



Report to Policy Committee

Author of Report: Alan Seasman, Service Manager City Regeneration and Major Projects

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Report of: *Kate Martin, Executive Director City Futures*
Report to: *Transport Regeneration and Climate Change*
Date of Decision: *24th November 2022*
Subject: *Levelling Up Fund – Update*

Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If YES, what EIA reference number has it been given? 1322				
Has appropriate consultation taken place?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Does the report contain confidential or exempt information?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<i>Appendix 2 is not for publication because it contains exempt information under Paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (information relating to the financial or business affairs of any particular person (including the authority holding the information))</i>				

Purpose of Report:

This report provides a progress update on the successful Round 1 Levelling Up Fund bids and a summary of the as yet undecided Round 2 Levelling Up Fund Submissions

In addition, the report recommends the acceptance of the recommendations of the recent “Live Works” coproduction workshops for the Gateway to Sheffield Levelling Up Fund activity.

Recommendations:

The Transport, Regeneration, and Climate committee is recommended to:

- a) Note the positive progress made on the LUF Round 1 projects Gateway to Sheffield and Attercliffe;
- b) Note the submission of two bids to the LUF round 2 and request a further report is brought to this committee once the outcome is known;
- c) Approve the implementation of 13 recommendations of the Live Works workshop, subject to the availability of funding;
- d) Note that the resources identified in the Gateway to Sheffield LUF bid for the creation of development plots will be used in the first instance to make good two buildings on the Castle Site;
- e) Note the exempt appendix 2 and authorise Officers to seek approval from the Department for Levelling Up Homes and Communities to relocate an element of the project to the Castle Site.

Background Papers:

None

Lead Officer to complete: -	
1	<p>I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.</p> <p>Finance: <i>Damian Watkinson and Anoop Rughani</i></p> <p>Legal: <i>David Sellars and Robert Parkin</i></p> <p>Equalities & Consultation: Ed Sexton</p> <p>Climate: <i>Jessica Rick</i></p>
	<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>
2	<p>SLB member who approved submission:</p> <p><i>Kate Martin, Executive Director City Futures</i></p>
3	<p>Committee Chair consulted:</p> <p><i>Julie Grocutt and Mazher Iqbal, Joint Chairs Transport Regeneration and Climate Change Committee</i></p>
4	<p>I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Committee by the SLB member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.</p>

Lead Officer Name: <i>Alan Seasman</i>	Job Title: <i>Service Manager City Regeneration and Major Projects</i>
Date: <i>14th November 2022</i>	

1. PROPOSAL

1.1 Background to Levelling Up Fund

- 1.1.1 The Levelling Up Fund, administered by the Department of Levelling Up Homes and Communities provides financial resource to invest in local communities to tackle economic differences persistent in cities, especially post-industrial cities like Sheffield. Such economic differences are present in people's work opportunities, living and health conditions, and general wellbeing. The Levelling Up Fund aims to 'level up' regions in the UK to tackle economic differences and drive prosperity.
- 1.1.2 In the Levelling Up Fund prospectus, the Government acknowledges that this prosperity can be measured in many ways. However, the most powerful barometer of economic success is the positive change people see and the pride they feel in places they call home.
- 1.1.3 Bids for both "Gateway to Sheffield" and Attercliffe were submitted to Government by the City Council in June 2021 and the success of both bids was announced on 28th October 2021. Sheffield was awarded the full £37m requested from the Government's Levelling Up Fund including £20m allocated for investment in Gateway to Sheffield and £17m allocated for investment in Attercliffe. Contracts were signed on the 8th of February 2022 with initial development funding released to the Council at the end of February 2022. The Council is required to demonstrate the use and delivery of the Levelling Up Fund funds for the allocated areas by March 2024.
- 1.1.4 In March 2022, the Government issued a further prospectus for Round 2 of the Levelling Up Fund. The criteria for bids was largely unchanged from Round 1. The deadline for submissions was 6th July 2022 but this was extended to 2nd August due to technical issues with the electronic portal for submissions.
- 1.1.5 Sheffield has submitted a further two bids via Round 2: Heeley Regeneration and Parkwood Springs

1.2 Summary of Each Bid

Levelling Up Fund Round 1 – Funding approved

Gateway to Sheffield

- 1.2.1 This package bid of £20m LUF funds brings together three projects that respond directly to the Levelling Up Fund's call to 'prioritise investment that not only brings economic benefits, but also helps bind communities together'. It welcomes visitors, residents, and investors into a previously neglected part of Sheffield's heritage, using public realm interventions to create new sense of place. It links historic sites with revitalised cultural institutions that will nurture the city's talent for generations to come. The three projects and the broad distribution of the Levelling Up Funds is:

- The Castle (£15,760,894)
- Park Hill Art Space (£2,639,106)
- Harmony Works (£1,600,000)

