

# **The Draft Sheffield Plan: Our City, Our Future**

## **Glossary**

**Draft for Transport, Regeneration and Climate Policy  
Committee - October 2022**

**Planning Service  
City Futures Department**

**This document has been prepared in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.**

## Glossary

Term	Abbreviation	Policy(s)
<p><b>Active frontage:</b> the frontages incorporate attractive and varied window displays or show social activity within the building during the daytime. The main entrances face and open towards the street.</p>		<p>CA1A; CA1B; CA3B; CA5A</p>
<p><b>Active ground floor uses:</b> Display or retail sale of goods, other than hot food (E(a)), sale of food and drink for consumption (mostly) on the premises (E(b)), provision of financial services (E(c)(i)), professional services (other than health or medical services) (E(c)(ii)) and other appropriate services in a commercial, business or service locality (E(c)(iii)). For student housing schemes, this may also include communal areas and reception facilities.</p>		<p>CA5A; CA5B; NC6; DE3; DE4</p>
<p><b>Advanced Manufacturing Innovation District (AMID):</b> see Box on page 73 in Part 1 of the Plan. See also Map 3 in Part 2.</p>	<p>AMID</p>	<p>SP1; SA3, SA4; T1, EC1</p>
<p><b>Affordable Housing:</b> this is defined in the National Planning Policy Framework as:</p> <p>‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) <b>Affordable housing for rent:</b> meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) <b>Starter homes:</b> is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in</p>		<p>H1; NC3</p>

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<p>statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) <b>Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) <b>Other affordable routes to home ownership:</b> is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.'</p>		
<p><b>Aggregates:</b> materials used in construction work, such as sand, gravel, crushed stone and recycled concrete.</p>		ES8
<p><b>Allocated sites:</b> these are sites 'reserved' for particular types of development. They are shown on the Policies Map. Further information on the types of allocated site is set out in the introduction to Part 2 of the Plan. See also definitions of 'Proposed Allocated Sites' and 'Site Allocation Options'.</p>		AS1
<p><b>Ancient or species-rich hedgerows:</b> ancient hedgerows are those in existence before the Enclosure Acts (1720-1840). Species-rich hedgerows contain five or more native, woody species in a 30-metre length.</p>		GS7
<p><b>Ancient woodland:</b> areas that have been continually wooded since 1600 AD or earlier. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).</p>		GS5; GS7

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<b>Article 4 Direction:</b> an Article 4 Direction restricts the scope of permitted development rights (under the Town and Country Planning (General Permitted Development) Order (2015) either in relation to a particular area or type of development.		NC5
<b>Asset of Community Value:</b> is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011. It has been established through case law that it does not cover places of worship.		NC13
<b>Best and most versatile agricultural land:</b> the National Planning Policy Framework defines this as ‘land in Grades 1, 2 and 3a of the Agricultural Land Classification. The land is the most flexible, productive and efficient in response to inputs and can best deliver food and non-food crops for future generations.’		ES2; GS4
<b>Biodiversity</b> The variability among living organisms from all sources including, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part: this includes diversity within species, between species and of ecosystems.		BG1; ES2; GS5, GS6, GS9, GS10, GS11, DE2; DE3
<b>Biodiversity Net Gain:</b> Biodiversity Net Gain (BNG) is an approach which aims to leave the natural environment in a measurably better state than beforehand.		GS5, GS6, GS7
<b>Blue and Green infrastructure:</b> see introduction to Policy BG1 in Part 1.		SP1, BG1; CA2A; NC1; GS1; IN1
<b>Blue roof:</b> roofs designed to temporarily store then gradually release stormwater.		ES4
<b>Brownfield:</b> see ‘previously developed land/ sites’.		SP1; SP2, SA6; H1, GS4
<b>Brown roof:</b> roofs designed to allow the substrate surface to self colonise with vegetation e.g. windblown seeds.		ES4
<b>Central Sub-Area –</b> as shown on the Policies Map and as described in Part 1, Section 4.1.		SP3; SA1, NC9

