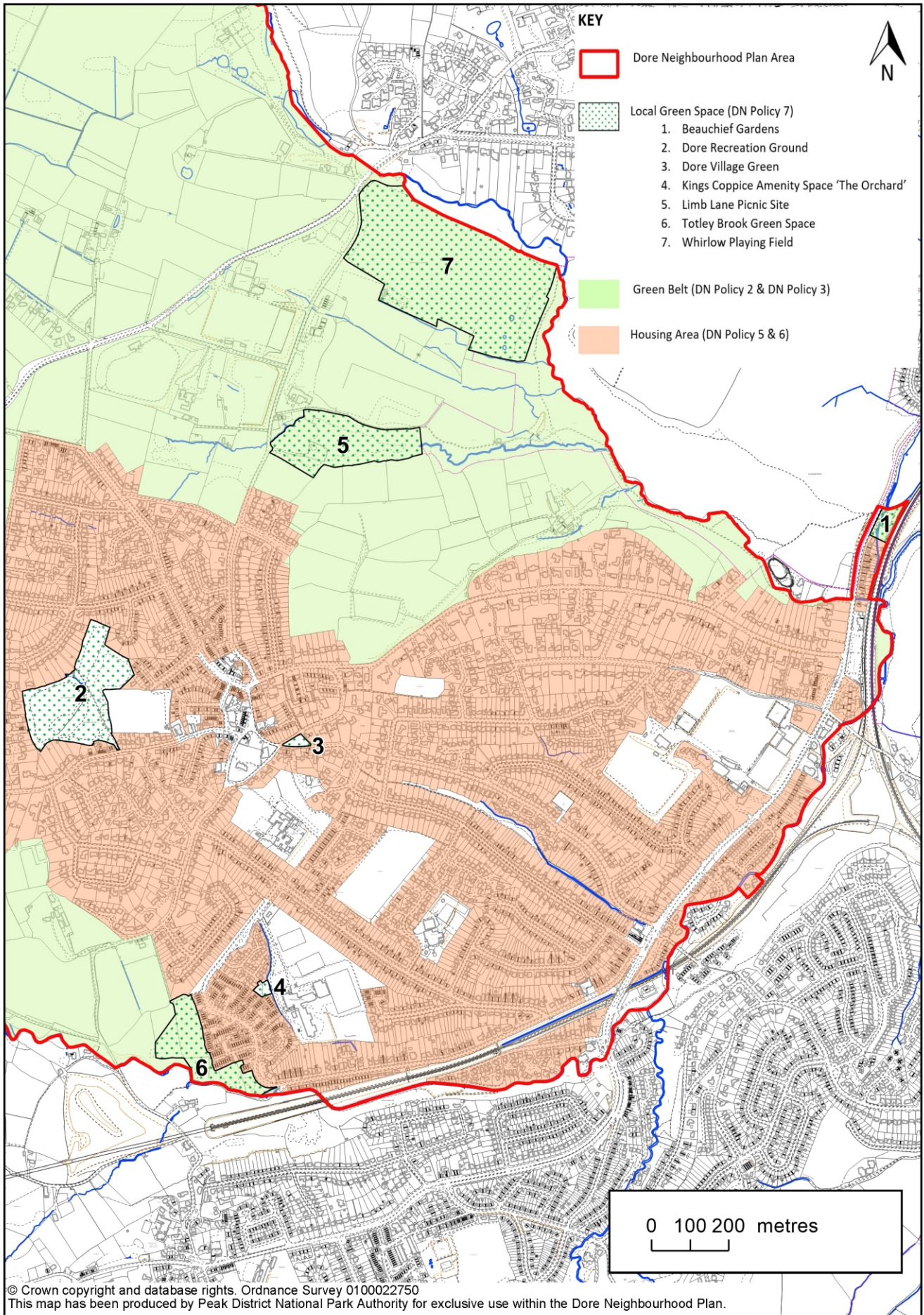
7.3 The Neighbourhood Forum is of the opinion that a number of existing open spaces, identified by the local community to be of particular importance to the community, should be protected.

