Report to full Council 6 September 2023 Appendix 5c

The Draft Sheffield Plan: Our City, Our Future

Site Allocations Schedule

Tracked Changes post Public Consultation

Planning Service City Growth Department

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Introduction

This annex contains details and conditions on development of all site allocations (including conditions placed on development) made in the Sheffield Plan. This reflects the list of site allocations set out in Appendix 1 of Part 1 of the Sheffield Plan.

Strategic Sites are denoted with an *.

Boundaries of all site allocations are shown on the Policies Map.

Policy CA1 - Site Allocations in Kelham Island, Neepsend. Philadelphia and Woodside

Site Reference: KN01*	Address: Land at Parkwood Road, S3 8AB			
Allocated use: General Em	nployment Site area: 1.50 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.20 hectares			Net (Other employment uses) area: 0.00 hectares

Conditions on development:

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: KN02	Address: 147-154 Harvest Lane, S3 8EF				
Allocated use: General Employment Site area: 0.06 Hectares					
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.06 hectares				
Conditions on development:					

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• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

- measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.

Address: Land at Russell Street and Bowling Green Site Reference: KN04* Street, S3 8RW Allocated use: Housing Site area: 0.86 Hectares Net housing area: 0.77 Hectares Total housing capacity: 200 Homes Net (Other **Net employment (Class** Net employment (Class B2, employment E(g)(i & ii)) area: 0.00 B8 & E(g)(iii)) area: 0.00 uses) area: 0.00 hectares hectares hectares Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required. A detailed assessment of the extent of land contamination and identification of sufficient mitigation and / or remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment

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prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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Site Reference: KN05	Address: Former Canon Brewery, Rutland Road, S3 8DP				
Allocated use: Housing	Site area: 0.81 Hectares				
Net housing area: 0.73 He	Hectares Total housing capacity: 132 Home			acity: 132 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	

- A Heritage Impact Assessment should be carried out to determine what mitigation measures are required, or conditions required to be placed on development to minimise harm to the Kelham Island Conservation Area and nearby listed buildings.
- A Level 2 Strategic Flood Risk Assessment (SFRA) will be required to inform the exception test.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.
- A detailed assessment of the extent of land contamination and identification of sufficient mitigation/remediation will be required at planning application stage.
- Open space should be provided in accordance with Policy NC15.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration

should be given to the impact of any proposal at the planning application stage.

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Site Reference: KN06	Address: (Kelham Central) Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW			
Allocated use: Housing	Site area: 0.84 Hectares			
Net housing area: 0.76 He	ectares	Total housing capacity: 114 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A strategy for completing and reporting the archaeological fieldwork project from 2008 (ARCUS project 1191) is required. Development shall only take place in accordance with the strategy.
- An ecological enhancement plan is required. This plan shall include details of 3X bat boxes, 3X sparrow colony nest boxes attached to external walls of new dwelling. Each garden fence to be provided with a hedgehog hole.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of (8 litres per second per hectare).

Site Reference: KN07	Address: Buildings at Penistone Road, Dixon Street and Cornish Street, S3 8DQ			
Allocated use: Housing	Site area: 0.94 Hectares			
Net housing area: 0.81 He	ectares Total housing capacity: 98 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.

•	 application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a 10 metre buffer. Connective ecological corridors/areas (including buffers) shown on the 	
•	Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.	
•	Retention of non-designated heritage assets and their integration into a wider development is desirable.	
•	This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. A detailed Heritage Impact Assessment will be required of the part of the site backing on to the River Don, investigating opportunities for the	
	opening up of this asset.	
•	opening up of this asset. Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.	

Site Reference: KN08	Address: Sheffield Community Transport, Montgomery Terrace Road, S6 3BU				
Allocated use: Housing	Site area: 0.32 ⊦			32 Hectares	
Net housing area: 0.30 He	ectares	Tota	otal housing capacity: 96 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

Site Reference: KN09 Address: Buildings at Shalesmoor and Cotton Mill Road, S3 8RG					
Allocated use: Housing			Site area: 0.2	6 Hectares	
Net housing area: 0.26 He	ctares	Tota	I housing capa	acity: 96 Homes	
		yment (Class B2, ii)) area: 0.00 Net (Other employment uses) area: 0.00 hectares			
Conditions on developme	nt:				
 mitigation measure development to m A Level 2 Strateg the exception test A detailed Air Qua application stage quality exceedance area sufficient mitigatio Connective ecolor Local Nature Rec opportunity maps developable area within the connect A suitably detailed archaeological im 	ufficient mitiga on stage. t Assessment res are require inimise harm ic Flood Risk ality Assessment to detail the e ce area. Resid if there are ov on measures. gical corridors overy Strategy are to be mai . Biodiversity I tive ecologica d Heritage Sta pacts have be ilable to inforr gation may be	tion/re shoul ed, or to the Asses ent wi xtent of dential verridi s/areas y and ntaine Net Ga I corri- atemen een ac n the e requ	emediation will I d be carried ou conditions requ Kelham Island sment (SFRA) Il be required at of residential us development c ng regeneration s (including buff combined natured on site and re ain should be d dor/area. nt that explains Idressed is required Heritag ired.	t to determine what ired to be placed on Conservation Area. is required to inform t planning ses within the air an only occur in the benefits and fers) shown on the ral capital emoved from the elivered on site how potential uired. If insufficient ge Statement, then	

consideration should be given to the impact of any proposal at the

planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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Site Reference: KN10	Address: 300-310 Shalesmoor, S3 8UL					
Allocated use: Housing			Site area: 0.09 Hectares			
Net housing area: 0.08 He	ctares	Tota	I housing capa	acity: 90 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:					
 Conditions on development: Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required. A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plann, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and their settings. This site is identified as impacting on a Heritage Impact Assessment prepared in support of the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and their settings. This site is identified as impacting on a Heritage Asset and their settings. This site is identified as impacting on a Heritage Impact Assessment prepared in support of the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due conside						

