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Sheffield has some beautiful landscapes and a wonderful range of parks, woodlands, countryside and play spaces. It is also the UK’s Outdoor City; it has part of the Peak District National Park within its boundary and there are more people walking, cycling, mountain biking and climbing here than in any other major UK city*.

Within this context we have Parkwood Springs. When you stand at the top of the hill, with an area as big as London’s Hyde Park below and the city skyline ahead of you, it’s easy to see why it’s a special place. It is something few other cities around the world can offer.

Fifteen years ago, with the exception of the Ski Village, Parkwood Springs was struggling; the quality of green space was poor and anti-social behaviour was rife in every part of the site. However, a lot of hard work by the local Friends’ groups and the City Council has made some significant improvements. The area close to Burngreave has made huge progress and Wardsend Cemetery has become a valued asset.

The journey has been tough, however, and the work is far from complete. The fires at the Ski Village have brought a complete decay of this much loved facility, and the area above the cemetery needs attention to bring it up to the standard of the southern area.

This Masterplan presents a vision for the whole of Parkwood Springs. It knits together the various interests: the exciting plans by Extreme Destinations for the former Ski Village; the complicated history of the landfill site by Viridor; the ambitions of the local communities; and the needs of a growing city.

The people, groups and businesses that live and work around Parkwood Springs have a vital role to play in shaping its future. We are seeking your ideas and views on this draft Masterplan and a short survey can be completed at https://sheffield.citizenspace.com/.

*Sheffield Hallam University study into the economic impact of the outdoor economy (2014)
Looking south towards the City Centre from above Wardsend Cemetery
In 2028 Parkwood Springs will be the *country park in the city*: it will be a clean and welcoming open space that offers extreme sports, recreation, peaceful walks and a range of events and activities across the whole site. The former Ski Village will be restored into a multi-sport and leisure destination drawing visitors from across the city and beyond.

It will wear its unique heritage with style and confidence and be a valued asset for the local community to feel proud of. It will be well connected to the city around it and be the green back-drop for a great place to live and work.
OBJECTIVES

In 2028 Parkwood Springs will be:

- A high quality open space that meets the “Sheffield Standard” with a unique blend of urban and country park activities.
- A major outdoor leisure destination centred on and around the former Ski Village.
- The centrepiece for the local community with the majority of the site being free to access.
- A place to enjoy well managed areas of wildlife and geological conservation and a way to connect with the River Don and its rich heritage.
- A self-financing asset using income generated on and around the site for its long term future.
- Well connected to the city around it with improved routes through it to access different parts of the city.
- A place where people and businesses want to live and work close to – at Woodside, Burngreave, Shirecliffe, Neepsend and Kelham Island.

1. Green and Open Space Strategy 2010-2030
1. **INTRODUCTION & CONTEXT**

Sheffield is 'The Outdoor City'. It is the only major city with part of a National Park within its boundary and it is one of the greenest cities in England. Its rolling hills, deep valleys, reservoirs and gritstone rock provide the perfect scene for outdoor pursuits – kayaking, mountain biking, running and climbing to name a few.

Parkwood Springs is a potential new destination as part of Sheffield’s outdoor offer, and it is instrumental in the regeneration of the Upper Don Valley. It is 150 hectares of open space on the south-west facing side of the Upper Don Valley only 1 mile from the City Centre. It rises steeply above the River Don to 176 metres above sea level, affording stunning views across the city and the Peak District National Park beyond.

Parkwood Springs has long been a prominent feature on Sheffield’s landscape with a diverse range of land uses: a medieval deer park, woodlands, railway, housing, allotments, Victorian cemetery, mineral extraction, landfill, manufacturing, and brick works. Some of these have left a negative mark on the site, compounded by the fires in 2012 that destroyed the Ski Village that had previously been part of the site. The Ski Village was a much loved attraction and it has produced some of the nation’s most successful Winter Olympians.

Despite the challenges, the local community and the City Council have put in a lot work over the last 15 years to improve Parkwood Springs. Its biodiversity has increased, its heritage has become more widely known, and there are mountain bike trails and regular sporting events taking place in the southern part of the site close to Burngreave. Moreover, in December 2017 the Council announced the appointment of Extreme Destinations with Continuum Attractions (as operator) to develop a sports, leisure and entertainment attraction at the former Ski Village. The benefits that this will bring to the green and open spaces at Parkwood Springs must be maximised.

The potential for housing growth in the wider areas of Kelham Island, Neepsend and Woodside provide a dynamic context for this Masterplan leading to regeneration whilst also enhancing the ease and quality of connections from the Parkwood Springs area to the City Centre. Parkwood Springs can provide a large, quality open space with a range of recreation activities, close to where populations are expected to rise over the next 10 to 15 years.

**The purpose of this Plan is to manage the expected changes and improvements to Parkwood Springs over the next 10 years. It establishes a common vision for the site and promotes and guides key improvements. Importantly, it will be the basis from which public and private investments can be co-ordinated, prioritised and managed.**

---

2. [http://theoutdoorcity.co.uk/](http://theoutdoorcity.co.uk/)
Sheffield City Region

Parkwood Springs is surrounded by the city of Sheffield at the heart of the City Region (Fig. 1 & 2). Sheffield has good transport links to the rest of the UK, and a strong sense of identity including part of the Peak District National Park within its boundary.

The South Yorkshire catchment has a population of 1.38 million (2016), with Sheffield itself around 575,400 (mid-2016).

Parkwood Springs is connected to the strategic road network via the A61 (Penistone Road) which leads to the City Centre (just 1 mile away). Junctions 34 and 36 of the M1 motorway are 3 and 7 miles from the site respectively.
The Outdoor City

Figure 2 shows Parkwood Springs and some of Sheffield’s ‘outdoor assets’. At 176m above sea level, Parkwood Springs provides panoramic views from the city centre to Grenoside Woods in the north. The site stretches along the eastern side of the Upper Don Valley.

Sheffield offers a unique blend of urban life, extensive parks, easy access to the countryside; and popular outdoor activities such as hiking, climbing and biking.

The Outdoor City Strategy3 aims to strengthen the city’s brand and its businesses in the outdoor sector through increasing income from tourism and inward investment. The central location of Parkwood Springs and its proximity to the Peak District gives it a unique proposition. It has the potential to raise Sheffield’s profile as one of the UK’s premier destinations for outdoor leisure and recreation.

3. http://www.welcometosheffield.co.uk/content/images/fromassets/100_7296_011216153153.pdf
Local Context

The southern boundary of Parkwood Springs is located 1 mile north of the City Centre (Fig.3). It covers around 150 hectares (370 acres); by comparison, Hyde Park in London is 146 hectares.

The site overlooks a mix of land-uses: from the south, there are new homes at Kelham Island and new and established businesses at Neepsend. A large number of industrial, storage and distribution uses dominate the central stretch of the Upper Don Valley alongside Parkwood Springs. The bustling district of Hillsborough is within walking distance of Wardsend Cemetery.

Around 10,000 people live within a 5 minute walk of Parkwood Springs, many of whom live immediately to the east sharing its elevated position over the city. The eastern boundary of Parkwood Springs faces onto the communities of Shirecliffe and Southey largely made up of houses built in the 1950s and 60s as Council houses. In 2000 around 100 homes were built on Standish Way off Shirecliffe Road on the site that was once occupied by Sheffield College.

At 36 hectares, the landfill site sits in the middle, the majority of which is owned by Viridor Ltd. Under the planning permission in 2006 landfilling will cease by 31 December 2018 and then its landscape will be restored by 2020. Between now and 2020, Viridor, the Council and the Landfill Access Group (made up of members from the local community) will be assessing the detailed issues associated with granting public access to parts of the site. It is already agreed that a biennial review will be set up beyond 2020. This Plan cannot give any more certainty about how much public access will be given and when, but it does incorporate the Public Access Scheme by Viridor into the scenarios presented at Chapter 3.

An unauthorised New Age Travellers site currently occupies the land between Vale Road and the railway line. The Council issued possession proceedings in court and the case completed. Judgment has been adjourned and is (at time of writing) currently awaited.
Planning Context

The background and context to this draft Masterplan is explained below, while Chapter 2 presents the Masterplan principles to act as a framework for all projects and proposals over the next 10 years. Chapter 3 presents an illustrative plan for the whole site and breaks the site down into 4 zones where a series of project ideas and priorities are presented. Chapter 4 outlines some more detailed guiding principles for Parkwood Springs covering specific issues such as open space use and development parameters. Chapter 5 outlines a delivery programme and the next steps once consultation on this draft Masterplan has come to an end.

This version of the Masterplan has been approved for public consultation by the Cabinet Member for Culture, Parks and Leisure. We are seeking your views during this consultation and a short survey can be completed at https://sheffield.citizenspace.com. After the consultation, appropriate changes will be made and a revised version will be presented to the Council’s Cabinet for final approval and adoption. It will be an important tool to guide developers and investors, and to help local groups and statutory bodies deliver the identified projects.

Once the final version of this Masterplan is approved by the Council’s Cabinet it will be called a Supplementary Planning Document (SPD) and will hold weight in decision making on planning applications. This is because it provides more detailed guidance on how to apply planning policies in the Core Strategy (2009) and the Unitary Development Plan (1998) and taking into account national planning policy. Figure 4 illustrates this context, and the policies that this Masterplan supplements are outlined on the next page.
Local Planning Policy

Policy CS45 are CS50 in the Core Strategy are the key policies that this Masterplan supplements:

CS45: Quality and Accessibility of Open Space

"Priority for improvement of open space and related sports and recreational facilities will be given to:

a. District parks and open spaces, including...Parkwood Springs"

CS50: Parkwood Springs and the Parkwood Landfill Site

"Over the medium to long term, Parkwood Springs will be developed into a City Park. Sport and leisure facilities will be located at Sheffield Ski Village if they are needed to support the development of sport and recreation facilities there."

The following Core Strategy policies are also relevant, with pertinent ones summarised below:

- CS6: Manufacturing and the City Centre – Transition Areas identifies Kelham/Neepsend where manufacturing should not expand where it would detract from the regeneration of the area (Fig.9). The continued transition should improve the environment and sense of arrival between the City Centre and Parkwood Springs.

- CS11: Employment Locations in the North-East Urban Area includes demand for jobs that are close to where people live and which would complement the physical renewal of the area and attract investment will be promoted at Parkwood Springs and Woodside (along Rutland Road & Oakham Drive).

- CS15: Locations for Large Leisure and Cultural Developments includes the Upper Don Valley as a suitable location for leisure developments when there are no suitable sites in the City Centre or Lower Don Valley.