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

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



Local Green Space Map





Beauchief Gardens

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

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



Dore Recreation Ground



Dore Village Green

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

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



Kings Coppice Amenity Space



Limb Lane Picnic Site

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

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

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



Totley Brook Green Space

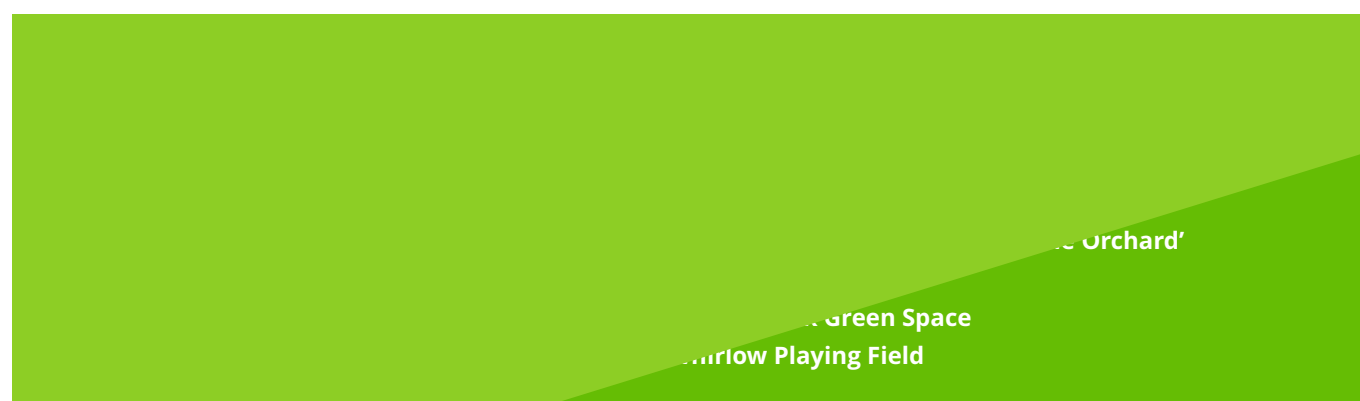


Whirlow Playing Field

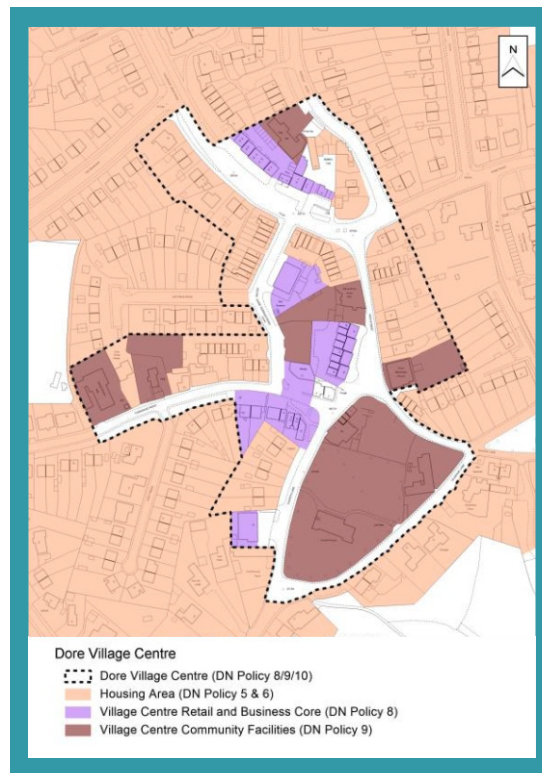
7) Whirlow Playing Field, owned by Sheffield City Council, lies in the Sheffield Green Belt and is partly a Local Nature Site. With its easily accessible car park and changing facilities, it is valued by the local community as a useful community area for sport and recreation. Several football and cricket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