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Net housing area: 0.00 Hectares Total housing capacity: 87 Homes Net employment (Class E(g)(i & ii)) area: 0.00 Net employment (Class B2, B8 & E(g)(iii)) area: 0.00	Site Reference: KN11	Address: Sa	afestore Self Storage	e, S3 8RW
Net employment (Class E(g)(i & ii)) area: 0.00 hectares Net employment (Class B2, B & E(g)(iii)) area: 0.00 hectares Net (Other employment uses) area: 0.00 hectares Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. - This site is identified as impacting on-a Heritage Assets and due	Allocated use: Housing		Site area: 0.6	62 Hectares
Net employment (Class E(g)(ii & ii)) area: 0.00 hectares employment (class B2, B8 & E(g)(iii)) area: 0.00 hectares employment uses) area: 0.00 hectares Conditions on development: • A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. • A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. • Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. • This site is identified as impacting on-a Heritage Assets and due	Net housing area: 0.00 H	ectares	Total housing cap	bacity: 87 Homes
 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. This site is identified as impacting on-a Heritage Assets and due 	Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(ii		employment uses) area: 0.00
 application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. This site is identified as impacting on-a Heritage Assets and due 	Conditions on developm	ent:		
	exceedance are sufficient mitigat • A Level 2 Strate	a if there are ov ion measures. gic Flood Risk , st.	verriding regeneration	on benefits and
	 identifying suffic application stage Connective ecol Local Nature Resopportunity map developable are within the connection This site is iden consideration shiplanning application 	ent mitigation/r ogical corridors covery Strateg s are to be mai a. Biodiversity ctive ecologica tified as impact ould be given t tion stage.	s/areas (including bu y and combined natu intained on site and Net Gain should be Il corridor/area. ting on- a Heritage As	equired at planning ffers) shown on the ural capital removed from the delivered on site ssets and due proposal at the

Site Reference: KN12	Address: La Street And Al Sheffield S3 4RD		tween Cotton Mill Row, Cotton treet
Allocated use: Housing			Site area: 0.19 Hectares
Net housing area: 0.19 Hectares		Tota	I housing capacity: 86 Homes

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Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required

Site Reference: KN13	N13 Address: Warehouse, Boyland Street, S3 8AS				
Allocated use: Housing		Site area: 0.79 Hectares			
Net housing area: 0.71 He	ctares	Tota	I housing capa	acity: 93 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		bloyment (Class B2, g)(iii)) area: 0.00 S Net (Other employment uses) area: 0.00 hectares			
Conditions on developme	nt:				
 mitigation measure development to mean and nearby listed A Level 2 Strateg inform the except Assessment will be the impact of the mitigation require. A detailed assess identification of suplanning applications application the recommendate prepared in support measures agreed harm to the signification as impact of the signification and the signification and the signification application and the signification application and the signification and	res are require inimise harm buildings. ic Flood Risk a ion test. be required at nearby Enviro d. iment of the example on stage. ied as impaction uld be given to on stage. Device ions set out in ort of the Location with the Location cance of herit cting on a Herit	ed, or to the Asses plann nmen xtent o tion/re <u>elopn</u> the H i Plan age a ritage	conditions required Kelham Island sement (SFRA) with ing application set t Agency waster of land contamine emediation will the a Heritage Asset impact of any pro- ment proposals set leritage Impact of other suitate ming Authority, assets and their Asset and due	stage to determine permit site and any nation and be required at et and due roposal at the should implement Assessment ble mitigation to avoid or minimise settings. This site is	

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Site Reference: KN14	Address: Land Between Swinton Street And Chatham Street			
Allocated use: Housing	Site area: 0.20 Hectares			
Net housing area: 0.19 He	lectares Total housing capacity: 75 Hom		bacity: 75 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: KN15	Address: Nambury Engineering Ltd, 56 Penistone Road, Owlerton, Sheffield, S6 3AE			
Allocated use: Housing	Site area: 0.28 Hectares			
Net housing area: 0.27 He	lectares Total housing capacity: 50 Homes			acity: 50 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [CH11]: LM97

Site Reference: KN16	Address: 120 Henry Street Shalesmoor Sheffield S3 7EQ			
Allocated use: Housing		Site area: 0.11 Hectares		
Net housing area: 0.11 He	11 Hectares Total housing capacity: 62 Hom		oacity: 62 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			

None

Site Reference: KN17	Address: 2 Lock Street, Sheffield S6 3BJ				
Allocated use: Housing	Site area: 0.15 Hectares			5 Hectares	
Net housing area: 0.15 Hectares Total housing capacity: 61 Hom			acity: 61 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

• None

Site Reference: KN18	Address: Buildings at Rutland Road and Rugby Street, S3 9PP			
Allocated use: Housing		Site area: 1.41 Hectares		
Net housing area: 1.41 Hectares Total housing capacity: 60 Homes			acity: 60 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- A flood risk assessment will be required as part of the planning application.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: KN19	Address: 100 Harvest Lane, S3 8EQ			
Allocated use: Housing	Site area: 0.91 Hectares			
Net housing area: 0.72 He	ousing area: 0.72 Hectares Total housing capacity: 60 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares

- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.
- Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required.
- A detailed assessment of the extent of any land contamination and identification of sufficient mitigation/remediation will be required at planning application stage.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: KN20	Address: Buildings at Gilpin Street, S6 3BL		
Allocated use: Housing	Site area: 1.01 Hectares		
Net housing area: 0.87 He	87 Hectares T		I housing capacity: 54 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

Site Reference: KN21	Address: Globe Works, Penistone Road, S6 3AE			
Allocated use: Housing	Site area: 0.31 Hectares			
Net housing area: 0.30 Hectares Total housing capacity: 33 Homes			acity: 33 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment

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	prepared in support of the Local Plan, or other suitable mitigation
r	measures agreed with the Local Planning Authority, to avoid or minimise
ł	narm to the significance of heritage assets and their settings. This site is
į.	dentified as impacting on a Heritage Asset and due consideration
ę	should be given to the impact of any proposal at the planning application
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•	_Retention and repair of the Listed Building is required.
٠	Development of the site should be considered in conjunction with
	development objectives set out in a masterplan for the area