1.2.2 The Castle site is the centrepiece. It provides essential infrastructure and enabling work to unlock the future development of a large brownfield site and the economic regeneration of Castlegate quarter. Castlegate is the birthplace of Sheffield. At the confluence of the River Sheaf and the River Don, this was once the heart of the city, and the site of Sheffield castle demolished in 1648. Once a thriving commercial area, it has lost its identity and purpose. The Castle project will re-establish Castlegate as a vital part of the city centre. The River Sheaf will be de-culverted and complemented by new green space and public realm. Land will be readied for future development. This element of the bid should produce: 8,120m² transformed public realm; 760m² of a deculverted River Sheaf; 3,303m² site readied for future development; and the Castle remains preserved for future generations

1.2.3 The second project is S1 Artspace with LUF funds contributing to refurbishment of a building to create new exhibition space. Together with match funding being secured by the project, this element of the bid should produce: 650m² of gallery space; a Café, shop & event space; a Learning Studio; Workspaces for artists and creative businesses; 9 live/work flats for creative sector use; and 2 'heritage flats' managed by National Trust together with a 6-acre sculpture park.

1.2.4 For Harmony Works, the LUF funds will be used for the acquisition of Canada House. Together with match funds being secured for the project this should produce: 1 heritage building preserved; a collaborative music education centre and public venue; approximately.1160sqm teaching space; flexible performance spaces of around 350sqm; and an outdoor breakout space/roof garden.

Attercliffe

1.2.5 The successful bid is based on bringing 3 projects together that respond to the Levelling Up Funds Call to "prioritise investment that not only brings economic benefits but also helps to bind communities together".

1.2.6 Attercliffe has suffered long-term decline over more than 40 years. Once a major retail and commercial hub serving nearby industry, it has an opportunity to forge a new identity as a neighbourhood centre, and act as an important employment hub for employers of the future.

1.2.7 The package combines three projects with a total LUF investment of £17,041,850:

- The Centre for Child Health Technology (CCHT) (£8,848,100);
- Connectivity and Movement (£4,000,000); and
- Adelphi Square (£4,193,750)

1.2.8 The LUF funds for the *National Centre for Child Health Technology* will help deliver the world's most advanced and integrated healthcare system for children. An on-site healthcare ecosystem will bring together industry, academia, clinicians, patients and families to create high value child healthcare products at pace.

1.2.9 It will accelerate development of the Sheffield Olympic Legacy Park (SOLP), and attract national and international investment, creating high value jobs, developing new companies and generating upwards of £2 billion of GVA.

1.2.10 The CCHT also directly supports the NHS Long-Term Plan, addressing regional health inequalities.

1.2.11 The LUF funds for *Movement and Connectivity* complements investment through the Transforming Cities Fund (TCF) to enhance connections between Attercliffe High Street and SOLP. This project will: Create a cycle hub at SOLP to enable and encourage active travel and improve connectivity to and from the high street; add streetscaping and targeted upgrades of tram stops to create a more welcoming environment; and prepare the site for a new Enterprise Centre – a proposed incubator and co-working facility at SOLP.

1.2.12 The funds for *Adelphi Square* will provide space for cultural and leisure services to support the vibrant employment hub at SOLP, with LUF funding used to acquire and refurbish two neglected heritage assets. This project is central to the Attercliffe Action Plan, adding a cultural anchor on the High Street, including event spaces, shared studios and a multipurpose auditorium. It will drive footfall and extend dwell time in the high street, shifting perceptions that Attercliffe is run-down and strengthening a sense of community and pride of place.

Levelling Up Fund Round 2 – Bids submitted

Heeley Regeneration

1.2.13 The Council has submitted a request for £17.4 million funding for development in the Heeley area. With the Council's support, Heeley Trust has developed a promising project which aims to deliver improvements to community facilities and access to resources and education spaces.

1.2.14 If the bid is successful, the project would see:

- Completion of the restoration of former Ann's Grove School -Building on the success of the first phase of restoration, the funding would enable the creation of further spaces for businesses, cultural and community organisations;

- Completion of Ash Tree Yard restoration - Creating an outdoor industry hub around Heeley Trust's award-winning bike shop, A Different Gear, with businesses which share Sheffield's 'Outdoor City' values and bolster its economy;
- Improved access for all - Footpaths in the area are to be repaired and resurfaced to encourage active travel and links to public transport and local services are to be improved. Land is also to be acquired to increase car parking capacity;
- Refurbishment of community facilities and creation of a new community garden;
- Creation of state-of-the-art primary care network hub and social prescribing centre; and
- Restoration and regeneration of Meersbrook Hall - an historic building prominently situated within the district's main public park which will be repaired and refurbished to unlock its potential to be reused as a community hub, makers space and studio.

Parkwood Springs

1.2.15 The Council has also bid for £19.2m of funding for ambitious plans for Parkwood Springs. Parkwood Springs is a prominent feature of Sheffield's landscape – a well-known asset that has been under-utilised since a fire destroyed its much-loved Ski Village in 2012. If successful, the Levelling Up funding would be used to kick start the ambition to create a Country Park in the City, cementing Sheffield's reputation as the "Outdoor City".

1.2.16 The investment will pave the way for a regional leisure destination and a valued amenity for Sheffield residents – especially those living in the nearby communities.