Term	Abbreviation	Policy(s)
<b>Central Area Flexible Use Zones:</b> a mix of commercial, leisure and residential uses. Expected to be the main locations for new residential development over the plan period. They are shown on the Policies Map.		SP3, SA1; H1, VC3
<b>City Centre:</b> as shown on the Policies Map and Map 4 in Part 1.		SP1; SP2, SP3; SA1; CA1, CA2, CA2A, CA2B, CA3, CA4, CA5, CA6, H1, T1, IN1, NC5; NC14 VC1, VC2, VC3
<b>City Centre Nighttime Quiet Areas</b> – as shown on the Policies Map		NC14
<b>City Centre Primary Shopping Area:</b> the main location for retail and leisure uses but as part of a mix of uses including residential (mainly on upper floors). They are shown on the Policies Map and Map 4 in Part 1.	PSA	SP3; SA1; CA3, CA5; H1; VC1, DE1, DE3
<b>City Policies and Sites document:</b> this was a previous draft Local Plan document which the Council consulted on in 2013. It was not submitted to the Government for public examination and is effectively superseded by the Draft Sheffield Plan - see Part 1 of the Plan, page 6 for more information.		
<b>Community facilities:</b> providing for a community's day-to-day needs or which further the community's social wellbeing or social, recreational, cultural and sporting interests. It includes local shops, meeting places, sports venues, cultural buildings, public houses, places of worship and other local services which enhance the sustainability of communities and residential environments such as; community centres, youth clubs, libraries, information and advice centres, lecture theatres, drop in centres, crèches and nurseries, training centres and toilets.		SP1, SP3; CA1A; CA2A; CA2B; CA3; CA3A; CA5B, CA6; IN1, NC7, NC11; NC13
<b>Community Infrastructure Levy (CIL):</b> a levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Should the CIL	CIL	IN1, DC1,

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be replaced with an alternative Infrastructure Levy, this definition will apply to the new Levy.		
<b>Connecting Sheffield:</b> A programme of projects to create high-quality, convenient and safer routes into and around the city for cycling, walking and public transport. This is part of the long term vision to transform the transport infrastructure that people use to get around the city as part of their everyday lives.		SP1, SA1, CA1, CA2, CA3, CA4, CA5, CA6, SA2, SA7, T1
<b>Conservation Area:</b> a designated area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.		CA1B, CA3B, CA6, NC9; DE1; DE5; DE7; DE9
<b>Convenience shop:</b> selling everyday items including food, drinks and newspapers		NC11
<b>Core Strategy:</b> the previous version of the strategic policies published in 2009. It forms part of the current adopted Local Plan for Sheffield.		
<b>Cultural Zone:</b> the part of the City Centre where arts and cultural facilities such as the theatres and Central Library are located. It is shown on the Policies Map and on Map 5 in Part 2.		SP3, SA1; CA5; VC2
<b>Cultural Industries Quarter:</b> an area of the City Centre area adjacent to Sheffield Hallam University where creative, cultural and digital industries are encouraged. See the Map in Section 4.1.4 of Part 1.		SA1, CA4; CA4A, CA5
<b>Dementia friendly design:</b> a series of design principles that can be applied to the built and natural environment that help enable people living with dementia to maintain their well being and independence. The principles are Familiar, Legible, Distinctive, Accessible, Comfortable and Safe.		D1; NC1; NC15; DE3, DE4
<b>Density (for housing):</b> this is expressed as dwellings per hectare. It relates to the net site area; those parts of the site which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and		NC9; CO2