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Commented [HT14]: HT9

Site Reference: KN22		Address: Moorfields Flats, Shalesmoor and Ward Street, S3 8UH				
Allocated use: Housing			Site area: 0.16	3 Hectares		
Net housing area: 0.07 He	ectares	Tota	I housing capa	acity: 50 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	ent:					
 the impact of the mitigation require A detailed Air Qu application stage quality exceedance area 	 Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required. A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. 					
Site Reference: KN23	Site Reference: KN23 Address: Buildings at South Parade, Bowling Green Street and Ward Street, S3 8SR					
Allocated use: Housing	Site area: 0.16 Hectares					
Net housing area: Hectar	es	Total housing capacity: 50 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employme B8 & E(g)(iii)) hectares			Net (Other employment uses) area: 0.00 hectares		

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.
- Extra flood resistance and resilience measures shall be included in the development to comply with the Environment Agency's standing advice.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: KN24	Address: Wharncliffe Works and 86-88 Green Lane, S3 8SE				
Allocated use: Housing			Site area: 0.40 Hectares		
Net housing area: 0.40 Hectares			Total housing capacity: 60 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(i hectares		(Class B2, ea: 0.00	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment

Commented [LM15]: LM42

•	prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settingsThis site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Retention and repair of the Listed Buildings is required. A flood risk assessment should be carried out prior to planning permission being granted. A detailed Air Quality Assessment will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital	Commented [LM16]: LM43
•	A detailed Air Quality Assessment will be required at planning application stage.	
•		
	within the connective ecological corridor/area.	
•	Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.	Commented [SV17]: SV32
	development objectives set out in a masterplan for the area.	

Site Reference: KN25	Address: Land at Mowbray Street and Pitsmoor Road, S3 8EQ				
Allocated use: Housing Site area: 0.66 Hectares					
Net housing area: 0.52 Hectares Total housing capacity: 45 Homes					
			yment (Class B2, iii)) area: 0.00 Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: A flood risk assessment should be carried out prior to planning permission being granted. Assessment will be required at planning application stage to determine 					

- Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required.
- A detailed assessment of the extent of any land contamination and identification of sufficient mitigation/remediation will be required at planning application stage.
- Enhance habitat connectivity between River Don and Cattle Sidings.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: KN26	Address: SIP Car Parks, Car Park At Junction With Bowling Green Street, Russell Street, S3 8SU				
Allocated use: Housing	Site area: 0.08 Hectares				
Net housing area: 0.00 Hectares			Total housing capacity: 44 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.5 litres per second.

Site Reference: KN27	Address: Buildings at Rutland Way, S3 8DG				
Allocated use: Housing		Site area: 0.87 Hectares			
Net housing area: 0.87 He	ectares	Total housing capacity: 28 Homes			
		oyment (Class B2, (iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. Site is within 250m of a bistoric landfill site. An assessment of the impact 					

- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

- Riverbank should be naturalised/enhanced and bankside connectivity maintained and/or enhanced.
- A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a 10 metre buffer.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due
- consideration should be given to the impact of any proposal at the planning application stage.
- Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.

Site Reference: KN28	Address: Heritage Park 55 Albert Terrace Road Sheffield S6 3BR					
Allocated use: Housing	ted use: Housing			Site area: 0.10 Hectares		
Net housing area: 0.10 He	ectares	Total housing capacity: 35 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares			
Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amonded developments were 						

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Landscape and Ecological Management Plan is required.

Site Reference: KN29	Address: Land at Montgomery Terrace Road and Penistone Road, S6 3BW
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Commented [SV18]: LM44

Allocated use: Housing			Site area: 0.10 Hectares		
Net housing area: 0.10 Hectares			I housing cap	acity: 23 Homes	
			yment (Class B2, iii)) area: 0.00 Net (Other employment uses) area: 0.0 hectares		
Conditions on developme	ent:				
application stageA detailed Air Quapplication stage	iation will be re Il be required a of residential u development	equired at planning at planning ses within the air can only occur in the			
			liste Oters of	nd Rutland Road, S3	

Site Reference: KN30	Address: Land at Hicks Street and Rutland Road, S3 8BD				
Allocated use: Housing			Site area: 0.0	08 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 30 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

 This site is identified as impacting on a Heritage Asset and due
consideration should be given to the impact of any proposal at the
planning application stage. Development proposals should implement
the recommendations set out in the Heritage Impact Assessment
prepared in support of the Local Plan, or other suitable mitigation
measures agreed with the Local Planning Authority, to avoid or minimise
harm to the significance of heritage assets and their settings. This site is
identified as impacting on a Heritage Asset and due consideration
should be given to the impact of any proposal at the planning application
stage.

Commented [LM19]: LM99

Site Reference: KN31	Address: Site Of Watery Street
Sile Reference. Kinst	Sheffield

	S3 7ES			
Allocated use: Housing			Site area: 0.1	0 Hectares
Net housing area: 0.10 He	ctares	Tota	I housing cap	acity: 18 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			

• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.

 A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: KN32	Address: Land at Acorn Street, S3 8UR			
Allocated use: Housing			Site area: 0.1	0 Hectares
Net housing area: 0.10 He	ectares Total housing capacity: 15 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Cla B8 & E(g)(iii)) area: 0 hectares			Net (Other employment uses) area: 0.00 hectares

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment

prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.'This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM20]: LM45

Site Reference: KN33	Address: 284 Shalesmoor, S3 8UL			
Allocated use: Housing	Site area: 0.07 Hectares		7 Hectares	
Net housing area: 0.02 He	ctares Total housing capacity: 13 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required. 				

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: KN34	Address: 132 Rugby Street, S3 9PP			
Allocated use: Housing	Site area: 0.23 Hectares			3 Hectares
Net housing area: 0.23 He	ctares Total housing capacity: 12 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares			Net (Other employment uses) area: 0.00 hectares

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: KN35	Address: Land at Rutland Road, S3 9PP			
Allocated use: Housing	Site area: 0.13 Hectares			3 Hectares
Net housing area: 0.13 He	ctares Total housing capacity: 10 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning 				

- identifying sufficient mitigation/remediation will be required at planning application stage.
 Assessment will be required at planning application stage to determine
- Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required.

Site Reference: KN36**	Address: Land at Penistone Road and Rutland Road, S3 8DG			
Allocated use: Housing an	d Open Space Site area: 3.07 Hectares			
Net housing area: 1.30 He	ectares Total housing capacity: 572 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
Open space should be provided in accordance with Policy NC15.				

