

Sheffield Development Framework - City Policies – Preferred Options

Consultation 8.06.07 – 20.07.07

PUD8 Green Roofs

12.28 National planning policy states that local authorities should promote resource and energy efficient buildings, the sustainable use of water resources, and the use of sustainable drainage systems in the management of run-off. Green roofs can help to achieve all these objectives. The preferred option helps to meet Core Strategy objectives (see P3.4: ‘open space protected and improved, and, where necessary, created’).

Preferred Option PUD 8

Green Roofs

Green roofs will be required on all medium and larger developments, and encouraged on all other developments, provided they are compatible with other design and conservation considerations. The green roof must cover at least 80% of the total roof area.

Reasons for the Preferred Option

12.29 There is a lot of development in progress and planned for Sheffield, so requiring green roofs on large and medium developments would increase the environmental and ecological value of the built environment. Green roofs on large and medium developments could also potentially be used for recreation purposes, thus increasing the amount of open space in the city.

12.30 It would be unreasonable to require 100% green roof coverage, as roofs often have areas that would be impractical to cover, such as plant or vents. 80% allows for these areas, and ensures that green roof coverage is not merely confined to a small area of the roof.

Rejected Options

12.31 The following options were rejected:

- Green roofs will be required only on medium or large developments within 100m of the Green Belt, Green Network, waterways, parks, and open spaces greater than 1 hectare.

This option was rejected because there is a lot of development occurring all over the city, so it would lead to missed opportunities to create green roofs.

- Green roofs will be required on all developments.

This option was rejected because it is unreasonable and unrealistic. It is unlikely to be acceptable, for example, to have green roofs in a conservation area.

Definitions

***Green roofs'** - roofs on which plants are grown. Modern green roofs involve re-creating natural environments using a multi-layered system, and can take various forms.*

***'Medium and larger developments'** – including more than 15 dwellings or, for all other types of development, over, 1,000sqm gross internal floorspace.*