1.2.17 If the bid is successful, the project would see:

- Improved access to Parkwood Springs - Access to the site would be improved for all, with a particular focus on increasing active travel and public transport provision to the area and improving approaches to the site with 'Grey to Green' type investment used elsewhere in the City.
- Site clearance, clean up and enabling works -The area of the former ski slope would be prepared for future redevelopment as a regional leisure destination with all derelict remains from the previous ski slope removed.
- Investment in trails and wayfinding -Funding will be used to deliver new and upgrade existing walking paths and mountain bike trails, extending the area of the site which can be accessed and making the whole site more accessible to people of all ages and abilities. With a new visitor centre and bike hub, plus information boards, event space and improved boundaries, Parkwood Springs will be strengthened as a destination in its own right.

1.3 Progress on Successful Bids

1.3.1 Announcements on success or failure of the Round 2 bids is anticipated some time in the Autumn. The rest of the report provides a progress update on successful Round 1 Bids.

Gateway to Sheffield

1.3.2 Since the award of LUF funds to the project at the end of February 2022, each element of the project has made differing degrees of progress.

1.3.3 On the Castle Site, professional teams have been procured to carry out further site investigations including the production of a “BIM” model, further archaeological investigations, understanding of the technical constraints associated with the de-culverting of the Sheaf, and ecology studies relating in particular to the presence of bats in the “megatron” section of the River Sheaf.

1.3.4 Additionally, the “Live Works” team from Sheffield University’s School of Architecture have been involved in the development of the concept plan for the site. This followed on from an inception workshop with Castlegate Partnership members in November 2021, four workshops took place between 9th and 16th June 2022 on the following themes:

- Revealing the outdoor city
- Revealing innovation
- Revealing Arts & Culture
- Revealing Heritage

1.3.5 A workshop report has been produced and makes 13 recommendations. Appendix 1 contains a summary response to these recommendations and this report recommends that they are accepted subject to the caveat that implementation will depend on the availability of funding and resources..

1.3.6 The recommendations from the workshops have already been used to inform the concept design for the Castle Site. The design at Concept 2 stage has been subject to public consultation between the 7th and the 24th November. The results of the public consultation will be used to further inform the design and a planning application will be submitted in January.

1.3.7 The Concept 2 Design has also been the subject of discussion at the Sheffield Design Panel that took place on 2nd November 2022.

1.3.8 The further archaeological work has been completed with Wessex Archaeology undertaking a series of borehole investigations to determine further information particularly in relation to the extent of both the motte and the moat of the castle remains. The report is due to be finalised in December and will inform the final version of the BIM model being produce by ARUPs. This in turn will inform the design for the Castle site to be submitted as part of the planning process.

- 1.3.9 It is anticipated that selection of a contractor to carry out the works to the site will take place in March for a planned start on site in the summer of 2023.
- 1.3.10 A series of development plots have been included in the concept design. However since submitting the bid, it is felt that the inclusion of a further two existing buildings on the perimeter of the Castle site as additional development plots would enhance the Castle site development. The report recommends inclusion of these buildings within the Development Plots for the site with any necessary requests for inclusion being made to DLUHC as required. This would enable the repair of these historic buildings to a standard for fit out and occupation.
- 1.3.11 Good progress has been made with Harmony works proposal, planning and listed building consent has now been granted for the project and an application for funding for refurbishment works has been submitted to NHLF.

Attercliffe

- 1.3.12 The Centre for Child health Technology project is progressing well with partners at Sheffield Children's Hospital and Legacy Park Limited. In October 2021 a Memorandum of Understanding was signed between SCC and Sheffield Children's NHS Trust, with Architects Appointed early Feb 2021 and Scarborough International identified as a suitable development partner.
- 1.3.13 Progress on the design has moved at pace and a planning application submitted on 31st May 2021, validated on 17th Jun 2022 and likely to be approved before the end of the year.
- 1.3.14 A funding application has been submitted to SYMCA and it is anticipated that the match funding will be in place by January 2023 with a start on site for this project is likely in the summer of next year.
- 1.3.15 LUF funding for Movement and Connectivity, add to the investment that will be made through the Transforming Cities project. The procurement process for Transforming Cities project has unfortunately taken much longer than expected and as a result delays to physical delivery have occurred. However, it is anticipated that the project will be delivered in the necessary timescale for the LUF.
- 1.3.16 Consultants are now being appointed to progress the design of the scheme, including the Traffic Regulation Order for an HGV ban and associated restrictions that will be progressed.
- 1.3.17 In addition, several Attercliffe car parks in need of repair and improvement have been identified and a proposal has been drafted for initial costs estimates. These works will include removal of vegetation (and replanting if required), improved lighting, barrier installations, resurfacing and lining, and where appropriate CCTV. The immediate focus are the car parks in the LUF

area itself, including Shortridge Street, Baltic Road, Baltic Way and Bodmin Street. Consideration is also being given to the inclusion of Kimberley Street and Zion Lane, subject to the availability of funding.