•	A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
٠	Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
•	A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.
•	Riverbank should be naturalised/enhanced and bankside connectivity maintained and/or enhanced.
•	A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a minimum 10 metre buffer.
•	Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site
•	within the connective ecological corridor/area. A suitably detailed Heritage Statement that explains how potential
_	archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
•	This site is identified as impacting on a Heritage Asset and due
	consideration should be given to the impact of any proposal at the
	planning application stage. Development proposals should implement
	the recommendations set out in the Heritage Impact Assessment
	prepared in support of the Local Plan, or other suitable mitigation
	measures agreed with the Local Planning Authority, to avoid or minimise
	harm to the significance of heritage assets and their settings.
_	This site is identified as impacting on a Heritage Asset and due
	consideration should be given to the impact of any proposal at the
	planning application stage.
٠	
	Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.

Commented [SV21]: LM46

Policy CA2 - Site Allocations in Castlegate, West Bar, The Wicker, and Victoria

Site Reference: CW01	Address: Castlegate (Exchange Place)			
Allocated use: General En	ployment Site area: 0.12 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			icity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.08 hectares	Net employment (C B8 & E(g)(iii)) areas hectares			Net (Other employment uses) area: 0.00 hectares

• None

Allocated use: Office Site area: 0.31 Hectares Net housing area: 0.00 Hectares Total housing capacity: 0 Homes Net employment (Class E(g)(i & ii)) area: 0.26 hectares Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares Net (Other employment uses) area: 0.00 hectares
Net employment (Class E(g)(i & ii)) area: 0.26Net employment (Class B2, B8 & E(g)(iii)) area: 0.00Net (Other employment uses) area: 0.00
Net employment (Class E(g)(i & ii)) area: 0.26Net employment (Class B2, B8 & E(g)(iii)) area: 0.00employment uses) area: 0.00
Conditions on development:
 NoneThis site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the
 planning application stage. The watercourse should be deculverted and enhanced.

 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.'

Commented [SV23]: SV39

Site Reference: CW03*	Address: West Bar Square			
Allocated use: Mixed Use			Site area: 3.7	13 Hectares
Net housing area: 1.30 He	total housing capacity: 368 Homes			bacity: 368 Homes
Net employment (Class E(g)(i & ii)) area: 1.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

None

Site Reference: CW04 [*]	Address: Building 5TS	s at Dixon Lane and Haymarket, S2
Allocated use: Mixed Use		Site area: 0.83 Hectares

Net housing area: 0.30 He	ctares	es Total housing capacity: 75 Homes			
Net employment (Class E(g)(i & ii)) area: 0.53 hectares		/ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:				
remaining 40% fo A detailed Air Qua application stage quality exceedance exceedance area sufficient mitigatio No development s area with 1 in 25 p flooding. A Level required to assert of any non-develo The watercourse = Connective ecolog Local Nature Rec opportunity maps developable area. within the connect A staged archaeo undertaken prior t application should This site is identific consideration should This site is identifit the recommendatt prepared in suppor measures agreed harm to the signifit identified as impa	r Housing use ality Assessm to detail the e ce area. Resi if there are of on measures. should take plo orobability (in 2 Strategic F ain any residu pable area. should be dee gical corridors overy Strateg are to be ma Biodiversity tive ecological logical evalua o the submiss be supporter ied as impact uld be given on stage. Dev ions set out in ort of the Loca with the Loca	ent will be required extent of residential dential developmen verriding regenerati lace over the Sheaf holuding Climate Ch Flood Risk Assessmular risk from culvert culverted and enhar s/areas (including bi y and combined na intained on site and Net Gain should be al corridor/area. ation and/or building sion of any planning d by the results of the ing on a Heritage A to the impact of any relopment proposal in the Heritage Impa al Planning Authoriti tage assets and the ritage Asset and du	at planning uses within the air it can only occur in the on benefits and culvert or within the ange allowance) of nent (SFRA) is , identifying the extent nced. uffers) shown on the tural capital removed from the delivered on site g appraisal should be g application; the his evaluative work. sset and due proposal at the s should implement ct Assessment able mitigation y, to avoid or minimise eir settings. This site is		

Site Reference: CW05	Address: George Marshall (Power Tools) Ltd, 18 Johnson Street		
Allocated use: Mixed Use			Site area: 0.07 Hectares
Net housing area: 0.07 He	ectares	Tota	I housing capacity: 56 Homes

Commented [LM24]: LM17

Net employment (Class E(g)(i & ii)) area: 0.07 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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• None

Site Reference: CW06	Address: 29	-57 Ki	ng Street, S3 8	LF
Allocated use: Mixed Use			Site area: 0.1	1 Hectares
Net housing area: 0.04 He	ctares	Tota	I housing cap	acity: 19 Homes
Net employment (Class E(g)(i & ii)) area: 0.07 hectares	Net employ B8 & E(g)(ii hectares		•	Net (Other employment uses) area: 0.00 hectares
the recommendat prepared in support measures agreed harm to the signif identified as impa	rspace to be f r Housing use ied as impaction ould be given to on stage. Devisions set out in ort of the Loca l with the Loca icance of heriticiting on a Heriticity on a Heriticity on a Heriticity of the to be for the to be to be for the to be for the to be for the to be for the to	e. ing on to the velopn the H al Plan al Plan tage a ritage	a Heritage Ass impact of any p nent proposals deritage Impact , or other suital nning Authority, ssets and their Asset and due	et and due proposal at the should implement Assessment ole mitigation to avoid or minimise settings.This site is

Commented [LM25]: LM100

Site Reference: CW07	Address: 2 H S1 1PF	Address: 2 Haymarket And 5-7 Commercial Street, S1 1PF			
Allocated use: Mixed Use		Site area: 0.05 Hectares)5 Hectares	
Net housing area: 0.02 He	ectares	Tota	al housing capacity: 5 Homes		
Net employment (Class E(g)(i & ii)) area: 0.03 hectares	Net employ B8 & E(g)(ii hectares			employment	
Conditions on developme	ent:				