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landscaping and children's play areas, where these are provided.		
<b>Developer contributions:</b> either a planning obligation under Section 106 of the Town and Country Planning Act (1990) or a highway agreement under Section 278 of the Highways Act (1990).		IN1, DC1
<b>Digital infrastructure:</b> the physical resources needed to enable the use of technologies such as digital communication, computing or data storage.		IN1, CO3
<b>District Centre:</b> provide retail, leisure and community facilities for residential areas within the City. They are shown on the Policies Map. See also introduction to Policy NC10.		SP1; SP2; SP3, SA2 to SA9, NC1; NC9; NC10; NC12, NC14 EC5; CO2; DE1; DE3
<p><b>Easy walking distance:</b> within 5 minutes' walk (400 metres) for bus stops, centres, community facilities and local convenience shops, and within 10 minutes' walk (800 metres) for tram stops. The distances are calculated from the centre of the site and may be reduced to account of local topography and barriers such as major roads, railways and rivers. Walking routes should be safe, attractive and convenient.</p> <p>The walking times and distances quoted are for a healthy adult. Separate guidelines apply to specialist housing designated for older or disabled people (see Policy NC4).</p>		NC7; NC9; NC10; CO2
<b>Easily accessible on foot:</b> see easy walking distance.		NC1
<p><b>Edge of centre:</b> the National Planning Policy Framework defines this as:</p> <p>'For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.'</p>		EC5

Term	Abbreviat ion	Policy(s)
<b>Education facilities:</b> include nursery and preschool, primary, secondary, further and higher education.		IN1, NC11, EC8, DC1,
<b>Environmental buffer:</b> landscaping and/ or siting of appropriate uses between sensitive and other uses to reduce harm or potential nuisance.		ES5; GS1
<b>Environmental Net Gain:</b> Environmental Net Gain (ENG) follows the same ideas as biodiversity net gain but requires developers to deliver a wider range of environmental benefits over and above the full environmental impact of the proposed development (e.g. air quality, flood risk management).	ENG	BG1
<b>Equality Impact Assessment:</b> a process designed to ensure that a policy, project or scheme does not discriminate against any disadvantaged or vulnerable people.	EIA	
<b>Flexible Use Zones (outside the Central Area):</b> areas where a mix of housing, employment uses and community facilities will be permitted. Typically, areas that are transitioning to residential use but a range of other uses that are compatible with residential uses are acceptable. They are shown on the Policies Map.		H1, NC16
<b>General Employment Zones:</b> areas where non-office business, industry and warehouses/storage or other employment uses will be permitted. Provide flexibility for a range of employment uses, including retail and leisure uses that cannot be accommodated in centres. Residential and other sensitive uses are not permitted.They are shown on the Policies Map.		SP3, SA1; EC3; EC6
<b>Geodiversity:</b> the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them.		ES2, GS8
<b>Green Belt:</b> open countryside and other open land outside the existing built-up areas (including open space within the urban fringe). It is a planning designation, the fundamental aim of which is to prevent urban sprawl and keep land permanently open. The National Planning Policy Framework (paragraph 138) defines the purposes of Green Belts. The Green Belt in Sheffield is shown on the Policies Map.		SP1; SA2, SA6, SA7, SA8, SA9, BG1; GS2, DE7
<b>Green roofs:</b> roofs on which vegetation is grown and/or wildlife habitats are established.		ES4

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<p><b>Grey to Green:</b> a high quality public realm scheme connecting parts of the City Centre. It is focused on turning hard (“grey”) areas into high quality landscaped areas with sustainable urban drainage to counter the impact of climate change. The route from Park Square roundabout to West Bar Green, next to Sheffield Crown Court, has already been improved. Other routes will be similarly improved as opportunities arise.</p>		CA2, CA2A, CA3, CA3A, CA5A
<p><b>Gross floorspace:</b> the total internal floor space of the building but excluding balconies, roof gardens and ancillary covered car parking or garages.</p>		AS1; ES4, Table 1 in Part 2, EC5
<p><b>Gypsies and Travellers:</b> this covers:</p> <ul style="list-style-type: none"> <li>- ‘Gypsies and Travellers’ – persons with a cultural tradition of nomadism, or who live in a caravan and all other persons of a nomadic habit of life, whatever their race or origin;</li> <li>- ‘New Age Travellers’ – persons who either choose to live or end up living as a Traveller for a variety of reasons that can include strong personal or political convictions or a positive choice to live an alternative more sustainable lifestyle.</li> </ul>		SP1; H1; NC7
<p><b>Habitat:</b> the specific surroundings within which an organism, a species or a community lives. This includes physical factors such as temperature, moisture and light together with biological factors such as the presence of food or predator organisms.</p>		ES1, GS5; GS6; GS7, DE3
<p><b>Health care facilities:</b> uses that fall under Class E(e)</p>		IN1, NC11
<p><b>Heart of the City 2:</b> a major regeneration scheme planned for the heart of the City Centre, formerly called the Sheffield Retail Quarter. It will provide a wide range of shops and leisure uses, create new jobs, increase visitors to the city, and introduce new homes.</p>	HotC2	CA5; VC1
<p><b>Heritage Asset:</b> a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). Sheffield’s historic parks, gardens and cemeteries are also included under the term heritage assets.</p>		CA2A, SA2, D1; ES2; NC9; DE1; DE6, DE9