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

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



8. Dore Village Centre



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

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

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

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

8.4 There has been a gradual loss of retail facilities in the Village Centre including the former sweet shop in Townhead Road, the butcher's shop on High Street (both converted to residential use), the Village's only bank and travel agent and the change of use from retail to an osteopathy business in Causeway Head Road and the change of use of the former post office and gift shop on Townhead Road to a dental and medical clinic. The closure of the relocated post office on Causeway Head Road has also been a loss of a vital Village Centre facility. DN Policy 8 provides support for retail development in Dore and is aimed at retaining highly valued retail facilities in the Village.

8.5 The Dore Co-op is at the heart of the Village. The Neighbourhood Plan supports its retention as a valued asset and seeks to prevent its loss to the community.

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

Retail development in Dore Village's retail and business core will be supported. The loss of the retail use of the Dore Co-op, the store on Devonshire Terrace Road, will not be supported unless it can be demonstrated, following 12 months active marketing, that the unit is unviable for retail use.

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

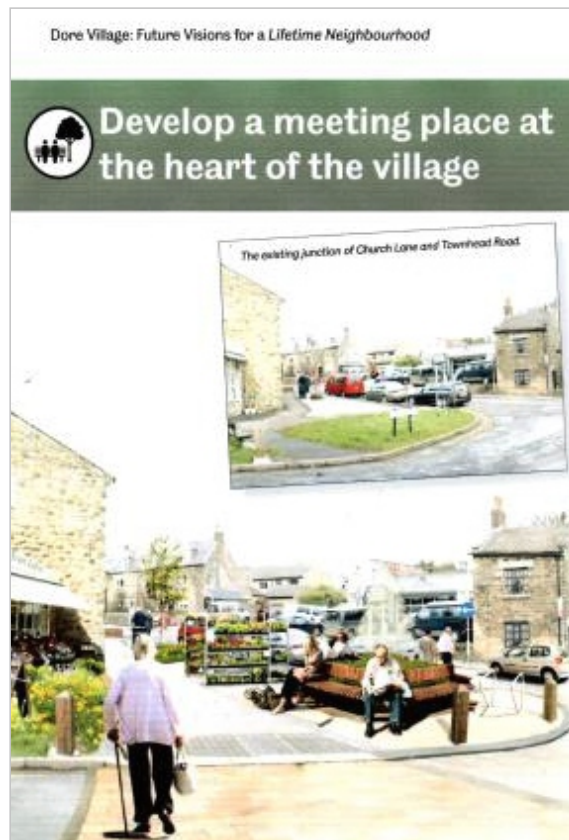
8.7 Loss of community uses in the Village Centre would erode the Centre's vitality and viability and the sense of community identity as the heart of the village. DN Policy 9 prevents the unnecessary loss of community facilities.

DN POLICY 9: Community Uses in Dore Neighbourhood Area

The loss of a community facility that meets Dore's well-being, social, recreational, cultural or sporting needs or interests will not be supported unless it can be demonstrated that, following 12 months of active marketing, continued use as a community facility is unviable; or that the facility will be replaced with equivalent alternative facilities within easy walking distance.

Dore Village Centre Environment

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



"Develop a Meeting Place at the heart of the Village". One of eight proposals derived from co-design work carried out by the research team and local people aiming to establish a set of priorities for improving life for older people in Dore Village. Extract from the publication 'Dore Village: Future Visions for a Lifetime Neighbourhood'.

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

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

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

DN POLICY 10: Village Centre Environmental Improvements

The improvement of Dore Village Centre's public realm in a manner that conserves and/or enhances Dore Conservation Area will be supported.