 • 60% of gross floorspace to be for Office (Class E(g)(i)) use and the	1
remaining 40% for Housing use.	1
A detailed Air Quality Assessment will be required at planning	
application stage to detail the extent of residential uses within the air	1
quality exceedance area. Residential development can only occur in the	1
exceedance area if there are overriding regeneration benefits and	1
sufficient mitigation measures.	1
The watercourse should be deculverted and enhanced.	
Connective ecological corridors/areas (including buffers) shown on the	Commented [SV26]: SV40
Local Nature Recovery Strategy and combined natural capital	1
opportunity maps are to be maintained on site and removed from the	1
developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.	1
 A suitably detailed Heritage Statement that explains how potential 	1
archaeological impacts have been addressed is required. If insufficient	1
information is available to inform the required Heritage Statement, then	1
some prior investigation may be required.	1
 This site is identified as impacting on a Heritage Asset and due 	1
consideration should be given to the impact of any proposal at the	1
planning application stage. Development proposals should implement	1
the recommendations set out in the Heritage Impact Assessment	1
prepared in support of the Local Plan, or other suitable mitigation	1
measures agreed with the Local Planning Authority, to avoid or minimise	1
harm to the significance of heritage assets and their settings.	1
 Retention and repair of the Listed Building is required. 	1
This site is identified as impacting on a Heritage Asset and due	1
consideration should be given to the impact of any proposal at the	1
planning application stage.	
Retention and repair of the Listed Building is required.	Commented [LM27]: LM18

Site Reference: CW08	Address: Fir Haymarket, S		or To Third Floors, 19 - 21 W		
Allocated use: Mixed Use			Site area: 0.03 Hectares		
Net housing area: 0.01 He	ectares	Tota	I housing capacity: 3 Homes		
Net employment (Class E(g)(i & ii)) area: 0.02 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:				

- 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use.
- The watercourse should be deculverted and enhanced. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital

opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: CW09*	Address: La 8EN	nd to	the north of Der	ek Dooley Way, S3	
Allocated use: Housing			Site area: 1.75 Hectares		
Net housing area: 0.90 He	using area: 0.90 Hectares Total housing capacity: 336 Home		acity: 336 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 at planning applid Development sho Don and Cattle S Connective ecolo Local Nature Rec opportunity maps developable area within the connec A staged archaed undertaken prior application should This site is identific consideration should planning applicat the recommendar prepared in supp measures agreed harm to the significient as import 	ment will be re- sment of the ex- ufficient mitiga- cation stage. buld enhance h idings. gical corridors covery Strategy are to be mai . Biodiversity f to be submissed be supported ied as impaction buld be given to ion stage. Devitions set out in ort of the Loca I with the Loca icance of herit	equire tion a habitat /areas y and htaine Vet Ga l corrie tion a sion of d by the ng on o the elopm the H l Plan age a itage	d as part of plar of land contamir nd/or remediation t connectivity be s (including buff combined natur ed on site and re ain should be de dor/area. nd/or building a a results of this a Heritage Asse impact of any planning a be results of this a Heritage Impact , or other suitab ning Authority, ssets and their Asset and due	nning application. nation and on will be required etween the River ers) shown on the ral capital emoved from the elivered on site ppraisal should be pplication; the a evaluative work. et and due roposal at the should implement Assessment ole mitigation to avoid or minimise settings. This site is	

Commented [LM28]: LM19

Site Reference: CW10 [*]	And 58 Nurse	ess: Site Of Sheffield Testing Laboratories Ltd 8 Nursery Street And Car Park On Johnson Sheffield S3 8GP		
Allocated use: Housing			Site area: 0.3	3 Hectares
Net housing area: 0.24 He	ectares	Tota	II housing cap	acity: 268 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	employment (Class) (i & ii)) area: 0.00 B8 & E(g)(iii)) area: 0.00 uses) ar		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			
-				wing conditions on developments were

to be proposed on the site. A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required. •

Site Reference: CW11 [*] _ Address: 51-57 High Street And Second Floor Of 73 High Street		Second Floor Of 59-		
Allocated use: Housing		Site area: 0.07 Hectares		7 Hectares
Net housing area: 0.07 He	Net housing area: 0.07 Hectares Total housing capacity: 206 H		acity: 206 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		· · ·	Net (Other employment uses) area: 0.00 hectares
development wou to be proposed or Ecological enhance and bat boxes att	nas planning p Id apply if any the site. cement measu ached to the b charge from th	r furth ures a puildin he cor	er or amended ire required, sud g. mpleted develop	wing conditions on developments were ch as suitable bird oment site shall be nd.

Site Reference: CW12	Address: 28 Johnson Street, 14-20 Stanley Street and 37-39 Wicker Lane, S3 8HJ	
Allocated use: Housing	Site area: 0.66 Hectares	

Net housing area: 0.59 Hectares		Total housing capacity: 94 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(i hectares	Net (Other employment uses) area: 0.00 hectares					
Conditions on development	Conditions on development:						
 detailed assessme sufficient mitigatio stage. A detailed Air Qua application stage quality exceedance exceedance area sufficient mitigatio A Level 2 Strategi the exception test Connective ecolog Local Nature Reco opportunity maps developable area. within the connect A suitably detailed archaeological im information is ava some prior investi This site is identific consideration sho planning application the recommendation prepared in suppor measures agreed harm to the signific identified as impa- should be given to stage. 	ent of the ext n/remediatio ality Assessm to detail the e e area. Resid if there are o n measures. c Flood Risk gical corridors by Strateg are to be ma Biodiversity tive ecologica d Heritage Sta pacts have b ilable to infor gation may b ed as impact uld be given on stage. Dev ions set out in rt of the Loca with the Loca cance of heri cting on a Heo the impact of cance of heri	atement that explains een addressed is requ m the required Heritag e required. ing on a Heritage Ass to the impact of any p velopment proposals s in the Heritage Impact al Plan, or other suitat al Planning Authority, itage assets and their writage Assot and due of any proposal at the ation Area and Listed	tion and identifying anning application planning es within the air an only occur in the benefits and is required to inform ters) shown on the ral capital emoved from the elivered on site how potential ured. If insufficient ge Statement, then et and due roposal at the should implement Assessment ole mitigation to avoid or minimise settings. This site is consideration planning application				