- CS17: City Centre Quarters and CS27: Housing in the

City Centre includes Kelham/Neepsend as a location for expanded City Centre living and new riverside housing and jobs, shown on Figure 9. CS17 acknowledges that existing small business will continue to perform an important economic role. Parkwood Springs can take advantage of the improved setting that new housing brings as it extends along the river up to Rutland Road and Neepsend Lane.

- CS47: Safeguarding of Open Space applies to the majority of Parkwood Springs, presuming against building on it unless the area is proved to be surplus to requirements and meets the criteria in the policy (including whether it is ancillary to the use of the open space). How this is applied to Parkwood Springs is explained at Chapter 4.

- CS61: Pedestrian Environments in the City Centre includes Kelham/Neepsend as an area in which a high-quality environment will allow for the priority for the safe, convenient and comfortable movement of pedestrians.

- CS74: Design Principles expects high quality development. Part g. of the policy highlights that development should enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people.
• Unitary Development Plan (UDP) Policy – Open space, ecology and geology (UDP GE10, GE11, GE12, GE13, GE14, GE15; Core Strategy CS47).

Figure 5 shows Parkwood Springs on the Core Strategy Key Diagram. It highlights it for major open space improvement, as a location for major built leisure, and as a waste disposal facility, though, that is now coming to an end.

Extracts from the UDP Proposals Map (1998) are shown at Figures 6, 7 & 8.

Whilst the Local Plan (UDP and Core Strategy) is the starting point for the determination of planning applications there are areas that have been in a state of transition since the adoption of the Local Plan, including:

• The area that indicates ecological value at Parkwood Springs has expanded since 1998 to cover large areas of Parkwood Springs both north and south of the Viridor landfill site.

• The Waste Disposal Area (Viridor landfill site) has reduced since 1998.

• The General Industry Area ‘B’ around the city centre (Fig.7) has been replaced with a Transition Area and the Mixed Use Area as a location for the expansion of City Centre living in the Core Strategy (Fig.9).
2. MASTERPLAN PRINCIPLES

Preparation of this Plan is a collaborative process between the local community and key stakeholders such as Extreme, Viridor and other local businesses and landowners with an interest in the site. The site’s urban and landscape character; geology; ecology; heritage and conservation; utilities; transport, access and connectivity have all been looked at. In addition, a leisure and recreation market study by Colliers International was commissioned and early views and ideas were gathered from the local community and other stakeholders.

This chapter identifies 4 Masterplan principles that projects and proposals at Parkwood Springs must take account of, and in some cases are instrumental in delivering them:

1. **The Local Community** – there is a strong local community with an active interest in Parkwood Springs. They have achieved a great deal in recent years and they must be heavily involved in the future of Parkwood Springs.

2. **Biodiversity and Open Space** – the breadth of wildlife at Parkwood Springs is one of its greatest assets, and achieving the Sheffield Standard - making it safe, clean and welcoming - will make a big difference to how it is used and respected by all users.

3. **Market Potential** – realising this at the former Ski Village will provide a unique attraction and is a potential source of income for the site.

4. **The Green Backdrop for New Homes and Businesses** – for existing and new residents and businesses, supporting developments at Kelham, Neepsend and Woodside.

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<td>cycle through it to access different parts of the city.</td>
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Principle no. 1: The Local Community

Parkwood Springs straddles 3 electoral wards – Burngreave, Hillsborough and Southey – and it is also close to City Ward in the city centre. Figure 10 shows some of the statistics for each of these wards.

**Burngreave**
Burngreave is one the city’s most ethnically diverse wards in Sheffield with black and ethnic minorities making up 64% of the population. It is also the 2nd most deprived ward in the city (out of 28) with life expectancy below the city average (74.7 years vs. 78.9 years for men, and 77.6 vs. 82.5 years for women) and childhood obesity for 4-5 and 10-11 year olds that are higher than city average. However, it is a ward that is characterised by a strong sense of community with a high number of volunteers and volunteering opportunities5.

**Southey**
Southey is less ethnically diverse but similar in terms of deprivation. There is a slightly higher percentage of economically active people (59% rather than 53%) and life expectancy is 3 years higher for men and nearly 2 years higher for women compared to Burngreave, but it is still the 5th most deprived ward in Sheffield and childhood obesity rates are above the city average.

**Hillsborough**
Hillsborough has a similar ethnic make-up to Southey but by contrast it sits in 16th position in terms of deprivation in Sheffield. 69% are economically active and childhood obesity is below the city average for both 4-5 and 6-16 years olds. Life expectancy is around the city average.

It is well known that there are inequalities between different communities and groups of people in Sheffield6. The statistics above show that Parkwood Springs is located between contrasting parts of the city and it could provide a large, quality open space and outdoor activities next to where the need is greatest in the city. Improved connections for walking and cycling across Parkwood Springs could also help more people to access services, jobs and recreation opportunities.

5. 300+ volunteers in the ward and around 200 opportunities in the S3 postcode (Sheffield Volunteer Centre database and State of Sheffield 2018).
Health: transformational change

There is indisputable evidence that physical activity performed on a frequent basis is good for individuals, society, the environment and for the economy. However, nearly a 3rd of people in Sheffield do less than 5 minutes a day of moderate physical activity (e.g. a brisk walk around a park).

In Sheffield, the city’s National Centre for Sport and Exercise Medicine (NCSEM) is committed to transform Sheffield into the most active city in the UK by 2020. The plan to achieve this is called Move More, which focuses on creating a culture of physical activity that makes it easier for people to be active as part of everyday life in Sheffield. Their focus of intervention is on the neighbourhoods that have the lowest levels of physical activity and sport participation. Burngreave and Southey are included in these areas.

Parks and green spaces serve an essential function in communities, contributing significantly to the health and well-being of local people. Move More’s vision for Sheffield’s parks is for them to make physical activity easy. This means designing them in a way that provides varied and easily accessible opportunities for physical activity, and promotes movement through people’s daily routines. At its heart, Parkwood Springs should adopt this approach.

7. https://www.movemoresheffield.com/about
8. Re-valuing Parks and Green Spaces 2018, Fields in Trust
Community-led Regeneration

For the last 2 decades the local community have been driving forward ideas and doing a lot of work at Parkwood Springs. With the help of the City Council, works have included footpath improvements and ongoing maintenance, heathland restoration, an agro-forestry area, woodland management, public events with the local community, and a 2km mountain bike trail with over 10,000 users a year. The Friends of Parkwood Springs, Friends of Wardsend Cemetery, local schools and many other organisations have led this work. Over the course of 12 years, around £750,000 has been spent on the southern area of Parkwood Springs close to Burngreave. This has come from Viridor landfill tax credits, Council grants, Sport England and the Sheffield and Rotherham Wildlife Trust. What is clear is that they are all contributing to the same aim – to create a better environment for people to learn, play and enjoy the great outdoors that Parkwood Springs has to offer.

In large part, many of the ongoing improvements have been inspired by the ‘Parkwood Springs Community Vision’ (Community Vision, 2003) by Prue Chiles Architects and Playscape Creations. It was produced in partnership with the Council, local regeneration agencies and the local community. The vision, below, was centred around the themes of ‘environment’, ‘leisure’ and ‘jobs’.

"The transformation [of Parkwood Springs] will be complete from wasteland site to a beautiful park with structured and free activities co-existing successfully."

The vision from 2003 formed the basis of planning policy in the Core Strategy and it has supported numerous on-the-ground improvements by the Council and the local community.

Such improvements are important and together they have made have a big difference to certain areas of Parkwood Springs. The vision is still relevant but there is still a lot to do and there is a sense that it doesn’t capture the ambition that now surrounds Parkwood Springs, especially since Extreme Destinations have been appointed.

If the new vision in this Plan is to be realised then a step change is needed. It is essential that the community is engaged in all the ways Parkwood Springs could change over the next 10 years, and engagement with local groups carried out in preparation of this Plan has been invaluable.

The next 3 pages highlight a selection of the achievements by and with the local community. This is followed by an overview of the main points that the local Friends’ groups have recently highlighted.
Figure 11: A selection of the achievements by the local community.

1. Dual slalom mountain bike trail (Photo: Richard Baybutt)
2. Footpath improvements
3. Heathland restoration in partnership with Sheffield & Rotherham Wildlife Trust

Parkwood Springs - MASTERPLAN PRINCIPLES

“For me, Parkwood is a unique city centre bike trail. When I descend from the top and turn the corner to the city centre view it fills me with pride to have been a part of this project. Even more so, it’s great to see young local kids grinning from ear to ear as they experience the joys of mountain biking. Here’s to many more laps and some awesome events”

Steve Peat
Down Hill World Champion, triple World Cup Champion, & double European Champion

The Friends of Parkwood Springs

Formed in 2010, they have 3 aims for Parkwood Springs: to help protect and conserve the wildlife, natural environment and green space; work towards restoring its green space as a resource for local residents; and encourage responsible use of its natural environment.

They organise activities throughout the year including gardening and conservation sessions, art events, wildlife walks and an annual lantern procession in October.
Wardsend Cemetery

Wardsend Cemetery overlooks the banks of the River Don at the north west boundary of Parkwood Springs. It opened in 1857 as the burial ground for St. Philip's Church on Infirmary Road (now demolished) with the last burial taking place in 1977 before officially closing in 1988. It is situated in what was (in 1857) a rural location with a small chapel at its centre (now also demolished). Over 30,000 people are buried in the cemetery, many of whom have military connections via the nearby Hillsborough Barracks and links to the Great Sheffield Flood (1864) which claimed some of the lives of those buried here.

It has been somewhat neglected in the last 2 decades, but the Friends of Wardsend Cemetery is now emerging from the shadows, giving visitors the opportunity to learn about fascinating history. They organise various events throughout the year including tours, clean up and work sessions and a yearly anniversary event that started in 2017 to mark 160 years. They have made strong links with the universities, local schools and colleges, the Don Catchment Rivers Trust, Sheffield Lakeland Partnership and arts organisations such as Stoneface Creative and Ignite Imaginations. 4 themes are emerging that the Friends Group are applying to Wardsend Cemetery: heritage, nature, remembrance and creative activities, and a recent renaming of the area as the Wardsend Cemetery Heritage Park will create opportunities to diversify its offer and attract more visitors.

Progress to happen

These improvements show what can be done by the local community and this must continue. However, they only scratch the surface of what was originally envisaged and what could be done with more resources. In order to achieve consistency across the site all people with an interest in Parkwood Springs need to unite around what has to happen next.
Community Engagement

In preparation for this Masterplan a community workshop in May 2015 provided an opportunity to discuss the general character of Parkwood Springs and allow a vision to emerge. The key messages that came from the discussions:

• Perceptions of Parkwood Springs are split between ‘untidy’, ‘neglected’ and ‘unsafe’, to ‘peaceful’, ‘treasured’ and ‘full of history’.