9. Conservation And Archaeology

Historic England

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

Protecting Archaeological Sites in Dore Neighbourhood Area

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

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

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

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

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

DN POLICY 11: Sites of Archaeological Heritage Significance

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

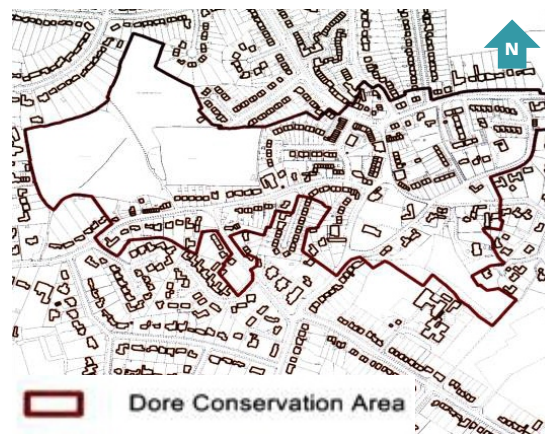
Non designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated heritage assets.

Dore Conservation Area

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

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

9.7 The CAMP notes that front gardens, as well as boundary walls, gate piers, fences and gates, all make a positive contribution to the character and appearance of the Conservation Area. These features are very special to Dore Conservation Area where planning permission is a requirement for the demolition of a building of more than 115 cubic metres; or for the demolition of a gate, fence, wall or railing more than one metre high next to the highway (including a public right of way) or public open space; or more than two metres high elsewhere.



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Dore Conservation Area Townhead Road

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

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

DN POLICY 12: Dore Conservation Area

Development should conserve and/or enhance the significance of Dore Conservation Area and its setting.

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

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

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

Any proposal affecting or having potential to affect Heritage Assets of Archaeological Significance in Dore Conservation Area must be accompanied by an appropriate desk-based assessment and, where necessary, a field evaluation.

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

10. Sustainable Transport

Emerging Sheffield Plan – Citywide Options for Growth to 2034

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

Sustainable Transport in Dore

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

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

DN POLICY 14: Dore and Totley Station Park-and-Ride Facilities

The loss of Dore and Totley Station park-and-ride facilities will not be supported.



Dore and Totley Station Park and Ride Facility

11. Annex A: Neighbourhood Aspirations

11.1 This Annex sets out local community aspirations, identified during the plan-making process. These aspirations do not comprise land use planning policies, but they identify issues that the local community may seek to address.

Green Infrastructure

NEIGHBOURHOOD ASPIRATION 1: Green Infrastructure Strategy

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



Derelict Sports Pavilion off Cross Lane

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

NEIGHBOURHOOD ASPIRATION 2: Cross Lane Pavillion

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

Additional Open Space

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



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NEIGHBOURHOOD ASPIRATION 3: Additional Open Space at Totley Brook Local Green Space