Site Reference: CW13	Address: Aizlewood Mill Car Park, Land at Spitalfields, S3 8HQ			
Allocated use: Housing			Site area: 0.40 Hectares	
Net housing area: 0.40 Hectares		Total housing capacity: 83 Homes		

Commented [LM29]: LM20

let employment (Class (g)(i & ii)) area: 0.00 ectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on developn	nent:		
	egic Flood Risk Assessment (SFRA	A) is required to inform	
the exception te			
detailed assess	en identified as having potentially of ment of the extent of land contami tion/remediation will be required at	nation and identifying	
Local Nature Ro opportunity map developable are	logical corridors/areas (including b ecovery Strategy and combined na os are to be maintained on site and ea. Biodiversity Net Gain should be ective ecological corridor/area.	tural capital I removed from the	
	led Heritage Statement that explain	ns how notential	
archaeological information is a	impacts have been addressed is revailable to inform the required Heri	equired. If insufficient	
some prior inve	stigation may be required.		
	stigation may be required. tified as impacting on a Heritage A	sset and due	
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This site is iden <u>consideration s</u> <u>planning applica</u> the recommence <u>prepared in sup</u> <u>measures agree</u> <u>harm to the sign</u> This site is iden	tified as impacting on a Heritage A hould be given to the impact of any ation stage. Development proposal lations set out in the Heritage Impa oport of the Local Plan, or other sui ed with the Local Planning Authorit nificance of heritage assets and the tified as impacting on a Heritage A hould be given to the impact of any	v proposal at the ls should implement lot Assessment table mitigation y, to avoid or minimise eir settings. sset and due	
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Site Reference: CW14	Address: Land at Spitalfields and Nursery Street, S3 8HQ				
Allocated use: Housing	Site area: 0.19 Hectares			19 Hectares	
Net housing area: 0.19 Hectares Tota		Tota	otal housing capacity: 65 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares			Net (Other employment uses) area: 0.00 hectares	

- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.
- The riverbank should be naturalised/enhanced and bankside connectivity maintained and/or enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Maintain views of Aizlewoods Mill from Mowbray Street and Nursery Lane.Maintain views of Aizlewoods Mill from Mowbray Street and Nursery Lane.

Commented [LM31]: LM22

Site Reference: CW15	Address: Land at Windrush Way, S3 8JD				
Allocated use: Housing			Site area: 0.2	4 Hectares	
Net housing area: 0.19 Hectares			Total housing capacity: 46 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on developme					

- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.

- A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a minimum 10 metre buffer.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: CW16	Address: Buildings at Nursery Street and Stanley Street, S3 8HH				
Allocated use: Housing		Site area: 0.2		6 Hectares	
Net housing area: 0.26 Hectares		Tota	otal housing capacity: 43 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	ent:				
 Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plann, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and due consideration should be divent of the results of the settings. This site is identified as impacting on a Heritage Impact Assessment prepared in support of the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and due consideration measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and due consideration should be divent of the planning Authority. 					

Commented [LM32]: LM23

Site Reference: CW17	Address: Former Coroners Court, Nursery Street, S3 8GG				
Allocated use: Housing	Site area: 0.10 Hectares				
Net housing area: 0.10 He	ectares Total housing capacity: 77 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.
- Commercial finished floor levels should be set no lower than 46.74 metres above Ordnance Datum and residential finished floor levels set no lower than 51.79 metres above Ordnance Datum.

Site Reference: CW18	Address: 23-25 Haymarket, Sheffield, S1 2AW				
Allocated use: Housing		Site area: 0.04 Hectares			
Net housing area: 0.04 Hectares Total housing capacity: 28 Homes				acity: 28 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	ss Net employ B8 & E(g)(i hectares		· /	Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be prepared on the site. 					

to be proposed on the site.
A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: CW19	Address: Sheaf Quay, 1 North Quay Drive, Victoria Quay, Sheffield, S2 5SW			
Allocated use: Housing		Site area: 0.45 Hectares		

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Net housing area: 0.30 Hectares		Total housing capacity: 16 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employ B8 & E(g)(ii hectares				Net (Other employment uses) area: 0.00 hectares			
Conditions on developme	nt:						
None							
Site Reference: CW20	Address: 23 8HS	-41 W	icker and 1-5 S	Stanley Street, S3			
Allocated use: Housing			Site area: 0.2	3 Hectares			
Net housing area: 0.22 He	ctares	Tota	I housing cap	acity: 16 Homes			
			(Class B2, ea: 0.00	Net (Other employment uses) area: 0.00 hectares			
Conditions on developme	nt:						
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 							
 A Level 2 Strateg the exception test 		Asses	sment (SFRA)	is required to inform			
 A staged archaec 	logical evalua			appraisal should be			
undertaken prior application should				s evaluative work.			
 This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment 							
prepared in support measures agreed	prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is						
identified as impa	cting on a He	ritage	Asset and due	consideration			
should be given t stage.	e the impact o	f any	proposal at the	planning application			
Retention of any	early 19th Cer	ntury p	properties facin	g the Wicker would			
be desirable.							

Commented [LM33]: LM24

Site Reference: CW21 Address: 29-33 Nursery Street, S3 8GF

Allocated use: Housing	Allocated use: Housing		Site area: 0.06	6 Hectares	
Net housing area: 0.05 Hec	ctares	Total housing capacity: 16 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on developmer	nt:				
 some prior investig This site is identified consideration show planning application the recommendation prepared in support measures agreed harm to the signified as impact 	n/remediation 25 probability of be develope c Flood Risk d to the adjac is) require a n gical corridors overy Strategy are to be mai Biodiversity I tive ecologica d Heritage Sta pacts have be ilable to inforr gation may be ed as impacti uld be given t on stage. Dev ions set out in ort of the Loca with the Loca cance of herit cting on a Heri	(incluced. (incluced. Assess cent Lo ninimu s/areas y and o ntaine Net Ga l corrice atemen een ad m the r e requi ng on to the i velopm the H al Plan, al Plan	e required at pl ding climate cha sment (SFRA) i ocal Wildlife Site um 10 metre but s (including buff combined natur d on site and re ain should be de dor/area nt that explains dressed is required dor/area a Heritage Assi mpact of any pri ent proposals s leritage Impact , or other suitab ning Authority, ssets and their Asset and due	anning application ange allowance) of s required to inform e. Watercourses fer. ers) shown on the al capital emoved from the elivered on site how potential ired. If insufficient ge Statement, then et and due coposal at the should implement Assessment le mitigation to avoid or minimise settings. This site is	