• Parkwood Springs is underachieving and not fulfilling its potential as a place that people would choose to visit.

• Some attendees highlighted issues with poor access, fly-tipping and anti-social behaviour, particularly around the Standish housing area and Wardsend Cemetery Heritage Park. However, some people thought it was unfair to associate Parkwood Springs with the word ‘failing’. This was because many members of the local community had a deep knowledge of the site’s difficult history: “despite its current problems Parkwood Springs is as good it has been for 40 years”.

• All attendees were asked how they would like to see Parkwood Springs in 15 years’ time. A range of ideas flowed, from the concept of a ‘Country Park in the City’ to a base for education and wildlife. Many said that they did not want a formalised ‘park’ with tarmac surfaces as they liked its natural character.

• A discussion around priorities revealed that the themes jobs, environment and leisure were still relevant but other themes such as education and heritage also came through very strongly.

“Failing was one word people did not want to associate with Parkwood Springs”

There was a recognition of the hugely important role the Friends’ Groups have in the future of Parkwood Springs. The partnerships they have formed with local schools and colleges, and local employers such as National Grid and Amey need to go from strength to strength. Aspirations to support apprenticeships for local students giving them an opportunity to help with stewarding the natural environment at Parkwood Springs were discussed as ideas. Significantly, everyone agreed that local people need to have a sense of pride in the area which will help reduce anti social behaviour, motorcycles (illegal) and fly-tipping that particularly affect the northern half of Parkwood Springs.

Attracting people to Parkwood Springs, and improving connections in and around it, is essential for its success.

More recent discussions with the Friends’ Groups have raised the following ideas for what the Plan should aim to achieve:

• If more people visited Parkwood Springs then proposals need to accommodate improved infrastructure on or around the site in relation to car parking, facilities etc.. This is true of the south (Cooks Wood Road and the former Ski Village) and at Wardsend Cemetery Heritage Park.

• Direct public transport is poor and largely non-existent. Areas for potential improvement need to be highlighted.

• An attractor in the northern half of the site could follow the model set by the regeneration of the Manor & Norfolk Park in Sheffield where a farm, wildflower meadows, cafe and restored heritage features have transformed the way the park is used and perceived.

• Plans for the part of the Viridor landfill site which has not been tipped (the southern section shown at Fig.3) need to be shown in more detail.

• Attracting people to Parkwood Springs and improving connections in and around it is essential for its success. Wardsend Cemetery Heritage Park provides the best opportunity to link the River Don valley to Parkwood Springs for both recreation and everyday travel.

“It is possible to go from one side of the city to the other without leaving green spaces. Routes through Parkwood should underline that uniqueness”

The Obelisk at Wardsend Cemetery
• The cycle and pedestrian route along Club Mill Road should be improved and ideally directly linked to Herries Road.

• Better signage, car parking facilities and disabled access paths into the cemetery and around it have been listed as priorities for Wardsend Cemetery Heritage Park.

• There are aspirations to create an amphitheatre on the old Chapel site at Wardsend Cemetery Heritage Park to hold events including music, theatre and arts. Other art installations – such as on the bridge and on the gates of Cooper Car Spares – could be explored.

• Wardsend Cemetery Heritage Park is at the start/end of the Don Valley Way by the Don Catchment Rivers Trust which is a new walking trail that follows the River Don between Doncaster and Sheffield. It is part of a Heritage Lottery funded project celebrating the history and wildlife of the River Don.

• Links should be made with The Outdoor City and particularly the mountain biking and urban fell runners scene e.g. it is possible to go from one side of the city to the other without leaving green spaces. The routes through Parkwood should underline that uniqueness.

• Accessible and adventurous routes along the ridge and along the valley should be a priority in order to create the ‘whole day’ experience at Parkwood Springs. Some of those routes could double up as commuter routes (e.g. Club Mill Road).

• An additional attractor at the allotments at the top of the hill is important. Some ideas included paintballing, laser tag – but a café, toilets and allotment-themed uses (e.g. community allotments, city farm) were popular. There is some unease about losing the allotments but a consensus that something will need to change if fly-tipping and anti-social behaviour are to be tackled.

• It’s important to recognise and make the link to health and well-being through the Masterplan.

• A Masterplan should make links with the State of Nature Report by the Sheffield and Rotherham Wildlife Trust.

• Suggestions have been made to join up funding streams – e.g. HLF, flood alleviation projects, Sport England, British Cycling, Don Catchment Rivers Trust, Community Infrastructure Levy etc..
Biodiversity

Due to its position on the Don Valley, Parkwood Springs is a key biodiversity corridor supporting a diverse mixture of habitats. It is the former site of 2 large ancient woodlands. Little trace of them remains apart from a few patches of relict woodland flora (bluebell, great woodrush, and attendant mature sessile oak). Heathland occurs at scattered locations, with the largest area in the southern half, together with areas of rough grassland. Planted blocks of woodland also form a major component; these are often mixed, native and non-native stands. Running water occurs at a location in the south eastern corner of Parkwood Springs – a water course feeds one of the ponds before leaving the site under the housing at Cooks Wood Road.

Areas in the northern half that were once landfilled (now closed and capped) have gone through a process of succession, which starts with legumes (vetches, vetchlings, trefoils, clovers and goat’s – rue). The latter is very abundant in these areas. Grasses and tall ruderals have formed the next stage. Finally, scattered scrub has begun to develop, usually a mixture of common hawthorn, buddleja, dog rose, or grey willow where the ground is wet.

The large areas of open/treeless spaces attract hunting raptors and a buzzard (Buteo buteo) has been seen circling (and mewling) over the site, and White’s Tip was riddled with small rodent tunnels, probably vole (Myodes glareolus).

The Sheffield State of Nature 2018 report by Sheffield and Rotherham Wildlife Trust highlights the need to protect the city’s stunning wildlife and wild spaces – now, more than ever. Parkwood Springs has role to play in this and the report’s headlines are relevant to Parkwood Springs:

- Over a third of Sheffield is covered by designated sites for nature conservation and many are in need of better management – 80 hectares of Parkwood Springs is covered by the Local Nature Site designation (see Fig.12)
- An impressive 16% of Sheffield is wooded – Parkwood Springs has three small areas of ancient woodland
- 26 out of Sheffield’s 31 fish species have recolonised or been reintroduced to the city’s rivers – this includes the stretch of the River Don close to Parkwood Springs.
- There are gaps in the survey data for local wildlife and habitats across Sheffield and Parkwood Springs is no exception – an updated survey should be carried out in the next few years.
- Ongoing collaboration between local groups, landowners and land managers is essential for the future protection of Sheffield’s wildlife and wild spaces, and in realising the value of wildlife to the public. Parkwood Springs doesn’t have a starting point in this respect, but there is more to do if resources can be secured.

Open Space

The overriding objective over the years has been to raise the quality of Parkwood Springs to the Sheffield Standard in the City’s Green and Open Space Strategy: an open space that is clean, welcoming and signed. After 15 years’ hard work, the area close to Burngreave does meet this standard and the challenge is to achieve this across the whole of Parkwood Springs by 2028.

Such baseline standards include the quality and management of routes for walking, disabled access and cycling, including segregation by a difference in level. Walking routes need to meet the applicable inclusive design standards (see Chapter 4) subject to what is feasible given the topography.

The baseline standard should extend to protecting, enhancing and interpreting Parkwood Springs’ heritage local character. The points of heritage interest that need exploring further include Wardsend Cemetery, Parkwood Hall and the story of Parkwood Village.

The condition of the site’s biodiversity and open spaces is vital to the success of Parkwood Springs over the next 10 years. To ensure continuity of management and monitor...
change, a Site Management Plan is needed. This will, for instance, prepare the site for changes that are planned as a result of development in and around the former Ski Village, and identify ways to introduce new species by taking full advantage of Parkwood’s position in the city. Such a plan would also help groups and the Council bid for funds and programme a schedule of work.

**Place-keeping**

Creating good quality green and open spaces across Parkwood Springs will be an achievement in itself, but managing and maintaining them for the long term is an even greater challenge, and one that must not be forgotten. In light of continuing budget cuts to local authorities, rather than aiming to rely on just one or two medium-large funding streams (e.g. City Council funding), many funding streams will have to be used together.

Partnerships between the City Council and the wide range of groups, organisations and investors with an interest in Parkwood will be critical for this. The design of new features is also important because the quality and robustness of materials and how they’re intended to be used will make a difference to how long it lasts. There are also questions about who has responsibility for the upkeep of Parkwood Springs in the long term – this Plan won’t have all of the answers but it may open a discussion about this, and about how decisions are made for such a valued green space.
Principle no.3: Market Potential

The Market Potential in The Outdoor City

Sheffield is the UK’s Outdoor City. This is a conscious strategy to both reposition the brand of the city and leverage economic advantage from its natural assets and reputation as a green, active and outdoors place.

The outdoor economy has been identified as an area of competitive advantage that the city can maximise to help drive trade, talent and tourism. An Outdoor Economy report by Sheffield Hallam University evidences the city’s strengths: higher than average participation rates in outdoor activities; the highest household spend on outdoor equipment in the country; and more than 200 outdoor businesses.

"Research shows there is an opportunity to create an exciting outdoor activity ‘destination’ at and around the Ski Village"

Catchment

Parkwood Springs’ central location in Sheffield provides a significant local population. There are nearly 400,000 people living within a 15 minute drive time and nearly 1 million within a 30 minute drive. 760,000 of this million are within the age range most likely to participate in outdoor activities (aged 5-64).

There are 4 core groups that can be targeted in the catchment:

- Local residents: There is a sizeable local catchment with a good age profile for outdoor recreation activities.
- Day Visitors: Like the local catchment, the day visitor catchment is sizeable with a good age profile for outdoor recreation activities. Mid and lower income groups dominate the catchment but with pockets of affluence most notably in the Peak District and the rural areas of Doncaster and Worksop.

• Staying Tourists: The leisure tourism market in Sheffield is of an average size with the greatest potential being those visiting friends and family. The neighbouring Peak District provides an opportunity to attract staying visitors for a day trip out of the National Park, if the offer is complementary and compelling enough.
• Students & Schools: University students are an attractive local market for specific activities like mountain biking or skiing/snowboarding, albeit not in large volumes and carefully priced.
• Outdoor Activity Enthusiasts: Sheffield has a particularly strong outdoor scene, with strong local communities of both snowsports and mountain bike enthusiasts. This higher level of interest and local participation can be the cornerstone of the case for demand for an outdoor activity destination at Parkwood Springs.