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

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

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

NEIGHBOURHOOD ASPIRATION 4: Local Green Space Enhancement

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

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

NEIGHBOURHOOD ASPIRATION 5: Dore Allotment Site

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

Dore Village Centre

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

NEIGHBOURHOOD ASPIRATION 6: Village Centre Environmental Improvement Plan

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

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

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

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

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

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

NEIGHBOURHOOD ASPIRATION 7: Village Centre Traffic Management Scheme

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

Amending Dore Conservation Area Boundary

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

NEIGHBOURHOOD ASPIRATION 8: Dore Conservation Area Boundary

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

Article 4(2) Direction

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

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

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

NEIGHBOURHOOD ASPIRATION 9: Dore Conservation Area Article 4(2) Direction

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

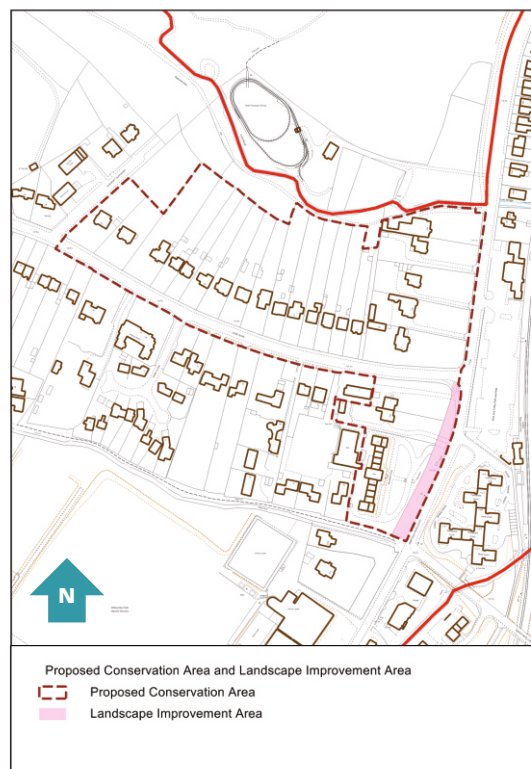
Dore Road and Abbeydale Road South Proposed Conservation Area.

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



Stone Villas on Dore Road

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



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NEIGHBOURHOOD ASPIRATION 10: Proposed Conservation Area at Dore Road and Abbeydale Road South

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

Non-designated Heritage Assets

11.16 In order to give practical effect to NPPF paragraphs 189 and 190, Dore Neighbourhood Forum believes that there are buildings of architectural or historic interest which, although they are not designated, are buildings that make a significant contribution to the character and distinctiveness of the locality. This particularly relates to buildings of the late nineteenth and early twentieth centuries in Dore Conservation Area, and in the Dore Road/Abbeydale Road South area, subject to the aspiration to designate a new conservation area in this location; and the Victorian stone-built houses in lower Devonshire Road, Brinkburn Vale Road, lower Bushey Wood Road, lower Chatsworth Road, lower King Ecgbert Road and Totley Brook Road. Identification of non-designated heritage assets would celebrate the breadth of the historic environment in Dore, provide a consistent and accountable way of identifying local heritage assets to the benefit of owners and developers and provide support for appropriate planning management in respect of the conservation of these properties and their settings.

NEIGHBOURHOOD ASPIRATION 11: Local List of Non-designated Heritage Assets

The Neighbourhood Forum should research and consult to prepare in co-operation with the City Council a local list of Dore non-designated heritage assets.

Licensed Victualler's Almshouses

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



Unsightly frontage to the Listed Licensed Victualler's Almshouses

NEIGHBOURHOOD ASPIRATION 12: Licensed Victualler's Almshouses Landscape Improvement

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

Dore and Totley Station

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

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

NEIGHBOURHOOD ASPIRATION 13: Dore and Totley Station

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

Car Parking in the vicinity of Dore and Totley Station

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

NEIGHBOURHOOD ASPIRATION 14: Parking Restrictions in the vicinity of Dore and Totley Station

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



Dore Village 20 mph Zone

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

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

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

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

NEIGHBOURHOOD ASPIRATION 15: 20 mph Zone

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

Long Line

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

NEIGHBOURHOOD ASPIRATION 16: Long Line Traffic Management

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

Heavy Vehicle Routes and Restrictions

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

NEIGHBOURHOOD ASPIRATION 17: Heavy Vehicle Restrictions

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

Bus Services in Dore Village

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

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



Bus trapped in Devonshire Terrace Road

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

NEIGHBOURHOOD ASPIRATION 18: Bus Service Improvements

Bus services should be improved to serve the:

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

12. Annex B: Community Infrastructure Levy

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

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

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

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

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

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

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

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

Glossary

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

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

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

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

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

Character Appraisal: An appraisal, usually of the historic and architectural character of a conservation area; but can be used to describe the character of other urban or housing areas. (See Dore Neighbourhood Forum's Housing Area Character Appraisal available on the DVS website).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Setting of the Peak District National Park: The surroundings within which the flow of landscape character and continuity of landscape is experienced.

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

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

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

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

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

Acknowledgements (where not otherwise indicated in the text)

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