Site Reference: CW22	Address: Buildings at Joiner Street and Wicker Lane, S3 8GW				
Allocated use: Housing	Site area: 0.14 Hectares				
Net housing area: 0.04 Hectares		Tota	I housing capacity: 15 Homes		

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares						
Conditions on development:								
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. 								
	on stage. Development proposals							
	ons set out in the Heritage Impact							
prepared in suppo	ort of the Local Plan, or other suital	ole mitigation						
	with the Local Planning Authority,							
	cance of heritage assets and their							
	cting on a Heritage Asset and due							
should be given to	the impact of any proposal at the	planning application						

Commented [LM35]: LM101

Site Reference: CW23	Address: Land at Gun Lane, S3 8GG					
Allocated use: Housing			Site area: 0.08 Hectares			
Net housing area: 0.00 Hectares Total housing capacity: 14 Homes						
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares		
Conditions on development: None 						

stage.

Policy CA3 - Site Allocations in St Vincent's, Cathedral, St George's and University of Sheffield)

Site Reference: SU01	Address: 178 West Street, Sheffield, S1 4ET
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Allocated use: General Employment			Site area: 0.05 Hectares		
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes				acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.05 hectares	
Conditions on development:					

None

Site Reference: SU02	Address: 10-22 Regent Street and 2 Pitt Street, S1 4EU				
Allocated use: Mixed Use	Site area: 0.11 Hectares				
Net housing area: 0.11 He	lectares Total housing capacity: 32 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.11 hectares	
Conditions on development:					

- Community, Commercial and/or Retail uses should be provided at ground floor level.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Future planning applications should ensure that at least 80% of a mixeduse proposal is developed for housing.

Site Reference: SU03*	Address: Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street Sheffield S3 7BE			
Allocated use: Housing			Site area: 0.83 Hectares	
Net housing area: 0.80 Hectares		Tota	I housing capacity: 500 Homes	

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: SU04 <u>*</u>	Address: Site of former HSBC 79 Hoyle Street Sheffield S3 7EW			
Allocated use: Housing		Site area: 1.01 Hectares		
Net housing area: 0.91 He	ctares	Total housing capacity: 355 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		• •	Net (Other employment uses) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: SU05	Address: 26 Meadow Street, S3 7AW				
Allocated use: Housing	ted use: Housing Site area			48 Hectares	
Net housing area: 0.40 Hectares			Total housing capacity: 116 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

- Open space should be provided in accordance with Policy NC15.
- Site will need to have a Heritage Impact Assessment carried out to determine what mitigation measures are required or conditions placed on a development.
- Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM36]: LM60

Site Reference: SU06	Address: Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield			
Allocated use: Housing			13 Hectares	
Net housing area: 0.43 He	ectares	Total housing capacity: 100 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class E B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: SU07_	Address: Radford Street/ Upper Allen Street/ Netherthorpe Road			
Allocated use: Housing	Site area: 0.4			8 Hectares
Net housing area: 0.48 He	ctares	Total housing capacity: 284 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: SU08*	Address: Buildings at Scotland Street and Cross Smithfield, S3 7DE			
Allocated use: Housing	Site area: 0.72 Hectar			2 Hectares
Net housing area: 0.60 He	ctares	Total housing capacity: 225 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

- Open space should be provided in accordance with Policy NC15.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the

developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

 A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.

Site Reference: SU09*	Address: Queens Hotel, 85 Scotland Street, S1 4BA					
Allocated use: Housing			30 Hectares			
Net housing area: 0.30 He	et housing area: 0.30 Hectares			Total housing capacity: 229 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares			
Conditions on development:						

• None

Site Reference: SU10	Address: 175-173 Gibraltar Street and 9 Cupola, S 8UA				
Allocated use: Housing		Site	area: 0.1	1 Hectares	
Net housing area: 0.11 He	ctares	Total hou	using cap	acity: 34 Homes	
		iii)) area: 0.00 uses) ar		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the 					

 Connective ecological control stateas (including bunets) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SU11	Address: Gro 7AF	eenfie	eld House, 32 S	cotland Street, S3
Allocated use: Housing			Site area: 0.67	7 Hectares
Net housing area: 0.59 He	ctares	Tota	I housing capa	acity: 118 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (C B8 & E(g)(iii)) area: hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			
 application stage. A detailed Air Qua application stage quality exceedance area sufficient mitigatio. Open space shout Connective ecolog Local Nature Rec opportunity maps developable area. within the connect A staged archaeod undertaken prior t application should. This site is identific consideration should planning application the recommendate prepared in support measures agreed harm to the signific identified as impart of the recommendate prepared in support of the signific dentified as impart of the significant of the significan	ality Assessme to detail the ei- ce area. Resid if there are over on measures. Id be provided gical corridors overy Strategy are to be main Biodiversity N tive ecological logical evalua to the submiss d be supported ied as impacting uld be given to on stage. Devi ions set out in ort of the Loca with the Loca icance of herit cting on a Heri	ent wi xtent o ential /erridi / areas / and ntaine Net Ga l corrie tion a sion of d by th ng on o the elopm the F I Plan I Plan age a itage	Il be required at of residential us development c ng regeneration coordance with I s (including buff combined nature d on site and re ain should be de dor/area. nd/or building a f any planning a ne results of this a Heritage Ass impact of any p nent proposals s leritage Impact , or other suitation ning Authority, ssets and their Asset and due	es within the air an only occur in the benefits and Policy NC15. ers) shown on the ral capital emoved from the elivered on site ppraisal should be pplication; the sevaluative work. et and due roposal at the should implement Assessment ole mitigation to avoid or minimise settings. This site is

Site Reference: SU12*	Address: 134 West Bar, 10 Bower Spring and 83 Steelhouse Lane, S3 8PB	
Allocated use: Housing		Site area: 0.50 Hectares