In this context, a new leisure attraction is an exciting idea at Parkwood Springs. The Sheffield Ski Village was once a very popular attraction – in the late 1990s it had around 280,000 slope users and visitors a year and it is understood to have been profitable at this peak. The freestyle offer was a unique, high quality facility that had a strong and loyal user base. It attracted a number of talented individuals who have gone on to achieve international competitive success in freestyle skiing and snowboarding. This concentration of activity ensured the vitality of the area during the day and into the evenings.

Research commissioned at the early stages of this Masterplan, by real estate firm Colliers International Destination Consulting, shows there is an opportunity to create an exciting outdoor activity destination at and around the Ski Village – the site, location and market context are all positive. The study concluded that a range of uses – snowsports, mountain biking and complementary leisure uses – have the potential to attract sensible and appropriate visitor numbers and produce an annual operating surplus. Extreme Destinations are now working to deliver an attraction of this type.

“Improving the environment of Parkwood Springs must not be restricted to the site itself”

However, improving the experience of visitors as they approach the site will considerably increase the chances of an attraction being a success. Arriving under a low bridge through the industrial and semi-vacant sites was a negative factor during the operation of the former Ski Village.
There are around 10,000 people already living within a 5-minute walk of Parkwood Springs. This compares to other large open spaces in the city such as Concord Park (c.11,000 people) and Graves Park (c.8,000 people). With the right offer and quality of experience, Parkwood Springs could be the green backdrop and setting for growth in the wider areas of Neepsend, Woodside, Kelham Island and into the City Centre. These areas were designated a ‘Housing Zone’ by the Government in 2016 which will assist with the delivery of new homes on previously developed land. As part of this, the Council is looking at ways to deliver infrastructure such as highways improvements, flood alleviation, affordable housing, and environmental improvements.

“Parkwood Springs will be a major open space close to where populations are rising”

This is significant for Parkwood Springs because it will be a major open space close to where populations are rising. Kelham Island has begun the transition into a popular neighbourhood; apartments and high-density housing are attracting a range of new residents including older people as well as younger households.

Kelham Island’s success is being driven by the contemporary lifestyle offer, the architectural quality of development and by taking advantage of the area’s environmental assets: the Kelham Island Conservation Area and the riverside setting. The location, on the edge of the City Centre and near to Supertram, enables more sustainable lifestyles.

It is the Core Strategy that supports the development of new homes in the area (Core Strategy policy CS6 and CS17). As new homes extend northwards towards and including the Rutland Road area, development needs to follow the high quality lead set by the new homes at Kelham Island. Such development would dramatically improve the environment leading to Parkwood Springs from the south.

Employment uses are also supported in the area by Core Strategy policy CS11 and are an important part of the industrial heritage and character that makes the area unique.
However, under CS11 employment uses need to complement the physical renewal of the area and attract investment.

**Connections**

An important factor for how Parkwood Springs promotes itself as a setting for growth is how accessible it is.

Figure 13 shows areas that currently have a poor sense of arrival. This is partly caused by the light industrial uses that visitors have to pass through but also because the wayfinding points are not clear enough. The white arrows show connections across the site that are in need of improvement. This Masterplan aims to address the following issues and opportunities:

- Better road, pedestrian, cycling and public transport connections to the Extreme proposals to support their ambitions.
- Establishing a north-south walking and cycling route alongside the River Don from Herries Road through Wardsend Cemetery and into Neepsend, Kelham Island the City Centre. It would need to be carefully planned and linked with other routes to attract the greatest number of users.
- Improved walking and cycling connections north-south within the site to create a family-friendly route along the ridge and an ‘explorers’ route along the lower slopes to draw people across the site and create a ‘whole day out’ offer.
- Car parking at Wardsend Cemetery is a constraint. There is some on-road parking on Livesey Street but for larger events there is a need for more.
- Car parking at the former Ski Village should be the main arrival point to Parkwood Springs from the south.
- Housing growth at Neepsend and Woodside, including the Rutland Road area, will increase the likelihood of supporting additional bus routes or increased frequency on existing ones. Neepsend Lane currently has a medium frequency bus route which may have the potential to increase, and Rutland Road and Pitsmoor Road currently have no bus routes though there is an unused bus stop on Pitsmoor Road.
**Summary of the 4 Masterplan Principles**

<table>
<thead>
<tr>
<th><strong>The Local Community</strong></th>
<th><strong>Biodiversity and Open Space Quality</strong></th>
<th><strong>Market Potential</strong></th>
<th><strong>The Green Backdrop for Homes and Businesses</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>A lot of work by the local community has gone into improving the quality of the green and open spaces at Parkwood Springs over the years. To some extent, Parkwood Springs is already the centre-piece of the local community. Proposals must build on this success and reach the areas of the site that have not yet been improved to the same level.</td>
<td>Parkwood’s greatest asset is its natural environment and proposals need to achieve improvements in biodiversity wherever possible. Raising the quality of the open spaces to meet the ‘Sheffield Standard’ is a top priority. At the most basic level, Parkwood can be the centre-piece for the local community as a free, accessible, quality open space that is clean, welcoming and signed.</td>
<td>There is a compelling case for a commercial leisure and recreation development at the former Ski Village. The appointment of Extreme Destinations with operator Continuum Attractions in 2017 is the first step.</td>
<td>If new activities, people and businesses are to be attracted to Parkwood Springs, then the wider environment needs to be transformed, access improved and connections within it enhanced. Increasing the population in nearby Neepsend, Kelham Island and Woodside will enable this.</td>
</tr>
</tbody>
</table>

### Conclusion

#### Activity
- The site has huge potential to increase local participation in sport and exercise, contributing to the physical and mental wellbeing of users and connecting people to nature and their local history.

#### Events
- It is big enough to take a 40 minute jog, cycle for half an hour on a variety of terrains without having to retrace your route, and there is a wealth of local history to be discovered at Wardsend Cemetery on the banks of the River Don; now being branded as the Wardsend Cemetery Heritage Park to diversify its offer.

#### Income
- The site, location and market context for a commercial leisure development at the former Ski Village are positive and have the potential to generate a long term income for Parkwood Springs.

#### Connections
- There are opportunities to walk and cycle to shops, schools, colleges and the City Centre through Parkwood Springs. New access routes will open up the commercial opportunities in the south and better use could be made of routes along the valley bottom.
- As a result, people and businesses should want to live and work in the surrounding area. Neepsend, Kelham Island and Woodside in Burngreave have the potential to meet more of the city’s need for new homes, and a large, good quality open space nearby will help to achieve this.
The River Don near Wardsend Cemetery. Credit: Jeff Allsebrook
3. ILLUSTRATIVE PLAN AND INDICATIVE PROJECTS

Building on the Core Strategy policies, the vision, objectives and Masterplan Principles identified in the previous chapters, a illustrative concept plan has been produced to show a set of indicative projects (Fig.13 on the next page).

We are at an early point in the definition and design of the projects, so they are indicative of what could be achieved. They are intended to be discussed in more detail during the consultation on this draft Masterplan. This consultation will help to refine and prioritise the project ideas, and once this Masterplan is approved funding will need to be secured to progress the detailed scheme designs. Some will require planning permission and other consents.

Parkwood Springs is a large and complicated site so it is divided into 4 zones as shown on Figure 14. All four zones are in line with the principles set out in the Core Strategy policies outlined in Chapter 1:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Heritage, Nature and Creativity Zone</td>
</tr>
<tr>
<td>2</td>
<td>Local Park Activity Zone</td>
</tr>
<tr>
<td>3</td>
<td>Central Activity Zone</td>
</tr>
<tr>
<td>4</td>
<td>Emerging Landscape Zone - beyond a landfill site</td>
</tr>
</tbody>
</table>

28 indicative projects are spread across the zones and the rest of this chapter relates them to the 4 key themes:

<table>
<thead>
<tr>
<th>Key Themes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Local Community (LC)</td>
</tr>
<tr>
<td>Biodiversity and Open Space Quality (BIO)</td>
</tr>
<tr>
<td>Market Potential (MKP)</td>
</tr>
<tr>
<td>The Green Backdrop for New Homes and Businesses (GB)</td>
</tr>
</tbody>
</table>

In addition, 2 indicative projects are given the title ‘Key Projects’. This means they could have the biggest positive impact and act as a catalyst for the area, making the delivery of further projects and proposals slightly easier.
Four Zones

1. Heritage, Nature and Creativity Zone
2. Local Park Activity Zone
3. Central Activity Zone
4. Emerging Landscape Zone - beyond a landfill site

Key

- Proposed - ideas presented for consultation and further discussion
- Public footpaths
- Bridleways
- Cross-country mountain bike climb
- Beginner/cross-country mountain bike trail
- All abilities mountain bike trail
- Intermediate mountain bike trail
- Expert mountain bike trail
- Pumptrack
- Improved pedestrian links
- Upper Don Valley cycling and walking route & alternative to Penistone Road
- Attenuation pond/drainage channel used in times of heavy rainfall (Vindor)
- Heritage trail
- Access road options
- Heather and wildflower meadow planting
- Invasive species control
- New or replacement information boards
- Car parking
- 2m contours
- Woodland planting (Vindor)
- Grassland (Vindor)
- Open space (Vindor)
- Pond creation/restoration

Existing

- Open space
- Woodland
- Site of Special Scientific Interest (SSSI)
- Point of heritage interest

Figure 14: Illustrative Plan

Household Waste Recycling Centre to remain, seating improved.

Endowment area covering the post collection recycling area reserved, landing further development in consultation with East Devon Council after 2028.
This area of Parkwood Springs must become a place where people of all ages want to spend time in and engender a sense of pride and ownership among people who live and work nearby. Wardsend Cemetery Heritage Park, the setting of the River Don and a new attraction in place of the allotments have the potential to do this under the themes of heritage, nature and creativity that are being promoted by the Friends of Wardsend Cemetery.

It has the potential to attract a wide audience from across Sheffield but also visitors who are already on a day out to Parkwood Springs. The Cemetery must be better connected to the rest of Parkwood Springs and direct access to the River Don improved. Indeed, this stretch is one of the few places where access to the water is possible. Connections to the wider city are also vital because it will make it feel safer and reduce anti-social behaviour and fly-tipping; a walking and cycling route along the valley bottom could help with this.

The allotments are a target for vandalism and fly-tipping because they are so isolated. A new attraction is needed which uses the ‘allotment theme’ but retains the pigeon lofts. The type of attraction must appeal to all ages but it needs to increase a sense of pride among the local community – owned by them in some way. Such an attraction could spill out to the more open landscape that is currently underused.