1.3.18 A site for the new Bike Hub has been identified and SYPTTE are in conversations with Scarborough Group about improvements to the Tramstops close to Flame Hill at the Olympic Legacy Park. Scarborough Group are also working on the first phase of work for the creation of the Innovation Centre at this location and the LUF funds will make a significant contribution to dealing with the ground conditions at this site.

1.3.19 Conversations with Network Rail regarding the bridge removal at Brightside Lane are also in progress.

1.3.20 Finally, at Adelphi Square, building condition and asbestos surveys have been completed and negotiations for the acquisition of a target building on Attercliffe Road have been concluded and once the sale completes, work will begin to refurbish the building and attract a suitable owner/operator.

2 HOW DOES THIS DECISION CONTRIBUTE?

2.1 Following the recommendations in the report will ensure that the Council meets its obligations in delivering the required outputs for the Gateway to Sheffield and Attercliffe Levelling Up Fund bids.

3 HAS THERE BEEN ANY CONSULTATION

3.1 In submitting the bid to the Levelling Up Fund there was consultation with local stakeholders.

3.2 For Gateway to Sheffield there are regular updates and discussion with the Castlegate Partnership and a wider public consultation on the proposals for the Castle site and the future of Castlegate took place between the 7th and 20th November, including a range of workshops organised by the University of Sheffield's "Liveworks" team. There will be further opportunity for comment through the planning process when the application for the proposals for the Castle site are made.

3.3 For Attercliffe consultation has included members of the local business community, Sheffield Children's NHS Trust, Sheffield Olympic Legacy Park, Scarborough Group International and Sheffield Hallam University. Specific consultation on individual projects will be undertaken as part of their development.

4 RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

4.1.1 An Equalities Impact Assessment has been undertaken for the changes proposed in the recommendations and wider progress across the bids and projects.

4.1.2 The initial assessment has determined that for the Gateway to Sheffield Project the proposals contained in this report should have a positive impact on the Castlegate and wider Sheffield City Region, including currently under-served communities by creating a stronger sense of place and community; increasing wider investment opportunities; improving the wider area and creating the conditions for greater job, retail, and commercial opportunities to meet diverse community needs.

4.2 Financial and Commercial Implications

4.2.1 The costs of the recommendations in this report are funded entirely from the Levelling Up Fund allocation received from Central Government.

4.2.2 The main financial implication is not having enough capital to implement all the recommendations from the Liveworks recommendations and uncertainty on the revenue implications of these proposals. In addition, delays to not making the changes proposed to DHLUC and the potential of not meeting the deadline of the end of March 2024 for expenditure and then being at risk of clawback of the LUF funds.

4.2.3 The review process for the design of the park will continue to value engineer costs where necessary with a focus on delivering the outputs from the LUF bid to avoid clawback.

4.3 Legal Implications

4.3.1 There are no immediate implications flowing from the recommendation.

4.4 Climate Implications

4.4.1 Considerations of climate implications and an initial Climate Impact Assessment has been undertaken as appropriate for the progress update for the Levelling Up Fund bids and specifically in relation to the recommendations of this report.

4.4.2 The initial Climate Impact Assessment has determined that these projects should have an overall neutral/positive impact on the climate. The projects in general aim to improve the public realm in specific areas and the use of existing buildings; encourage active travel and minimise public transport use; and limit the demand of energy. All projects aim to benefit the Zero Carbon 2030 City Target.

4.4.3 Endorsing the recommendations stated in this report will help to improve a sustainable and inclusive economy in Castlegate and the wider Sheffield City Region.

4.5 Other Implications

4.5.1 None

5 ALTERNATIVE OPTIONS CONSIDERED

Options have been considered for the recommendations relating to the Gateway to Sheffield project specifically

5.1 Do nothing

5.1.1 If the Council decided not to include the two buildings as development plots there is a risk that they would be left to deteriorate further and become an increasing blight on the Castle Site and Exchange Street. The funding would continue to be used to bring forward other development plots within the Castle Site.

5.2 Do More

5.2.1 Whilst there is no more funding available from DLUHC, one consideration would be to ask DLUHC to vire more of the funds allocated to the Gateway to Sheffield Project to do more than undertake initial repair of the buildings. However, this would be detrimental to other elements and outputs for the project. Additional applications for funding could be made but these would take time to secure and may jeopardise delivery of LUF scheme, project and outputs.

5.3 Chosen Option

5.3.1 The proposals in the report are considered to be the minimum required to ensure that the Gateway to Sheffield project can deliver the best outputs for the funding awarded

6 REASONS FOR THE RECOMMENDATIONS

6.1 The recommendations recognise the work done so far in discussion with a wide range of stakeholders and the public and allows for these views to be used to inform the design of the Castle Site.

6.2 Furthermore the recommendations enable best use of the resources identified for development plots within the LUF funding allocation, ensure all project outputs are delivered and that LUF investment in the Castle Site is enhanced.

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SCC'S ESPONSE TO THE REPORT'S RECOMMENDATIONS 14 SEPT 2022

1.0 INTRODUCTION

1.1 SCC obtained a Levelling Up Funding (LUF) Grant in October 2022 to redevelop the Castle Site, alongside funding for Harmony Works and S1 Art Space.