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<b>High frequency bus routes:</b> those with at least 6 buses per hour in both directions between 7.30am and 6.00pm Monday-Saturday.		NC9 CO2
<b>Highly accessible locations:</b> within 400m of the City Centre, a District Centre or a high frequency bus route, or within 800m of a tram stop or a railway station.		NC5
<b>Homes for larger households-</b> larger homes with 2 or more bedrooms which are designed for occupation by families or households with 3 or more people.		NC5
<b>Hospital Zones:</b> the core areas for the major hospitals and associated facilities. They are shown on the Policies Map.		H1, NC17
<b>Hostels:</b> generally non-self-contained residential accommodation for an identified group of people such as students, travellers, people who would otherwise be homeless and so on. They tend to be low cost and may be self-catering or provide meals. Hostels fall within the sui generis use class for the purposes of planning permission, meaning that they do not fall in any other particular use class.		NC4, NC5, NC14
<b>Houses in Multiple Occupation:</b> shared homes that are occupied by three or more unrelated people, a detailed definition is set out in the Housing Act (2004), sections 254-260.	HMOs	NC2, NC5, NC16, EC3, EC4, EC8, VC1, VC3
<b>Housing developments:</b> see 'Residential developments'.		
<b>Important local services:</b> includes schools, libraries, health facilities, local offices of the City Council or other local service providers.		NC7; NC11
<b>Inclusive design:</b> the design of environments, products or services that are accessible to, and useable by, as many people as reasonably possible without the need for special adaptation or specialised design. This applies particularly to disabled people, older people, younger people and people with young children.		D1; NC1; NC15; DE3; DE4
<b>Industrial Zones:</b> main locations for general industrial uses, including open storage. Residential and other sensitive uses are not permitted. They are shown on the Policies Map.		ES8, EC4; EC6

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<b>Infrastructure:</b> includes roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces (Planning Act 2008 (as amended)).		SP1; T1, BG1, IN1, DC1
<b>Landscape character area:</b> 16 distinct typologies defined by their dominant landscape characteristics, including upland, valleys and lowland areas as set out in the Sheffield Preliminary Landscape Character Assessment.		NC9; GS3
<b>Larger Villages:</b> Oughtibridge, Wharnccliffe Side and Worrall. They are inset within the Green Belt.		SP2; SA2; NC9
<b>Leisure development and leisure uses:</b> entertainment facilities and intensive sport and recreation uses. This includes cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls.		SP1, SP3; SA1, CA2A, CA3, CA5, SA2; SA4; NC1, EC5; VC1, VC3
<b>Lifetime neighbourhoods:</b> a set of principles which describe the kind of physical environment, including the homes, streets and open spaces, movement network, neighbourhood facilities and local services which promote social inclusion, health and wellbeing, regardless of age, health or disability.		NC1
<b>Local Centre:</b> provide a basic range of shops, community facilities and services for a walk-in catchment based on a local community. They are shown on the Policies Map. .		SP1; SP2; SP3; CA3, SA2 to SA9, H1, NC1; NC10; NC14, EC5; DE3
<b>Local Enterprise Partnership:</b> a body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.	LEP	
<b>Local Geological Sites:</b> this term was introduced in 2006 to replace the previous term 'Regionally Important Geological Sites', although the latter is often still in use and the two terms are synonymous. They are locally-designated sites of local and regional importance to Earth science, and protected by Local Authorities.		GS8
<b>Local Nature Recovery Strategy/Network:</b> is a mandatory system of spatial strategies for nature established by the		SP1; BG1, GS6