The projects (Fig.15) focus on these key interventions but they also relate to bringing the area up to the Sheffield Standard (under the Biodiversity and Open Space theme). Many projects are intended to be driven by the local community to some extent, though not exclusively (see Chapter 4 Delivery Programme).
Overview - indicative ideas in line with the Core Strategy policies, presented for consultation.

Local Community

LC1 Car parking and signage at Wardsend Cemetery Heritage Park: Formalised spaces will make a big difference to visitors.

LC2 Events space at Wardsend Cemetery Heritage Park. Called the ‘theatre in the woods’ it could host outdoor music related to the Tramlines festival and atmospheric theatre productions during the summer. The site is not close to local residents or other sensitive uses to cause a noise disturbance and it could provide a small income for the Group.

LC3 Re-imagining the allotments: explore creative partnerships to deliver a new attraction based on the allotment theme (e.g. a city farm) and an art and design studio, cafe and/or children’s playground (for example, and in line with legislation affecting allotments). We want to engage with organisations and businesses that are interested.

LC4 Fully inclusive tour circuit at Wardsend Cemetery Heritage Park: Digitally enabled with mobile apps and audio guides, potentially created by local artists.

LC5 Wardsend Cemetery Heritage Park visitor facilities: a purpose built facility to showcase artefacts, records, memorabilia, leaflets, cemetery guides and public toilets suitable for disabled visitors, and a larger car park.

LC6 A 5km run route with the potential for a new Park Run: the route would start at Cooks Wood Road and follow the ridgeline up to the north of the site and loop back again. Although kept to a minimum, there would be some change in elevation and the paths would be a trail surface (crusher run).

LC7 Changing facilities at Cooks Wood Road with potential for a FA grass football hub and other sports (e.g. cricket nets). Facilities for disabled people to Sport England’s standards.

Biodiversity & Open Space Quality

BIO1 Site Management Plan and ecological surveys updated: Once the existing habitats are known in better detail and being supported, there is the potential to introduce new species such as reptiles (e.g. common lizard), amphibians (in restored ponds), skylark and field mice via breeding programmes.

BIO2 Information boards at Wardsend Cemetery Heritage Park and Longley Avenue West entrance.

BIO3 Invasive species control: at Wardsend Cemetery Heritage Park

BIO4 Boundary improvements to help restrict access of illegal quad/motor biking but also for event organising. This should include replacement of ‘A’ frames with ‘K’ frames at all entrance points which are more accessible. These could include artist designed boundaries (as at Manor Fields Park) to help create a unique and cherished identity.

BIO5 More extensive footpath and bridleways improvements. Walking routes need to be kept separate from bridleways to ensure more inclusive access for people with visual or hearing difficulties. Dedicated routes for cycling (for all abilities) will help with this.

BIO6 Conservation Management Plan for Wardsend Cemetery Heritage Park: This would identify all heritage features (layout, trees, structures and remnants of structures) and features of ecological significance and put forward a plan for future maintenance to maximise its amenities and educational potential. It would set out the risks and opportunities of the site’s heritage and conservation value. It could promote the value the cemetery has in connecting local people directly with their heritage, biodiversity and landscape, which also links to the well being agenda. It would assist in the preparation of bids to the Heritage Lottery Fund.

BIO7 Planting of new heather and pictorial meadow planting: on the higher slopes above Wardsend Cemetery Heritage Park and along the slopes above Club Mill Road.

BIO8 A series of mountain bike and cycle trails connecting north and south (a range of routes for all abilities).
A walking and cycling route between Herries Road South and Kelham/Neepsend passes through a diverse range of land uses, but the environment is predominantly green with glimpses and access points to the River Don. After leaving Herries Road South the route passes along the backs of industrial premises, through Wardsend Cemetery, ‘White’s Tip’ (an area that was once tipped with inert waste), and a small industrial estate. The majority of the route follows Club Mill Road which begins as a wide 3 to 4 metre track at Wardsend Cemetery and becomes a tarmac surface through the small industrial estate before it meets Neepsend Lane and Penistone Road at Hillfoot Bridge.

Herries Road South to Wardsend Cemetery Heritage Park

This part of the route is a 560 metre straight corridor and there is a level difference of 10 metres between Herries Road South and Club Mill Road which undulates in between. It is desirable, therefore, that the height is lost gradually to even out the gradients to make it as accessible as possible to all users. To achieve this, a soil nailed embankment could be created along the first half of the route from Herries Road South enabling it to sit above the existing footpath that follows the gradients. The gradients overall would vary between 1:20 and a maximum of 1:10. It would be a smooth tarmac surface with a width of 3 metres to accommodate two way pedestrian and cycle traffic. A minimum half a metre grass verge would be incorporated along its length. Ground level solar powered lighting at approximately 25 metre intervals could be considered to assist route finding in low light conditions.

This part of the route includes a buried gas main necessitating agreement with National Grid for all proposals.

Club Mill Road to ‘White’s Tip’

Club Mill Road is a 3 to 4 metre wide track with a crusher run surface. The route runs alongside the River Don and passes through the middle of White’s Tip in a cleft between the fill mound and a high retaining stone wall. White’s Tip is the location of the Neepsend’s Power Station which was demolished in the 1980s. Since then it has been tipped with materials in relation to the coal stores of the power station and inert rubble, soil and hardcore.

This section would be relatively easy to improve for pedestrians and cyclists. The existing track could be surfaced with a tarmac overlay.

Club Mill Road industrial estate

This section of the route passes through a small active industrial estate. The owners and occupiers of the industrial estate would need to be brought on board to explore the potential to separate pedestrians and cyclists from the vehicles using the estate. Kerbs, bollards and white lines could be considered.

Club Mill Road river bank to Neepsend Lane

At the point where the industrial estate ends there is the Old Club Mill Road river bank to Neepsend Lane

Section a (Fig. 15) Park Silver Mill site. It is in a very poor condition but some interpretation signage could be beneficial here. It occupies an area of rough land with vegetation blocking the view to the river. There is scope for environmental improvements, litter and vegetation clearance, new planting and bank regrading. Part of the site could even be used as a small car park for employees of the industrial estate, freeing the road of parked cars for cyclists and pedestrians.

Club Mill Road follows the edge of the River Don until it meets Neepsend Land and Penistone Road at Hillfoot Bridge. Mature tree cover creates a green corridor with attractive views to Sandbed Weir – another point of heritage interest. A viewpoint could be created with seating, fishing points and interpretation facilities.

The objectives that will be met by the Heritage, Nature and
Creativity Zone (1 = indirectly, 2 = directly):

<table>
<thead>
<tr>
<th>Description</th>
<th>Creativity Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>A high quality open space that meets the ‘Sheffield Standard’ with a unique blend of urban and country park activities</td>
<td>2</td>
</tr>
<tr>
<td>A major outdoor leisure destination centred on and around the former Ski Village.</td>
<td>1</td>
</tr>
<tr>
<td>The centrepiece for the local community with the majority of the site being free to access.</td>
<td>2</td>
</tr>
<tr>
<td>A place to enjoy well managed areas of wildlife and geological conservation and a way to connect with the River Don and its rich heritage.</td>
<td>2</td>
</tr>
<tr>
<td>A self-financing asset using income generated on and around the site for its long term future.</td>
<td>1</td>
</tr>
<tr>
<td>Well connected to the city around it, encouraging people to walk and cycle through it to access different parts of the city.</td>
<td>2</td>
</tr>
<tr>
<td>A place where people and businesses want to live and work close to – at Woodside, Burngreave, Shirecliffe, Neepsend and Kelham Island.</td>
<td>2</td>
</tr>
</tbody>
</table>

Reasons for the KEY PROJECTS:

- LC3: Re-imagining the allotments will be make a significant difference to how this area of Parkwood Springs is used and perceived by others. It is currently struggling to deal with anti-social behaviour and fly-tipping and the quality of the open space is poor. A community or charity led facility must bring people into the area - populate it with activity throughout the week to reduce the likelihood of the site’s current problems occurring.

- SG2: Wardsend Cemetery Heritage Park must become a through route for people on their daily routines in order to promote itself as a place to visit and spend time in, and to reduce the flytipping problems that this area also deals with.

Section b (Fig. 15)
No.2: Local Park Activity Zone

This zone would host a variety of sports and local play activities, freely and easily accessible to the local community. It is already a valued local space and it is the local gateway into Parkwood Springs from Woodside and Burngreave.

New and improved facilities at the Cooks Wood Road entrance are needed and it is a priority in the draft FA/County FA ‘Local Football Facility Plan’. A local junior football club currently use it as their home pitch so the space has great potential.

New bike trails and better footpaths would link visitors to the commercial uses in the Central Activity Zone and cafe/toilet facilities at the top of the hill would complement the extreme sports happening down the hill.

An updated Site Management Plan for trees and ecology will ensure the area’s wildlife will continue to be one of the outstanding features of this zone.
Overview - indicative ideas in line with the Core Strategy policies, presented for consultation.

The Local Community

- **LC6** A 5km run route to create the potential for a new Park Run: as described at the Heritage, Nature and Creativity Zone.
- **LC7** Public art: incorporated into the footpaths and trails.
- **LC8** Events space in the south: accessed from Cooks Wood Road and utilising the natural slope overlooking the football pitches, and can be made secure (e.g. for events similar to those at the Botanical Gardens). It could host informal events too and facilitate a BBQ area.
- **LC9** Changing facilities at the Cooks Wood Road entrance with the potential for a FA grass football hub and other sports (e.g. cricket nets). They need to include facilities for disabled people to Sport England’s standards.

Biodiversity and Open Space

- **BIO1** Site Management Plan and ecological surveys updated: Once the existing habitats are know in better detail and being supported, there is the potential to introduce new species such as reptiles (e.g. common lizard), amphibians (in restored ponds - indicative locations shown on plan), skylark and field mice via breeding programmes.
- **BIO4** Boundary improvements to help restrict access of illegal quad/motor biking but also for event organising. This should include replacement of ‘A’ frames with ‘K’ frames (see page x) at all entrance points which are more accessible. These could include artist designed boundaries (as at Manor Fields Park) to help create a unique and cherished identity.
- **BIO5** more extensive footpath and bridleways improvements. Walking routes need to be kept separate from bridleways to ensure more inclusive access for people with visual or hearing difficulties. Dedicated routes for cycling (for all abilities) will help with this.
- **BIO8** A series of mountain bike and cycle trails connecting north and south (a range of routes for all abilities).
- **BIO9** Information board replacement or new at Cooks Wood Road and Rutland Road.