1.2 For the Castle site, key outputs identified in the LUF were:

- Regeneration of a brownfield site through the creation of circa 10,000 sq m of high-quality public realm
- De-culverting and re-naturalisation of the river Sheaf
- Revealing the Castle ruins through carefully designed public realm
- Creation of 6 development-ready plots

1.3 The LUF bid was built on previous community involvement in the Castlegate area and in particular the importance of regenerating the Castlegate area and redeveloping the Castle site following the demolition of Castle market taking account and celebrating the heritage of the area including the Castle remains. Continued engagement with stakeholders as well as the public is an important element in the scheme but within the timescales and budget that the LUF process allows.

1.4 Following the inception workshop with Castlegate Partnership members in November 2021, four workshops took place between 9th and 16th June 2022 on the following themes:

- Revealing the outdoor city
- Revealing innovation
- Revealing Arts & Culture
- Revealing Heritage

1.5 This was the structure for the Co-production process that SCC and UoS have agreed to collaborate on. This has been facilitated by Carolyn Butterworth from Live Works (UoS School of Architecture).

1.6 A number of stakeholders were invited to attend these sessions. A list of attendees is attached in **Appendix 2**

1.7 Following these workshops the views collected have been brought together in a report by Live Works with 13 key recommendations.

1.8 In addition, there are some further points within the recommendations. A summary of the recommendations, and the key elements that make up each recommendation have been included in **Appendix 1**.

- 1.9 **Appendix 1** also includes SCC's initial response to each recommendation but with the caveat that these are subject mainly to the confirmation of construction costs for the public realm and enabling costs (including deculverting).
- 1.10 Separately, and unrelated to the brief for Live Works, the report promotes the re-branding of the space from "Castle Site" or "Castle Hill Site" (historically) to "Castlegate Common".
- 1.11 Officers offer no view on the appropriateness of this other than this should be subject to further consultation and input from Council members other stakeholders, key professionals and the public on the eventual name for the re-developed space.

2.0 **REVIEW OF RECOMMENDATIONS. KEY CONSIDERATIONS**

- 2.1 The Council welcome most of the recommendations and observe that many are already part of the scheme and the design. The main caveats to this are
- A The existing budget for the *capital costs* of the scheme; and
 - B The *revenue costs* of some associated with the recommendations, given the Council's budget position.

Capital Costs

- 2.2 The Castle site scheme has capital grant awarded by the Levelling Up Fund. This is for all the capital costs which are part of the regeneration of the site, i.e. design and build of the public realm and amenity space throughout the site, de-culverting of the River Sheaf and the creation of 6 development plots.
- 2.3 The Council has had to undertake further archaeological investigations as well as commissioned a 3D Site Constraints Model to guide the design of the public realm, de-culverting, and site lay-out.
- 2.4 This work was completed in September. At the same time the initial Concept Design for the site has been completed and is to be discussed with Councillors. It will then be taken to public consultation, as part of the planning application process, this autumn.
- 2.5 The Concept Design has not yet been costed. Therefore, it is not known if the available budget is sufficient to implement the design and this remains a risk, particularly as construction costs in recent projects have been significantly higher than expected, due to a number of factors.
- 2.6 We will be better placed to compare budget to design costs in the next couple of months.

Revenue Costs

- 2.7 Maintenance costs of the public space as well as other possible elements recommended in the report are an issue as there is no current means of ensuring that these can be paid for. None of the land included in the Castle Site is "public

highway”, which means that maintenance of the newly created public space cannot be included within the Council’s maintenance arrangements with Amey.

- 2.8 Although there are other examples of this in the City Centre, it is important to understand the costs of maintenance that SCC would need to find annually for the maintenance of the space.
- 2.9 Progress with the design will provide information on these costs but there is no current route for providing the funding.
- 2.10 In addition to the above, there are further revenue implications of some of the recommendations. These are listed below:
 - a) Access to electricity (“plug and play”). This would require a metered supply on site and maintenance arrangements.
 - b) Provision of children’s equipment. This also has an implication on maintenance for safety.
 - c) Education/ heritage hub. The governance arrangements for this would need to be agreed and funded
 - d) Access to the Castle Remains, if not revealed/ uncovered completely. This also need to be agreed and managed and funded.
- 2.11 Given the Council’s overall financial position, we will need to have a clearer understanding of maintenance/costs before any final decision on the inclusion of these elements is made.

3.0 TAKING FORWARD THE RECOMMENDATIONS

- 3.1 Officers have appraised the 13 recommendations from the report and has amalgamated these into the 6 below, which officers recommended for integration within the scheme.
- 3.2 They have been included in the pre-app documents (Design & Access Statement) as factors to inform the design subject to the caveats on revenue above.
- 3.3 This is because they are in line with the LUF proposals and bid, and address the common ambitions for the site notwithstanding concerns on costs and delivery timescales.
- 3.4 Specifically, these are:
 - a) The overarching explicit commitment to sustainability – including the use of materials; relating to both the public realm and building plots;
 - b) Ensuring the site plugs into strategic pedestrian and active travel routes, for city wide connection;
 - c) Building on the work of ‘Grey to Green’ to deliver a green, sustainable public realm in an interactive way to enhance people’s health and wellbeing;
 - d) Delivering interpretation of onsite archaeology and cultural history in an inclusive, creative, and diverse way that is embedded in a coherent public art strategy.