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Environment Act 2021. They are produced at a regional level and are designed as tools to encourage more coordinated practical and focused action in nature. They will identify a 'Nature Recovery Network' (part of the national network) which will be delivered by restoring and enhancing wildlife-rich places.		
<b>Local Nature Reserves:</b> protected areas of land designated by a local authority because of their local special natural interest and, where applicable, educational and community value.	LNR	GS5
<b>Local Plan:</b> the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan document adopted under the Planning and Compulsory Purchase Act 2004. In Sheffield, we are calling this the 'Sheffield Plan'.		
<b>Local Wildlife Sites:</b> locally designated and protected by local authorities, they are sites of local nature conservation value, and can act as buffers, stepping stones and corridors between nationally-designated wildlife sites.		GS5
<b>Masterplan:</b> a non-statutory plan for an area that is usually strategic and economic-focused, but is not usually a land-use plan.		CA4, CA5, SA6, NC1
<b>Minimum service frequency standard (for buses):</b> at least three buses or trams per hour in each direction, between 7:30am and 6pm (Monday to Friday). A lower service frequency may be accepted, within reason, in rural areas.		NC7; NC11; EC5; CO1; DE4
<b>Mobility hub:</b> spaces which are designed to bring together shared mobility with public transport and active travel, and assist with the integration and interchange between modes.		CA3A, CA5A, CA5B, SA4, T1
<b>Multi-modal interchange:</b> a transport interchange providing transfer between different modes of transport (e.g. bus, tram and rail).		CA5A,
<b>National Planning Policy Framework:</b> the document that sets out the Government's statutory planning policies.	NPPF	
<b>Neighbourhood Plan:</b> a development plan establishing the vision and planning policies for the use and development of land within a designated neighbourhood area and produced by		SA7

Term	Abbreviation	Policy(s)
a designated neighbourhood forum, with consultation with the community within the designated neighbourhood area.		
<b>New Age Travellers:</b> see 'Travellers'		H1; NC7
<b>Nuisance (that would be harmful to living conditions):</b> includes noise, vibration, odours, dust, air pollution, litter or night-time disturbance. This definition is not limited to statutory nuisance.		NC14, EC6
<b>Open space:</b> this is defined in the National Planning Policy Framework as:  'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.'		CA1, CA2B, CA5B, SA3, IN1, NC1, NC15; GS1; DE2, DE7, DC1
<b>Park and Ride:</b> a system for reducing urban traffic congestion, in which drivers leave their cars in car parks on the outskirts of the city and travel to the City Centre on public transport.	P&R	T1
<b>Planning obligations:</b> also known as developer contributions such as Section 106 agreements (based on that section of the Town & Country Planning Act, 1990) are private agreements made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.		IN1, NC3, DC1
<b>Previously developed land/sites:</b> this is defined in the National Planning Policy Framework as:  'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development management procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.'		SP1, SP2; SA6, H1, GS4

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<p><b>Primary health care centre:</b> buildings including doctors' surgeries, and associated medical/ health facilities. They do not include free-standing optician, dentist and pharmacy provision but new primary health centres may also include some of those services.</p>		NC11
<p><b>Principal Towns:</b> Chapelton/High Green and Stocksbridge/Deepcar. These fulfil a strategically significant role as service, employment and transport hubs for their surrounding rural areas, complementing and supporting the roles of Sheffield as the Regional City.</p>		SP2; SA8, SA9, H1
<p><b>Recycled and secondary aggregates:</b> are usually by-products of other industrial processes that have not previously been used in construction, and can be natural or man-made. <i>Recycled aggregates</i> are made from reprocessed materials that have previously been used in construction.</p>		ES8
<p><b>Renewable and low carbon energy:</b> the National Planning Policy Framework define this as:</p> <p>'Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).'</p>		SP1; IN1; ES1, ES2, ES3, NC1
<p><b>Residential development:</b> this means:</p> <ul style="list-style-type: none"> <li>- housing developments (Use Class C3 or C4, including student 'cluster' flats);</li> <li>- residential institutions (Use Class C2);</li> <li>- purpose-built student accommodation (sui-generis);</li> <li>- hostels providing 25 or more bed spaces (for residents and/or staff)</li> <li>- Travellers' sites</li> </ul>		SP3, H1; ES4; NC11; NC15; CO2, GS7
<p><b>Residential Zones:</b> the main residential areas. Residential uses are dominant use but with schools and other local facilities to create sustainable neighbourhoods. They are shown on the Policies Map.</p>		H1; NC2; NC14
<p><b>Sensitive uses:</b> includes residential institutions (C2), housing (C3, C4), purpose built student accommodation (PBSA) and certain non-residential institutions (schools, nurseries, hospitals) (D1). Other uses not listed may also be considered sensitive.</p>		ES5; NC14; EC6;