Market Potential

- **MKP1** Cafe and toilet facilities at the top of the hill above the Central Activity Zone: open to the wider public and focal point of the Local Park Activity Zone. **KEY PROJECT.**

The Green Backdrop for New Homes and Businesses

- **GB3** Better access from Woodside across Rutland Road: this would facilitate better links with new housing in the Woodside area and the new Astrea Academy school at Pye Bank.
- **GB4** New homes into Neepsend and Woodside: extend residential from Kelham Island into Neepsend using the riverside setting (Core Strategy policy CS17) and around Woodside to enable regeneration in the North East Urban Area.

The objectives that will be met by the Local Park Activity Zone (1 = indirectly, 2 = directly):

- A high quality open space that meets the ‘Sheffield Standard’ with a unique blend of urban and country park activities
- A major outdoor leisure destination centred on and around the former Ski Village.
- The centrepiece for the local community with the majority of the site being free to access.
- A place to enjoy well managed areas of wildlife and geological conservation and a way to connect with the River Don and its rich heritage.
- A self-financing asset using income generated on and around the site for its long term future.
- Well connected to the city around it, encouraging people to walk and cycle through it to access different parts of the city.
- A place where people and businesses want to live and work close to – at Woodside, Burngreave, Shirecliffe, Neepsend and Kelham Island.

Rationale for the Key Projects

- **LC8**: these are already popular football pitches and formalising them with changing rooms and other facilities will take the area into a true hub for the local community.
- **MKP1**: Providing a cafe and toilet facilities at the top of the hill will draw more visitors into the area, boosting participation in the various activities.

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No.3: Central Activity Zone

This area allows for the UK’s premier outdoor activity destination to emerge with a range of other leisure and commercial developments. A mix of mountain biking, dry slope skiing, luges, nets, and other activities could make up the attraction. The base of the site could host food and drink, and shops related to a leisure attraction. It would act as the main arrival and drop off point to Parkwood Springs. Most people would visit the rest of Parkwood Springs from this point.

A successful destination is likely to offer ticketed entrance to a range of secure, hillside activities, quality changing areas, tuition, and offer spectator opportunities, catering, retail and function/events spaces. Other activities and experiences might also be included, especially to provide an indoor/year round offer, but the range of potential uses will be determined by those willing to invest, based on meeting the needs and interests of the target markets.

Importantly, the product offer, consumer experience and customer service will need to meet modern high expectations and do the basic things well, such as public realm, café, toilets and car parking.
Overview - indicative ideas in line with the Core Strategy policies, presented for consultation.

**Biodiversity and Open Space**

- **BIO1** Site Management Plan and ecological surveys updated: Once the existing habitats are known in better detail and being supported, there is the potential to introduce new species such as reptiles (e.g. common lizard), amphibians (in restored ponds), skylark and field mice via breeding programmes.

- **BIO3** Invasive species control: between Vale Road and Pickering Road.

- **BIO4** Boundary improvements to help restrict access of illegal quad/motor biking but also for event organising. ‘A’ frames at entrances to publicly accessible areas/footpaths should be replaced with ‘K’ frames (see page x) at all entrance points which are more accessible.

- **BIO8** A series of mountain bike and cycle trails connecting north and south (routes suitable for all abilities). **KEY PROJECT.**

- **BIO10** Use of former Ski Village for low-key events before Extreme’s Phase 1 proposal: tidy-up the remaining area of the Ski Village and the land between.

**Market Potential**

- **MKP2 & MKP3**: The first phase of Extreme’s proposal in line with Core Strategy policies: dry ski slope, facilities and other leisure/recreation uses to be confirmed. Full redevelopment of the former Ski Village and its surrounds including from Vale Road to the railway line to create a high quality leisure destination set within a network of attractive and inclusive spaces along with complementary uses (e.g. ancillary retail, toilets, food and drink, hospitality). It is the most suitable location for a Changing Places facility*. See Chapter 4 for more detail on inclusive design standards. **KEY PROJECT.**

- **MKP4** Potential new access from Oakham Drive and/or from the current Viridor site entrance: vehicular, pedestrian and cycling (fully inclusive), and a more attractive setting for the businesses on Oakham Drive, plus junction improvements at Rutland Road and Bardwell Road where needed.

**The Green Backdrop for New Homes and Businesses**

- **GB4** New homes into Neepsend and Woodside: extend residential from Kelham Island into Neepsend using the riverside setting (Core Strategy policy CS17) and in the area around Woodside and Rutland Road, to enable regeneration in the North East Urban Area.

- **GB5** Employment uses in the Upper Don Valley: consolidate employment uses at Oakham Drive and in parts of Neepsend to complement the physical renewal of the area (Core Strategy policy CS11).

The objectives that will be met by the Local Park Activity Zone (1 = indirectly, 2 = directly):

- A high quality open space that meets the ‘Sheffield Standard’ with a unique blend of urban and country park activities 2
- A major outdoor leisure destination centred on and around the former Ski Village. 2
- The centrepiece for the local community with the majority of the site being free to access. 1
- A place to enjoy well managed areas of wildlife and geological conservation and a way to connect with the River Don and its rich heritage. 1
- A self-financing asset using income generated on and around the site for its long term future. 2
- Well connected to the city around it, encouraging people to walk and cycle through it to access different parts of the city. 1
- A place where people and businesses want to live and work close to – at Woodside, Burngreave, Shirecliffe, Neepsend and Kelham Island. 2

**Rationale for the Key Projects**

- **BIO8**: mountain biking at Parkwood Springs already attracts thousands of users every year so providing more routes will build on its unique selling point and take the destination to the next level in terms of profile and usage.

- **MKP2 & MKP3**: this will be the catalyst the former Ski Village needs to get activity back on the site and gain momentum for future phases. The knock-on effect for the rest of the site (in particular the other Key Moves) should be significant.
Under the planning permission granted in 2005 the site is being progressively restored to grassland and woodland. The approved restoration scheme includes the provision of habitats such as neutral grassland, broadleaved woodland, woodland edge mix, willow crop, scrub vegetation, water attenuation lagoons and wetland mixes.

Access to the site is largely restricted and will remain so until at least 2020. Discussions are underway with Viridor (the owners and operators of the landfill) to enable access to the southern area of the site that was leased to them from the Council. This is shown as BIO12 on fig. 18. The rest of the site will have gas collection infrastructure across it and access to the public is will be restricted for many years, though detailed discussions are ongoing between Viridor, the City Council and the Landfill Access Group and will continue after 2020.
Overview - indicative ideas in line with the Core Strategy policies, presented for consultation.

Biodiversity and Open Space

**BIO1** Site Management Plan and ecological surveys updated: Once the existing habitats are known in better detail and being supported, there is the potential to introduce new species such as reptiles (e.g. common lizard), amphibians (in restored ponds), skylark and field mice via breeding programmes.

**BIO11** southern section of the Viridor landfill site from 2020: Use the area for outdoor recreation and open space uses (an extension to the pay-to-play activities at the former Ski Village but also incorporating public footpaths and space for wildlife habitats (e.g. migrating birds at the attenuation pond). **KEY PROJECT.**

**BIO12** access to the wider Viridor site after 2020: Timing and extent of access to be discussed between Viridor, the Council and the Landfill Liaison Group. There are management responsibilities, permits and regulation details that will influence the outcome of discussions.

The objectives that will be met by the Local Park Activity Zone (1 = not at all, 2 = indirectly, 3 = directly):

<table>
<thead>
<tr>
<th>Objective</th>
<th>Indirect Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>A high quality open space that meets the ‘Sheffield Standard’ with a unique blend of urban and country park activities</td>
<td>2</td>
</tr>
<tr>
<td>A major outdoor leisure destination centred on and around the former Ski Village.</td>
<td>1</td>
</tr>
<tr>
<td>The centrepiece for the local community with the majority of the site being free to access.</td>
<td>1</td>
</tr>
<tr>
<td>A place to enjoy well managed areas of wildlife and geological conservation and a way to connect with the River Don and its rich heritage.</td>
<td>2</td>
</tr>
<tr>
<td>A self-financing asset using income generated on and around the site for its long term future.</td>
<td>2</td>
</tr>
<tr>
<td>Well connected to the city around it, encouraging people to walk and cycle through it to access different parts of the city.</td>
<td>2</td>
</tr>
<tr>
<td>A place where people and businesses want to live and work close to – at Woodside, Burngreave, Shirecliffe, Neepsend and Kelham Island.</td>
<td>2</td>
</tr>
</tbody>
</table>

Rationale for the Key Move:

- Opening up the southern section of the Viridor landfill site will create around 7 hectares of new open space to link up the Central Activity Zone and Local Park Activity Zone. It will be a landmark moment for Parkwood Springs bringing an end to landfilling and related activities that have dominated the site for several decades.
4. GUIDING PRINCIPLES

1. High quality landscape design

All proposals at Parkwood Springs should aim to strengthen the area’s ‘sense of place’ and character. This can be done through an appropriate landscape scheme – using a consistent palette of materials for verges, boundary treatments, site signage and entranceways, and integrating local biodiversity.

Key views

Proposals should respond positively to important views and vistas to and from Parkwood Springs. Parkwood Springs sits in a prominent position on a west facing hillside and has a substantial impact on key views and on the wider landscape of the city, and it is visible from the edge of the Peak District National Park. Any development within Parkwood Springs will be highly visible from close views from the west so there is an opportunity for new buildings to stand out and be a distinct addition to the hillside.

Parkwood Springs is generally not visible from the east except for the radio communications tower, but sensitive residential uses border the site along the east and enjoy pleasant views into it. The settling of the landfill site post 2018 is expected to reveal some views across Parkwood Springs towards the west for some of these properties.

2. Site Management

A Site Management Plan should be developed to provide guidance on, though not be limited to, the:

- Management principles and objectives covering all aspects of the external environment, including roles of different parties;
- Protection and enhancement of existing valuable landscape and ecological features;
- Details of management and maintenance actions including those for hard and soft landscaped areas (the latter covering informal, formal and ecological habitats), a work programme (short and long term cycles, for example, annual and 2 to 7 year cycles); and
- Provision for regular monitoring and review of management with a view to recommending alterations if desired objectives are not being achieved.

- Detail of accessibility of each of the four zones; pedestrian routes and facilities.

3. Safeguarding Open Space

Based on Core Strategy Policy CS47, any development that results in the loss of open space (as defined by CS47) will not be permitted unless:

- An assessment clearly shows the open space to be surplus to requirements; or
- The loss will be compensated for through investment in replacement equivalent facilities including a plan for long term maintenance. In addition, many parts of the site are valued by residents as informal recreation space, for playing and walking etc., particularly given the spectacular views. To help offset any loss, investment into the wider Parkwood Springs open space would be required.
- Or the proposed development is ancillary to the use of the open space and would have minimal impact on the use or character of the open space including its landscape and ecological value.