- e) Designing for the Public realm to be flexible to allow for events including arts, culture, enterprise and innovation within the site; and
 - f) That the long term success of site to be underpinned by learning and skills training opportunities and focus for maintaining an archive of artefacts and stories from historic and contemporary Sheffield.
- 3.5 Finally, seven of the thirteen recommendations refer to heritage, interpretation, art, archaeology, history, wayfinding through the site and the governance of any community facilities/ access to archaeological remains.
- 3.6 How public art can respond to this is a key consideration. In order to provide a response to these recommendations, it has been agreed that practical heritage and archaeology interpretation for the site will be discussed through a forum linking heritage and public art.
- 3.7 The group will include stakeholders and the SCC Public Art Officer and the public realm design team, to ensure that ideas that can be integrated into the project are practical and affordable again bearing in mind the need for revenue implications to be costed and deliverable.

**CASTLE SITE REGENERATION WITH LEVELLING UP FUND GRANT.
STAKEHOLDER ENGAGEMENT. CO-PRODUCTION PROCESS.
“CASTLEGATE COMMON. PEOPLE.PLACE. WEALTH.SENSE. A MANIFESTO”**

SCC’S ESPONSE TO THE REPORT’S RECOMMENDATIONS 14 SEPT 2022

LUF delivery strands:

A - Public realm design, including de-culverting

B - Archaeological, Heritage Interpretation & Public Art
AHIPA

C- Development Sites

D- Future years’ revenue implications

	Recommendation	Key elements within the recommendation	Response SCC	Responsibility for action
1 Page 17	Be a distinctive place that values and enhances the unique social and cultural identity of Castlegate	<p>a) It can’t be generic – it needs to be site specific and unique to Castlegate, its communities and history;</p> <p>b) It can’t be exclusive – it needs to be a place for everyone to feel welcome, not just the affluent or privileged.</p>	<p>SCC agrees with the recommendation to make the public realm a unique space and includes reference to its cultural and social context. This is already embedded into the scheme and its design.</p> <p>Proposals will be included in engagement with relevant communities and stakeholders, early on the design process (next one October 22).</p> <p>Consideration to be given to part of Plot 4 and/or the ‘enclosure’ of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p><u>Warning:</u> tight LUF grant timescales for delivery & achievement of required outputs, which will require a flexible pragmatic approach. Also detailed maintenance & on-going revenue implications, not covered by LUF grant</p> <p><u>LUF THEMES</u> included: A Public Realm with linkages to B AHIPA, C Dev Plots and potentially D Revenue implications</p>	<p>AB through Public Ream Design Team</p> <p>LLA/ Live Works through consultation</p> <p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>

2	Make creative and inclusive connections to the richness and complexity of the site's history	<ul style="list-style-type: none"> a) To its physical archaeology through access to remains, site layers and artefacts; b) To its cultural heritage and stories of everyday people who lived and worked there. 	<p>SCC agrees with this recommendation.</p> <p>There is a variety of ways to reveal the heritage interest of the site and this should be explored as part of the work of the AHIPA group which will involve key stakeholders in Castlegate.</p> <p><u>LUF THEMES B AHIPA</u> and potentially <u>D Revenue implications</u></p>	<p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>
3	Enhance people's health and wellbeing while caring for the environment	<ul style="list-style-type: none"> a) Through access to nature across the site, not just by the Sheaf; b) Though opportunities to take part in sports and activities, for all ages and abilities; c) By embedding environmental sustainability and zero-carbon approach throughout 	<p>SCC agrees with this recommendation, which is embedded into the scheme and its design.</p> <p>Health and wellbeing considerations will be included in the design of the public realm and access to the deculverted river Sheaf through the site.</p> <p><u>LUF THEMES A Public Realm</u></p>	<p>AB through Public Realm Design Team</p>
4	Support a flourishing ecosystem of arts, culture, enterprise and innovation	<ul style="list-style-type: none"> a) By providing flexible space for local independent businesses, artists, cultural entrepreneurs and social enterprises to engage new and diverse audiences; b) Though opportunities for meanwhile use, markets and events throughout the year, extending the evening economy; c) Open up learning and skills training opportunities inherent to the site, in association with local charities and educational institutions, especially for under-represented groups. 	<p>SCC agrees with the recommendation to support local enterprises, culture, arts and innovation. Proposals will be included in engagement with relevant communities and stakeholders, early on the design process (next one in October).</p> <p>The council is in discussion with Sheffield College to occupy some of the development plots on the site, which would bring learning and skills to the heart of Castlegate.</p> <p>Consideration to be given to part of Plot 4 and/or the 'enclosure' of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p>The area is already successfully holding the monthly Pollen Market and Food Festival as well as the Waterways and Castlegate Festivals, which this development will contribute.</p> <p><u>Warning:</u> tight LUF grant timescales for delivery & achievement of required outputs, which will require a flexible pragmatic</p>	<p>AB through Public Realm Design Team</p> <p>LLA/ Love Works through consultation</p> <p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>

