



JUHS Sheffield Plan consultation guidance – Policy DE9

This is advice on just one heritage-related policy which we think is important, but you may like to comment on different policies or development sites. We are also providing guidance on some of these.

Heritage that is not protected by law

This document describes a simple and helpful response that you can make to the consultation on the draft Sheffield Plan. Policy DE9 is the main policy to manage the impact of development on heritage and includes some important protections, but some equally vital points are missing:

- There are no new Conservation Areas, not even the one promised for Castlegate;
- Protection will be lost for around forty “Areas of Special Character” that are protected today, for example parts of the Mayfield Valley, Devonshire Green, the Flower Estate and Beighton (there is a full list at the end of this document);
- The recently-created Local Heritage List does not feature in the plan.

To comment on the plan online, go to <https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>. You will need to register to make a comment. Once you have registered, click on Make a Representation and the first page of the online form will be displayed.

Questions 1 and 2: answer these if they apply to you.

Q3: Choose “Part 2 Development Management Policies and Implementation”.

Q4: Choose “Policy DE9: Development and Heritage Assets”.

Q5: We think this part of the plan is legally compliant, so suggest answering “Yes”.

Q6: We don’t think this part of the plan is sound, so suggest answering “No”.

Q7: We think this part of the plan complies with the duty to co-operate, so suggest answering “Yes”.

Q8: Here is a suggested answer. You can copy it, or you can use your own words or add to it if you prefer.

There should be provision for the proactive identification and designation of new Conservation Areas in order to comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 s69(1). In particular, the Castlegate area, already identified by the Council as of special architectural or historic interest and appraised for designation, should be designated, and its proposed designation reflected in the plan.

Policy DE9 calls for the conservation and sustainable use of heritage assets, including those which are locally listed or non-designated. The policy makes no provision for around forty Areas of Special Character (ASC) which since 1998 have been identified and protected in the Unitary Development Plan for their special architectural or historic interest. These areas are non-designated heritage assets and merit assessment for designation as Conservation Areas, although this has not been done for the great majority of ASCs. Removing their protection is a retrograde step in the protection of the city’s historic environment.

Although local listing is referred to there is no provision for the creation, maintenance or expansion of the Local Heritage List and no description of its importance. Modifications are needed in these respects to make sufficient provision for the conservation and enhancement of the natural, built and historic environment (NPPF 20(d)) and ensure that developments are sympathetic to all aspects of local character and history (NPPF 130(c)).

Continued on next page

Making your comment online - *continued*

Q9: Here is a suggested answer. You can copy it, or you can use your own words or add to it if you prefer.

Policy DE9 or other relevant policies should be amended so as to maintain protection for Areas of Special Character; provide for the creation, maintenance and expansion of the Local Heritage List; and proactively identify and designate new Conservation Areas, including Castlegate.

Q10 & 11: You can also ask to participate in hearing sessions about your feedback with the Planning Inspector.

Once you are happy with what you have entered, click Submit. You can go on to make more submissions to comment on different policies or development sites.

Responding by email or post

Responding online is the simplest option, but it is also possible to use email or post. You will need to download and complete the form "Regulation 19 Consultation Form" (Word document). To find this, go to <https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>, scroll down under "Draft Sheffield Plan Documents" on the right of your screen until you see "Supporting Documents" and click on this. The form is the first document in the list.

Fill in your personal details in Part A Question 1, and your name at the top of Part B.

Q3: enter Policy Number DE9.

Q4.(1): We think this part of the plan is legally compliant, so suggest answering "Yes".

Q4.(2): We don't think this part of the plan is sound, so suggest answering "No".

Q4.(3): We think this part of the plan complies with the duty to co-operate, so suggest answering "Yes".

Q5: We suggest using or adapting the answer to Q8 of the online form (see previous page).

Q6: We suggest using or adapting the answer to Q9 of the online form (see previous page).

Q7 & 8: You can also ask to participate in hearing sessions about your feedback with the Planning Inspector.

Email to sheffieldplan@sheffield.gov.uk or post to: Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH

You can submit several copies of Part B of the form to comment on different policies or development sites.

A list of all the Areas of Special Character not designated as Conservation Areas is on the next page.

This is a list of Areas of Special Character not yet designated as Conservation Areas. Listed Parks do not have the same statutory protection as Conservation Areas, and should therefore be considered for designation.

- (a) Carr Road, Deepcar;
- (b) Hunshelf;
- (c) Wood Royd Road, Deepcar;
- (d) Carr Road, Walkley;
- (e) Crookes;
- (f) Dungworth;
- (g) Loxley Valley;
- (h) Onesacre;
- (i) Oughtibridge;
- (j) Roscoe Bank;
- (k) Stannington Village;
- (l) Steel Bank;
- (m) Town Head, Wadsley;
- (n) Woodland View;
- (o) Burncross Road, Chapelton;
- (p) Mount Pleasant, Chapelton;
- (q) Whitley and Wood End;
- (r) Wortley Road, Chapelton;
- (s) Birley Carr;
- (t) Burngreave/Abbeyfield;
- (u) Flower Estate;
- (v) Attercliffe;
- (w) Handsworth Road;
- (x) Norfolk Park (Listed Park Grade II*);
- (y) Beighton;
- (z) Mosborough Village;
- (aa) Woodhouse;
- (bb) Albert Road, Heeley;
- (cc) Bradway;
- (dd) Totley Bents;
- (ee) Brocco Bank;
- (ff) Clarendon Park, Fulwood;
- (gg) Dore Road;
- (hh) Hanover (not included in Hanover Conservation Area);
- (ii) Mayfield Valley;
- (jj) Ringinglow;
- (kk) Botanical Gardens (Listed Park Grade II);
- (ll) Weston Park (Listed Park Grade II);
- (mm) Devonshire Green;
- (nn) Portobello.

See Unitary Development Plan, policy BE18.