4. Accessibility

The appropriate standards for pedestrian routes will vary around the site depending on the proximity to, and accessibility from adjacent housing areas, the Central Activity Zone (acting the hub for many visitors to Parkwood Springs), the Heirtage, Nature and Creativity Zone, parking, and other facilities. A mix of standards will fall between ‘Inclusive Mobility’ by the Department of Transport12 and the Urban and Formal standard of ‘Countryside for All’ by the Farefield Trust13. The commercial faculties around the Central Activity Zone should follow the former, while the rest of Parkwood Springs should follow the latter.

Other aspects of inclusive design include:

- Easy going trails; opportunities to rest and linger every 50 - 100m.
- Inclusive benches and play equipment
- Sustainable forms of transport with particular emphasis on walking and cycling and, if possible, inclusive cycles available to hire at the Central Activity Zone.
- Although there is an overall preference not to tarmac footpaths (to keep the country park character), there are areas where tarmac or other hard surfaces will be the most appropriate solution - around the Central Activity Zone or parts of the Wardsend Cemetery Heritage Park, and providing access to facilities such as cafés and toilets, for example.

All proposals across the site should meet the duties under the Equality Act 2010 and relevant accessible/inclusive design guidance:

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• Equality Act 2010
• ‘Inclusive Mobility’, Department for Transport
• ‘Guidance on the use of Tactile Paving Surfaces’, Department for Transport
• ‘Countryside for All’, the Fieldfare Trust
• ‘Accessible Sports Facilities’, Sport England
• ‘Sign Design Guide’, Joint Mobility Unit and the Sign Design Society
• ‘Access to ATMs - UK design guidelines’, Centre for Accessible Environments

A Sense of Arrival
Each visitor to Parkwood Springs should have a ‘sense of arrival’ from whichever point they arrive at. For some, a sense of arrival will begin when they can easily park their car, and plan their days’ activities at the Central Activity Zone. For others it will begin when they catch sight of the hillside when approaching from the city centre, seeing people bombing down the hillside on skis, luges or bikes. For local users, an information board and a clean environment will be all that is needed to make the area welcoming.

Figure 19 shows the visitor’s arrival sequence that all activities at Parkwood Springs should adopt. For the visitor, the anticipation builds as they pass through each stage of the sequence. The network of activities, services and surrounding land uses should support a quality visitor experience. This includes people with disabilities particularly in relation to the travel distance between accessible parking spaces and their destination.

The Central Activity Zone could be supported by multiple access points - potentially Oakham Drive, the Viridor site entrance and the existing Bardwell Road entrance under the railway bridge. Users will be directed to an entrance point depending on whether they were picking-up/dropping off, arriving by bicycle, private car or by foot.

5. A distinctive, memorable experience
Each of the four zones need to provide a unique offer but they must be connected physically and be a part of the brand that is Parkwood Springs. For example, the Central Activity Zone could be the hub for visitors and provide a range of paid-for activities for the whole family. Outside the formal leisure attraction, a family should be able to easily cycle or walk between the three zones, while some of the routes will be designed for the more adventurous.

An attractor at the northern part of the site should be an interesting stopping off point to take in the view and refuel. Better links and information points could then lead to Wardsend Cemetery Heritage Park and the River Don, before going back along the valley to the visitor hub at the Central Activity Zone.
Development Principles: Central Activity Zone

Area A (Fig.20)
This is a Business Area in the Unitary Development Plan (UDP, see page x). Employment uses (offices, workspaces, workshops or warehouses) are preferred, but shops, food & drink may be acceptable subject to national planning policy on ‘main town centre uses’. A developer would have to show they are necessary to support the viability and function of the main leisure and recreation uses. Retail and leisure uses that are likely to compete with the proposed Heart of the City 2 project in the City Centre would not be supported.

Housing is not supported in the UDP or Core Strategy due to its isolated location and poor current living conditions. Transformational change would have to occur for housing to be supported and, even then, it would be a departure from the development plan. A strong case for delivering regeneration that improved the surrounding environment and living conditions, and supported better road access from Rutland Road and Penistone Road could count as material considerations.

Area B (Fig.20)
Under Core Strategy policy CS47 this area is defined as open space. Development in line with Core Strategy policy CS50 will be supported – leisure and recreation uses to support the delivery of a City Park (i.e. Parkwood Springs). This could include built leisure and ancillary uses in line with the principles described at Area A.

Area C (Fig.20)
Open space and recreation uses (whether public or privately owned) are preferred here (Core Strategy policy CS47) meaning that proposals need to be ‘open’ in use and character but not necessarily open to the public (it could still be a private facility in this area). The principle ‘Safeguarding Open Space’ that relates to the whole site (page 42) applies at this location.

Design principles
There is an opportunity for new buildings to stand out and be a distinct addition on the hillside. The architecture can be a simple yet elegant legible form, that picks up on its location in a semi-urban and natural landscape. For example, industrial materials (such as sinusoidal cladding) could be utilised in a contemporary way to reinforce the building’s local identity.

All facilities need to be fully inclusive, including the approach to it. As most people will visit the rest of Parkwood Springs from this area, the capacity of facilities (cafe, toilets etc.) will need to reflect that and routes radiating out need to be inclusive.

Landscape (trees & woodlands)
Following demolition of the terraced housing in the early 1970s, the land between Vale Road and the railway embankment was landscaped with planted trees and grassland which has been left to grow. The trees more or less follow the line of the highways and a couple of footpaths in between. Over time the trees have become well established but vary in quality and there are a number of self-seeded trees. Species include hawthorn, alder, sycamore, horse chestnut, and a few small examples of oak and beech.

Extensive Japanese Knotweed, tall herbs and overgrown scrub have taken over the grassland in between the trees. Substantial development plots could be created in between the trees.

A full tree survey to BS 5837:2012 will be required to identify and assess the quality, age and condition of the trees in more detail. This will identify which trees should be retained because of their contribution to the landscape and give recommendations to which trees should be replaced if they were to be lost to development. Requirements for dealing with non-native species, invasive weeds and soils containing viable propagules are contained in the Environmental Protection Act 1990 and Wildlife and Countryside Act 1981.

A full landscape management plan will be required as part of a development.
Ecology & Geology
An Extended Phase 1 Survey was carried out in 2004. Should the area between Vale Road and the railway line be proposed for development then an applicant would need to update this survey and inform the need for further protected species surveys e.g. bats, badgers, breeding birds etc.. A data search from the Sheffield Biological Records Centre would also be required as part of the update.

There are two geological Sites of Special Scientific Interest (SSSI) that share a boundary with the site shown on figure 13. The north western site is the Neepsend Railway Cutting which is described as the ‘Best available exposure in the eastern Pennines area of the sequence between the Crawshaw Sandstone Formation and the Norton Coal.’ (Natural England). The site to the south east above Oakham Drive is the Neepsend Brick Pit and is described as the best available exposure of the Greenmoor Rock Formation and a nationally important entomological site.’ (Natural England).

Proposals which would damage land with geological or ecological value will not be permitted under UDP Policy GE11 and GE13. There may be an opportunity for development to enhance these areas.

Movement, Transport and Accessibility
It is important for development proposals in this zone improve highway access particularly for commercial aspects and for visitors arriving from further afield. Enhanced access by sustainable modes, and forging links with new housing at Neepsend and Kelham, will be critical to integrate new facilities with existing users of Parkwood Springs. Multiple access points will be encouraged for different users (e.g. cycling, walking, vehicle drop-offs, day visitors).

Development should provide safe and suitable access that can be used by all people, with clearly defined pedestrian and cycle routes which integrate with the wider open space of Parkwood Springs and routes to the City Centre.
## The Local Community Theme