			<p>approach. Also detailed maintenance & on-going revenue implications, not covered by LUF grant</p> <p><u>LUF THEMES</u> included: A Public Realm with linkages to B AHIPA, C Dev Plots and potentially D Revenue implications</p>	
5	An explicit commitment to environmental sustainability embedded throughout	<p>a) In its re-use of existing materials and retrofit of existing buildings on the site;</p> <p>b) In the specification of zero-carbon materials and construction</p> <p>c) Through extensive planting across the site that encourages urban drainage, cooling and bio-diversity;</p> <p>d) Through the use of renewable energy in its construction and operation.</p>	<p>SCC agrees with this recommendation. Sustainability is already a critical element of the scheme, both in terms of public realm and building plots.</p> <p>On the public realm, consultation early on the design process (next one planned for October 22) and the invitation of relevant communities and stakeholders will include these discussions.</p> <p>It is important to clarify that the actual developments on the enabled development plots will not be built within the LUF timescales. As landowner and through the planning application process, SCC will ensure that future developments meet sustainability criteria and achieve the right connectivity with the rest of the site.</p> <p><u>LUF THEMES A Public Realm</u></p>	<p>AB through Public Realm Design Team</p> <p>LLA/ Live Works through consultation</p>
6	A flexible event space	<p>a) That is serviced and ready for 'plug & play' performances (music, spoken word, comedy, presentations) for use by local organisations, community groups, festivals, etc;</p> <p>b) That can be used to activate Castlegate Common through the day, into the evening and all year round and therefore should incorporate lighting and shelter;</p>	<p>SCC agrees with the recommendation to make the public realm a flexible space, which allows for some events and continues with successful ones such as the Castlegate Festival, Pollen Market, Exchange St Collective Music and Waterways Festival.</p> <p>Consultation early on the design process (next one planned for October 22) and the invitation of relevant communities and stakeholders will include these discussions.</p> <p>Revenue/ maintenance implications of facilities to 'plug and play' will need detailed consideration as these will not be covered by the LUF grant. For example, the need of a dedicated electricity meter (similar to Pounds Park) and its management.</p>	<p>AB through Public Realm Design Team</p> <p>LLA/ Live Works through consultation</p> <p>AN/RM through AHIPA</p> <p>Potential revenue</p>

		<p>c) Remains engaging when not in use. For example, through engagement with the archaeology of the site.</p>	<p>The AHIPA group, which will work with FOSC and UoS Archaeology Dept, will put forward recommendations for the display of accessible Castle remains.</p> <p><u>Warning:</u> to consider LUF grant timescales for delivery and required outputs. Therefore, it is recommended that a flexible pragmatic approach which does not risk failing to meet them.</p> <p><u>LUF THEMES</u> included: A Public Realm with linkages to B AHIPA, C Dev Plots and potentially D Revenue implications</p>	<p>implications to be assessed</p>
7	<p>A coherent heritage strategy that embraces creative and innovative thinking towards</p>	<p>a) Displaying or recreating the physical layers of the site to engage people creatively in the deep history of the site;</p> <p>b) Engaging with the physical remains of the Castle to tell stories of a cross section of people from that period, beyond the conventional stories of the grand and powerful.</p> <p>c) Engaging with the physical, social, political and cultural heritage beyond the Castle to reveal stories and artefacts from 18th, 19th, and 20th century Sheffield.</p> <p>d) Engaging with Sheffield's diverse communities to reveal untold stories of immigration, industry, colonialism, cultures and service contributing to the development of Castlegate through history</p>	<p>SCC agrees with this recommendation. Proposals will be included in engagement with relevant communities and stakeholders, early on the design process (next one in October). We will work with SADACCA and others to ensure we can reach local diverse communities.</p> <p>The AHIPA group, which will work with FOSC and UoS Archaeology Dept and other key stakeholders and put forward recommendations for a creative heritage strategy.</p> <p>Consideration to be given to part of Plot 4 and/or the 'enclosure' of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p><u>LUF THEMES</u> B AHIPA and potentially D Revenue implications</p>	<p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>
8	<p>A coherent public art strategy that develops fresh ideas for:</p>	<p>a) The collection, interpretation, retelling and display of the multiple and contested aspects of the site's heritage, through physical and digital methods.</p>	<p>SCC agrees with this recommendation, and this is integral for the success of the scheme. SCC proposed that the art strategy is integrated with the proposed heritage and archaeology interpretation strategy.</p>	<p>AN/RM through AHIPA</p>