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<p><b>Sequential approach (for main town centre uses):</b> as set out in paragraphs 87-91 of the NPPF (2021) and related government guidance. For retail development proposals, the primary shopping area of any centre is the preferred location. If a centre does not have a primary shopping area, or if the proposal does not include any retail development, the centre as a whole will be the preferred location.</p>		SP3; EC5
<p><b>Shared housing:</b> housing that is recorded by the City Council as local housing authority for the purposes of legislation and monitoring. This includes properties which may not be classed as a House in Multiple Occupation (HMO) for the purposes of the planning system (Use Class C4 or Sui Generis), but which do meet criteria set out in the Housing Act (2004), sections 254-260.</p>		NC5
<p><b>Sheffield City Region:</b> the wider area that relies on Sheffield for many of its services – includes eight other Council areas – Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire and Rotherham. The area is shown on Map 1 in Part 1 of the Plan. See also the South Yorkshire Mayoral Combined Authority described in the Implementation Section of Part 1.</p>	SCR SYMCA	T1
<p><b>Sheffield Development Framework:</b> the previous name for the Sheffield Plan.</p>	SDF	
<p><b>Significance (for Heritage Assets):</b> this is defined in the National Planning Policy Framework as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also its setting’.</p>		D1; DE9
<p><b>Sites of Special Scientific Interest:</b> sites designated by Natural England under the Wildlife and Countryside Act 1981. They are the best sites for wildlife and/or geology.</p>	SSSI	GS5; GS8
<p><b>Smaller Villages:</b> Bolsterstone, Brightholmlee, Dungworth, Ewden Village, Midhapestones, Ringinglow, Whitley. They are ‘washed over’ by the Green Belt. They are shown on Map 3 in Part 1 of the Plan.</p>		SP2, SA2, SA7, SA8, SA9
<p><b>Special Areas of Conservation:</b> Areas designated under the European Commission Habitats Directive, for the protection of particular habitats and/or species identified as being of European importance.</p>	SAC	GS5

Term	Abbreviat ion	Policy(s)
<b>Special Protection Areas:</b> areas designated under the European Union Directive on the Conservation of Wild Birds, for the protection of wild birds and their habitats	SPA	GS5
<b>Steel Route:</b> a public realm scheme to improve pedestrian connectivity across the City Centre. It is a high quality, free of street clutter, well-lit pedestrian route from London Road in the south, up The Moor, Pinstone Street through to Castlegate and Wicker. Most of the southern section of the route has been upgraded where pedestrians are given priority over other traffic. The remainder of the route will be completed as opportunities arise. The theme for public art on The Moor is around steel making.		CA2A, CA2B, CA5, CA5A
<b>Strategic Economic Plan:</b> South Yorkshire Mayoral Combined Authority's economic plan.	SEP	SP1
<b>Strategic Housing Market Assessment:</b> an assessment of housing needs and demands within the housing market.	SHMA	
<b>Strategic Roads/ Strategic Road Network:</b> those roads where it is most important to manage traffic in order to reduce congestion and improve efficiency (Sheffield City Region Transport Strategy 2011-2026). The network is shown on the Policies Map and on Map 6 in part 2 of the Plan.		NC7; NC14; CO1
<b>Street tree:</b> a tree planted within the public highway, rather than within a private plot, and associated with a footway, carriageway or public right of way.		CA2B, GS7; DE4
<b>Supplementary Planning Document:</b> a document which adds further detail to the policies in the Sheffield Plan. SPDs can be material considerations in planning decisions but are not part of the development plan.	SPD	
<b>Surface minerals resources:</b> mineral resources which may be extracted through surface mining methods.		ES7
<b>Sustainable drainage systems (SuDS):</b> drainage systems that are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to: <ul style="list-style-type: none"> <li>• reduce the causes and impacts of flooding;</li> <li>• remove pollutants from urban run-off at source;</li> <li>• combine water management with green space with benefits for amenity, recreation and wildlife.</li> </ul>	SuDS	CA3A, ES4, NC1, NC15; GS9; GS11; DE3