<table>
<thead>
<tr>
<th>Project description (In numerical order for all zones)</th>
<th>Potential delivery lead/partners</th>
<th>Potential funding streams</th>
<th>Indicative timescale</th>
<th>Indicative cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC1 Car parking and signage at Wardsend Cemetery Heritage Park: a small amount of space can be created at this location and it will make a key difference to everyday visitors.</td>
<td>Friends of Wardsend Cemetery and Sheffield City Council</td>
<td>To be determined</td>
<td>0 - 2 years</td>
<td>£50k</td>
</tr>
<tr>
<td>LC2 Events space at Wardsend Cemetery Heritage Park. Called the ‘theatre in the woods’ it could host outdoor music related to the Tramlines festival and atmospheric theatre productions during the summer. The site is not close to local residents or other sensitive uses to cause a noise disturbance and it could provide a small income for the Group.</td>
<td>Friends of Wardsend Cemetery</td>
<td>Heritage Lottery and other to be determined</td>
<td>1 - 3 years</td>
<td>£20k</td>
</tr>
<tr>
<td>LC3 Re-inventing the allotments: explore creative partnerships to deliver a new attraction based on the allotment theme (such as a city farm) and an art and design studio, cafe and/or children’s playground (for example). We are keen to engage with organisations and businesses that are interested.</td>
<td>Private investor/ not-for-profit charity/ new Friends’ group encompassing the whole of Zone 1</td>
<td>To be determined</td>
<td>2 - 10 years</td>
<td>£350k</td>
</tr>
<tr>
<td>LC4 Fully inclusive tour circuit at Wardsend Cemetery Heritage Park: Digitally enabled with mobile apps and audio guides, potentially created by local artists.</td>
<td>Friends of Wardsend Cemetery</td>
<td>Heritage Lottery and other to be determined</td>
<td>2 - 6 years</td>
<td>£45k</td>
</tr>
<tr>
<td>LC5 Wardsend Cemetery Heritage Park visitor facilities: a purpose built facility to showcase artefacts, records, memorabilia, leaflets, cemetery guides and public toilets suitable for disabled visitors, and a larger car park.</td>
<td>Friends of Wardsend Cemetery</td>
<td>Heritage Lottery and other to be determined</td>
<td>2 - 6 years</td>
<td>£180k</td>
</tr>
<tr>
<td>LC6 A 5km run route with the potential for a new Park Run: the route would start at Cooks Wood Road and follow the ridgeline up to the north of the site and loop back again. Although kept to a minimum, there would be some change in elevation and the paths would be a trail surface (crusher run).</td>
<td>Voluntary organisations and Move More/ Activity Sheffield</td>
<td>To be determined</td>
<td>1 - 2 years</td>
<td>To be determined</td>
</tr>
<tr>
<td>LC7 Public art: incorporated into the footpaths and trails.</td>
<td>Friends of Parkwood Springs</td>
<td>To be determined</td>
<td>1 - 2 years</td>
<td>£150k</td>
</tr>
<tr>
<td>LC8 Events space in the south: accessed from Cooks Wood Road and utilising the natural slope overlooking the football pitches, and can be made secure (e.g. for events similar to those at the Botanical Gardens). It could host informal events too and facilitate a BBQ area.</td>
<td>Sheffield FA Trust/ Sheffield City Council</td>
<td>Sheffield FA Trust/ Sheffield City Council</td>
<td>1 - 3 years</td>
<td>£20k</td>
</tr>
<tr>
<td>Project description (In numerical order for all zones)</td>
<td>Potential delivery lead/partners</td>
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<tr>
<td>LC9 Changing facilities at the Cooks Wood Road entrance with the potential for a FA grass football hub and other sports (e.g. cricket nets). They need to include facilities for disabled people to Sport England’s standards. <strong>KEY PROJECT</strong></td>
<td>To be determined</td>
<td>To be determined</td>
<td>1 - 5 years</td>
<td>To be determined</td>
</tr>
<tr>
<td><strong>BIO1</strong> Site Management Plan and ecological surveys updated: Once the existing habitats are known in better detail and being supported, there is the potential to introduce new species such as reptiles (e.g. common lizard), amphibians (in restored ponds), skylark and field mice via breeding programmes.</td>
<td>Sheffield City Council</td>
<td>To be determined</td>
<td>2 - 3 years</td>
<td>£60k</td>
</tr>
<tr>
<td><strong>BIO2</strong> information boards at Wardsend Cemetery Heritage Park and Longley Avenue West entrance.</td>
<td>Friends of Wardsend Cemetery/ Sheffield City Council/ Don Catchment Rivers Trust</td>
<td>Heritage Lottery and other to be determined</td>
<td>0 - 2 years</td>
<td>£15k</td>
</tr>
<tr>
<td><strong>BIO3</strong> Invasive species control: at Wardsend Cemetery Heritage Park</td>
<td>Sheffield City Council/ Friends of Wardsend Cemetery Heritage Park</td>
<td>To be determined</td>
<td>1 - 3 years</td>
<td>£12k</td>
</tr>
<tr>
<td><strong>BIO4</strong> Boundary improvements to help restrict access of illegal quad/motor biking but also for event organising. This should include replacement of ‘A’ frames with ‘K’ frames at all entrance points which are more accessible. These could include artist designed boundaries (as at Manor Fields Park) to help create a unique and cherished identity.</td>
<td>Sheffield City Council and non-profit organisation involved in the creation of a new attraction &amp; facilities at the allotments.</td>
<td>To be determined</td>
<td>2 - 5 years</td>
<td>£80k</td>
</tr>
<tr>
<td><strong>BIO5</strong> more extensive footpath and bridleway improvements. Walking routes need to be kept separate from bridleways to ensure more inclusive access for people with visual or hearing difficulties. Dedicated routes for cycling (for all abilities) will help with this.</td>
<td>Sheffield City Council</td>
<td>Sheffield City Council</td>
<td>0 - 5 years</td>
<td>£100k</td>
</tr>
<tr>
<td><strong>BIO6</strong> Conservation Management Plan for Wardsend Cemetery Heritage Park: This would identify all heritage features (layout, trees, structures and remnants of structures) and features of ecological significance and put forward a plan for future maintenance to maximise its amenities and educational potential. It would set out the risks and opportunities of the site’s heritage and conservation value. It could promote the value the cemetery has in connecting local people directly with their heritage, biodiversity and landscape, which also links to the well being agenda. It would assist in the preparation of bids to the Heritage Lottery Fund.</td>
<td>Friends of Wardsend Cemetery/ Sheffield City Council</td>
<td>Heritage Lottery and other to be determined</td>
<td>2 - 4 years</td>
<td>£15k</td>
</tr>
<tr>
<td><strong>BIO7</strong> Planting of new heather and pictorial meadows: on the higher slopes above Wardsend Cemetery Heritage Park and along the slopes above Club Mill Road.</td>
<td>Sheffield City Council</td>
<td>Sheffield City Council</td>
<td>1 - 2 years</td>
<td>£10k</td>
</tr>
<tr>
<td><strong>BIO8</strong> A series of mountain bike and cycle trails connecting north and south (a range of routes for all abilities).</td>
<td>Sheffield City Council/ British Cycling</td>
<td>British Cycling/ Sheffield City Council</td>
<td>1 - 3 years</td>
<td>£700k</td>
</tr>
<tr>
<td>Project description (In numerical order for all zones)</td>
<td>Potential delivery lead/partners</td>
<td>Potential funding streams</td>
<td>Indicative timescale</td>
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<tr>
<td><strong>BIO9:</strong> Information board replacement or new at Cooks Wood Road and Rutland Road.</td>
<td>Sheffield City Council/ Friends of Parkwood Springs</td>
<td>To be determined</td>
<td>1 - 2 years</td>
<td>£15k</td>
</tr>
<tr>
<td><strong>BIO10:</strong> Use of former Ski Village for low-key events before Extreme’s Phase 1 proposal: tidy-up the remaining area of the Ski Village and the land between.</td>
<td>Sheffield City Council</td>
<td>Sheffield City Council</td>
<td>0 - 2 years</td>
<td>£80k</td>
</tr>
</tbody>
</table>

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</tr>
</thead>
<tbody>
<tr>
<td><strong>MKP1:</strong> Cafe and toilet facilities at the top of the hill above the Central Activity Zone: open to the wider public and focal point of the Local Park Activity Zone.</td>
<td>Sheffield City Council/ Extreme Destinations/ other private investor</td>
<td>To be determined</td>
<td>2 - 4 years</td>
<td>£240k</td>
</tr>
<tr>
<td><strong>MKP2:</strong> The first phase of Extreme’s proposal: dry ski slope, facilities and other leisure/recreation uses to be confirmed. Full redevelopment of the former Ski Village and its surrounds including from Vale Road to the railway line to create a high quality leisure destination set within a network of attractive and inclusive spaces along with complementary uses (e.g. ancillary retail, toilets, food and drink, hospitality). It is the most suitable location for a Changing Places facility. See Chapter 4 for more detail on inclusive design standards. <strong>KEY PROJECT.</strong></td>
<td>Extreme Destinations</td>
<td>Private investment</td>
<td>1 - 8 years</td>
<td>To be determined</td>
</tr>
<tr>
<td><strong>MKP4:</strong> New access from Oakham Drive: vehicular, pedestrian and cycling (fully inclusive), and a more attractive setting for the businesses on Oakham Drive, plus junction improvements at Rutland Road and Bardwell Road where needed.</td>
<td>Sheffield City Council/ Extreme Destinations</td>
<td>Sheffield City Region Investment Fund/ Extreme Destinations</td>
<td>1 - 4 years</td>
<td>To be determined</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project description (In numerical order for all zones)</th>
<th>Potential delivery lead/partners</th>
<th>Potential funding streams</th>
<th>Indicative timescale</th>
<th>Indicative cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GB1 PHASE 1:</strong> Upper Don Valley walking and cycling route. It would require signage along its length and, where feasible, it would be designed to be inclusive and allow a novice adult cyclist to use it. A dedicated off-road section through the light industrial estate and along parts of Club Mill Road, however, will be difficult from a landownership and physical design perspective. The route, therefore, wouldn’t serve as the primary commuter route for cyclists in and out of the city (an upgraded Penistone Road would serve this function as per the proposed Transport Strategy). However, as a leisure route, linking Wardsend Cemetery Heritage Park to Neepsend/ Kelham Island and Castlegate as a green and heritage route along the river, it is ideal. <strong>KEY PROJECT.</strong></td>
<td>Sheffield City Council &amp; partners to be determined</td>
<td>To be determined</td>
<td>1 - 3 years</td>
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<td><strong>GB1 PHASE 2:</strong> Extended Upper Don Valley walking and cycling route: Extending the route from Wardsend Cemetery to Herries Road – for visitors and also as an alternative commuter route between the city centre and Hillsborough/ Owlerton and Shirecliffe.</td>
<td>Sheffield City Council &amp; partners to be determined</td>
<td>To be determined</td>
<td>2 - 4 years</td>
<td>Total including above: £300-500k</td>
</tr>
<tr>
<td>SG3</td>
<td>Better access from Woodside across Rutland Road: this would facilitate better links with new housing in the Woodside area and the new Astrea Academy school at Pye Bank.</td>
<td>Sheffield City Council/Amey</td>
<td>Developer contributions as part of housing development at Woodside, or other funding to be determined</td>
<td>2 - 3 years</td>
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<tr>
<td>SG4</td>
<td>New homes into Neepsend and Woodside: extend residential from Kelham Island into Neepsend using the riverside setting (Core Strategy policy CS17) and the area around Woodside and Rutland Road to enable regeneration in the North East Urban Area.</td>
<td>Private investor</td>
<td>Private investment</td>
<td>1 - 5 years</td>
</tr>
<tr>
<td>SG5</td>
<td>Employment uses in the Upper Don Valley: consolidate employment uses at Oakham Drive and in parts of Neepsend to complement the physical renewal of the area (Core Strategy policy CS11).</td>
<td>Private investor</td>
<td>Private investment</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>
Roles and Responsibilities

The private sector is expected to take the lead role in delivering the commercial aspects of the Plan, but the Council has a role to play. As the main landowner in the area, it will take a lead role in land assembly, marketing the vision and investment opportunities and taking the lead in obtaining funding for key infrastructure projects that will enable investment.

The Council will also take a lead role in promoting and guiding the environmental improvements that are needed at Parkwood Springs, and linking it into the wider agenda found in Sheffield’s Green Commission14. The Council will continue to work alongside the Friends’ groups, the Sheffield and Rotherham Wildlife Trust, Don Catchment Rivers Trust and other organisations to access and use funding in the most effective way.

The appointment of Extreme in December 2017 marked the beginning of the process for redeveloping the former Ski Village. Detailed development proposals are being worked up and will be publicly consulted on before a planning application is submitted over the next twelve months.

Delivery Route

For the non-commercial elements of the Masterplan, it is recommended that a funding package is built up over time composed of a range of elements including Community Infrastructure Levy, Heritage Lottery Fund, service charges on tenants, commercial income, business rate income and other third party or the Council and Sheffield City Region contribution that may be available. Such a package of funding would be reinvested into the site, using it to manage the site in the long term. The next step is to begin work on bids and identify match-funding.

A crucial element of this approach is that any monies that are generated at Parkwood Springs are captured for the site. This requires commitment from all parties and stakeholders involved in the future of the Parkwood Springs.

Key Projects

The priority for delivery is to focus on the Key Projects highlighted or each Zone in the previous chapter. They are the essential actions by the private, public or voluntary sector to unlock the delivery of the vision. The idea is that delivering these first will act as a catalyst to make delivering the other projects easier.