		<ul style="list-style-type: none"> b) Engaging with Sheffield's diverse communities to develop temporary and permanent arts commissions that have contemporary relevance, through embracing participatory arts, digital technologies, interactive play, etc; c) The inclusion of signage and wayfinding throughout the site that makes clear and engaging the connections to other parts of the city and its communities and to the site's history. 	<p>The AHIPA group, which will work with FOSC and UoS Archaeology Dept and other local art groups to put forward recommendations for the archaeological and heritage interpretation of the site, which will have several strands, from sign posting on site, to digital interpretations with an allocated budget. The work of the group is at early stages.</p> <p>Wider engagement with diverse communities will be done through the planned consultation (next one in October 22)</p> <p>As a small comment, not sure what is meant by "the contested aspects of the site's heritage"</p> <p><u>LUF THEMES</u> B AHIPA and potentially D Revenue implications</p>	<p>LLA/ Live Works through consultation</p> <p>Potential revenue implications to be assessed</p>
9	A series of spaces of different scales, for a variety of activities including:	<ul style="list-style-type: none"> a) A community gathering space, as part of the flexible event space, for audiences attending events and performances and for markets, fairs and festivals throughout the year; b) Play spaces for all ages, especially families and young children; c) A variety of sports that together offer opportunities for all ages and abilities to engage with active health. 	<p>SCC broadly agrees with this recommendation, and this has been included in the brief for the design of the public space, offering opportunities for a broad range of users. The aim is to continue with the success of long-standing events in the area, such as the Castlegate Festival, Pollen Market, Exchange St Collective Music and Waterways Festival.</p> <p>On the public realm, consultation early on the design process (next one planned for October 22) and the invitation of relevant communities and stakeholders will include these discussions. The issue of play spaces for young children will need to be carefully considered, in relation to the size of the space, other competing uses (sports, performance space, planting etc) and the high level of maintenance that they require.</p> <p><u>LUF THEMES</u> A Public Realm and potentially D Revenue implications</p>	<p>AB through Public Realm Design Team</p> <p>LLA/ Live Works through consultation</p>
10	The function of the buildings to be built later on the site so that they:	<ul style="list-style-type: none"> a) Are aligned with the shared values stated on this report; 	<p>SCC broadly agrees with this recommendation. As landowners, it is in the Council's interest to ensure that any proposed</p>	<p>AB through Public Realm Design Team</p>

		<p>b) Enhance rather than detract from the sense of place;</p> <p>c) Integrate successfully with Castlegate Common at ground level.</p>	<p>development enhances the public realm and communal facilities on the site.</p> <p>However, it is important to acknowledge that the LUF does not include building on the development plots, only enabling them. So, the detail planning for the development plot will be achieved separately from the planning application that will be linked to the public realm and deculverting.</p> <p>It would be a good idea to explore the historical street pattern, historic buildings etc as part of the sense of place and the new design.</p> <p>The comment will be passed on to the Public Realm designers for information.</p> <p>LUF THEMES A Public Realm</p>	
	<p>Whether the clear desire from stakeholders for a people's archive of artefacts and stories from historic and contemporary Sheffield communities can be created on the site</p>		<p>SCC agrees this would be a good idea, subject to finding the right arrangement and quantification of any revenue implication and local management which is not covered by the LUF.</p> <p>The AHIPA group, which will work with FOSC and UoS Archaeology Dept, will put forward recommendations.</p> <p>Consideration to be given to part of Plot 4 and/or the 'enclosure' of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p>LUF THEMES B AHIPA and potentially D Revenue implications</p>	
12	<p>Strategic decisions on pedestrian and active travel routes</p>	<p>a) To connect Castlegate Common with other heritage buildings and anchor institutions beyond the site (eg. Old Town Hall, Harmony Works, Castle House);</p>	<p>SCC fully agrees with this recommendation. Encouragement of multi-modal transport systems and an integrated cycle path network is integrated into the scheme design.</p> <p>The area around the Castle site already has a comprehensive network of pedestrian and cycle facilities, which link five major</p>	<p>AB through Public Ream Design Team</p>

		<p>b) To connect with the city centre, Fitzalan Square and the rail station, the bus interchange, the Wicker, Victoria Quays and Parkwood Springs</p>	<p>routes into the City Centre (routes along the Lower Don Valley, Upper Don Valley, Canal Towpath, Sheaf Valley Park and National Cycle Route 65) as well significantly facilitating routes to other more local destinations in the City Centre such as Sheffield Hallam University and the train station.</p> <p>The Council also has the aspiration to extend the Grey to Green project to Exchange St, Haymarket, Waingate and Castle St but this is out of scope for the Castle Site LUF project.</p> <p>The comment will be passed on to the Public Realm designers for information.</p> <p><u>LUF THEMES A Public Realm</u></p>	
13	The operation, stewardship and potential governance of Castlegate Common (or parts of) by community stakeholders		<p>SCC agrees this would be a good idea, subject to defining the scope and the right arrangement as well as quantifying of any revenue implication and local management which is not covered by the LUF.</p> <p>Consideration to be given to part of Plot 4 and/or the 'enclosure' of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p>On the public realm, consultation early on the design process (next one planned for October 22) and the invitation of relevant communities and stakeholders will include these discussions.</p> <p><u>LUF THEMES B AHIPA</u> and potentially <u>D Revenue implications</u></p>	<p>AB through Public Ream Design Team</p> <p>LLA/ Live Works through consultation</p> <p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>

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of the Local Government Act 1972.

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