Term	Abbreviation	Policy(s)
<b>Sustainable transport modes:</b> this is defined in the National Planning Policy Framework as ‘any efficient, safe, and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.’		SA2, to SA9, T1, IN1, NC1, CO2
<b>Sustainability Appraisal/Strategic Environmental Assessment:</b> a sustainability appraisal is an appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Since 2001, sustainability appraisals have had to be in conformity with the EU directive on strategic environmental assessment. This aims to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan or programme-making.	SA/SEA	GS6
<b>Tall buildings (in the City Centre):</b> see introduction to Policy DE6.		DE6
<b>Travellers:</b> see ‘Gypsies and Travellers’ and ‘Travelling Showpeople’.		SP1; H1; NC7
<b>Travelling Showpeople:</b> members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). They are typically members of the Showmen’s Guild of Great Britain.		SP1; H1; NC7
<b>Travel Plan:</b> this is defined in the National Planning Policy Framework as ‘a long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.’		CO1; Table 3
<b>Trunk Roads:</b> the M1 Motorway and the Stocksbridge By-Pass (A616).		NC14
<b>Unclassified Uses:</b> any land use that does not fall within any of the specified Use Classes in the 2020 Use Classes Order.		NC2; NC10; NC16; EC2; EC4; EC5; EC8
<b>Unitary Development Plan:</b> the original version of the Sheffield Plan, published in 1998. Certain ‘saved policies’ form part of the current adopted Local Plan.	UDP	

Term	Abbreviation	Policy(s)
<b>University/College Zones:</b> the core teaching and research areas for the universities and Sheffield College. They are shown on the Policies Map.		SP3, SA1, CA3, H1, EC8
<b>Urban areas:</b> non-Green Belt areas within the main urban area of Sheffield (the Regional City) and the Principal Towns (Chapelton/ High Green and Stocksbridge/Deepcar) – see Policy SP2 and Map 1 in Part 1 of the Plan.		SP2; SA2, to SA7, H1, D1, ES2, NC9
<b>Urban Green Space Zones:</b> predominantly green and open areas within the main urban areas, and within the Larger Villages that are inset within the Green Belt. They cover a range of public and private areas, parks and outdoor recreation areas, natural green space and valuable amenity space. They are shown on the Policies Map.		BG1; GS1
<b>Use Classes:</b> as set out in the Town and Country Planning (Use Classes) Order 1987 <sup>1</sup> (as amended).		
<b>Valued community facility:</b> where there is evidence to indicate that in the past five years it has been well used and highly regarded by the community as a whole.		NC13
<b>Veteran trees:</b> defined by Natural England as trees that are of interest biologically, culturally or aesthetically because of their age, size or condition.		GS7
<b>Windfall sites/windfalls:</b> the National Planning Policy Framework defines these as sites not specifically identified in the development plan. They normally comprise previously-developed sites that have unexpectedly come available. In the Sheffield Plan we do not propose to allocate sites with capacity for fewer than 10 new homes.		CA1, SA7, H1; Table 1 (Part 1)

<sup>1</sup> <http://www.legislation.gov.uk/ukxi/1987/764/schedule/made>

This document can be supplied in alternative formats, please contact:

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