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Commented [LM37]: LM61

Net housing area: 0.49 He	ctares	Total housing ca	bacity: 216 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		yment (Class B2, (iii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			-
 application stage quality exceedan exceedance area sufficient mitigati Open space shot A detailed assess identifying sufficin application stage A suitably detaile archaeological in 	to detail the ce area. Res a if there are of on measures uld be provide sment of the ent mitigation d Heritage Si apacts have b ailable to info	overriding regeneration ed in accordance with extent of land contame /remediation will be rest tatement that explain been addressed is re- rm the required Herit	Policy NC15. Nination and equired at planning s how potential quired. If insufficient	
 This site is identic consideration shot planning applicate the recommenda prepared in supp measures agreed harm to the signic identified as imposite 	fied as impaction ould be given ion stage. De- tions set out ort of the Loc d with the Loc ficance of he acting on a He	ting on a Heritage As to the impact of any evelopment proposals in the Heritage Impace cal Plan, or other suite cal Planning Authority ritage assets and the eritage Asset and due	proposal at the should implement at Assessment able mitigation , to avoid or minimise r settings. This site is	
stage.		or any proposar at th	planning approarton	Commented [LM38]: L
 Retention of trad 	tional Conse	rvation Area property	would be desirable.	
	1	isting buildings along	West Bar that are	
within the Conse	rvation Area.			Commented [LM39]: L

Site Reference: SU13	Address: Land at Bailey Street, S1 4EH				
Allocated use: Housing			Site area: 0.11 Hectares		
Net housing area: 0.00 He	ectares	Tota	Total housing capacity: 120 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Open space should be provided in accordance with Policy NC15.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU14	Address: Land Bounded By Hollis Croft And Broad Lane Sheffield S1 3BU				
Allocated use: Housing			Site area: 0.14 Hectares		
Net housing area: 0.13 He	ctares Total housing ca			pacity: 118 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: SU15	Address: 23 Shepherd Street, S3 7BA			
Allocated use: Housing			Site area: 0.12 Hectares	
Net housing area: 0.12 He	ctares	Tota	Total housing capacity: 27 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

Site Reference: SU16	Address: Buildings at Meadow Street and Morpeth Street, S3 7EZ				
Allocated use: Housing			Site area: 0.4	0 Hectares	
Net housing area: 0.00 He	Net housing area: 0.00 Hectares		I housing cap	acity: 93 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 application stage. A detailed Air Qua application stage quality exceedance exceedance area sufficient mitigation Assessment will b the impact of the any mitigation req Connective ecolor Local Nature Rec opportunity maps developable area within the connection 	ment of the e ent mitigation/r to detail the e ce area. Resid if there are ov on measures. the required at nearby Enviro juired. gical corridors overy Strategy are to be mai . Biodiversity f tive ecological logical evalua o the submiss	remed ent wi xtent lential verridi plann nmen s/areas y and ntaine Net G I corri- ttion a sion of	iation will be re ll be required at of residential us development of ng regeneration ing application t Agency waste s (including buff combined natu ed on site and re ain should be d dor/area. nd/or building at any planning at	quired at planning t planning ses within the air can only occur in the n benefits and stage to determine e permit sites and fers) shown on the ral capital emoved from the elivered on site appraisal should be application; the	

Site Reference: SU17	Address: 30-32 Edward Street and 139 Upper Allen Street, S3 7GW		
Allocated use: Housing		Site area: 0.29 Hectares	

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Net housing area: 0.28 Hectares		Total housing capacity: 88 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares			
Conditions on developmer	nt:					
 quality exceedance exceedance area sufficient mitigation A detailed assess identifying sufficient application stage. Assessment will be the impact of the mitigation required Connective ecology Local Nature Record opportunity maps and developable area. within the connect 	o detail the e e area. Resid if there are ov n measures. ment of the e nt mitigation/n e required at hearby Enviro d. gical corridors overy Strateg are to be mai Biodiversity ive ecologica	extent of residential u dential development verriding regeneration xtent of land contam remediation will be re- planning application onment Agency wast s/areas (including bu y and combined natu intained on site and Net Gain should be of al corridor/area.	uses within the air can only occur in the on benefits and ination and equired at planning a stage to determine e permit site and any ffers) shown on the ural capital removed from the			

 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU18	Address: Buildings at Edward Street and Meadow Street, S3 7BL				
Allocated use: Housing			Site area: 0.28 Hectares		
Net housing area: 0.25 He	ectares	Tota	Total housing capacity: 85 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employme B8 & E(g)(iii)) a hectares		•	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU19	Address: Land at Hollis Croft, S1 4BT				
Allocated use: Housing	se: Housing			Site area: 0.28 Hectares	
Net housing area: 0.28 He	area: 0.28 Hectares To			acity: 84 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU20 Address: Buildin Head, S1 2DR			lings at Meetinghouse Lane and Harts		
Allocated use: Housing			Site area: 0.20 Hectares		
Net housing area: 0.20 Hectares		Tota	I housing capa	acity: 61 Homes	
		mployment (Class B2, E(g)(iii)) area: 0.00 res Net (Other employment uses) area: 0 hectares		employment uses) area: 0.00	
Conditions on developme	ent:				
exceedance area	Quality Assessmer ge to detail the ex			an only occur in the	

Commented [LM40]: LM63

Site Reference: SU21	Address: Land at Doncaster Street and Shephard Street, S3 7BA			
Allocated use: Housing			Site area: 0.30 Hectares	
Net housing area: 0.20 He	ectares Tot		Total housing capacity: 58 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

•	Assessment will be required at planning application stage to determine
	the impact of nearby Environment Agency waste permit site and any
	mitigation required.

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the
- Retention and repair of the Listed Building is required.

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Site Reference: SU22	Address: North Church House 84 Queen Street City Centre Sheffield S1 2DW				
Allocated use: Housing			Site area: 0.06 Hectares		
Net housing area: 0.06 Hectares			Total housing capacity: 58 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Cla B8 & E(g)(iii)) area: (hectares		• •	Net (Other employment uses) area: 0.00 hectares	
Conditions on development: • None					

Site Reference: SU23	Address: Hayes House, Edward Street, S1 4BB		
Allocated use: Housing	Site area: 0.19 Hectares		
Net housing area: 0.18 He	ectares Tot		I housing capacity: 56 Homes

 Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plann, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and due consideration should be diven to the impact of any proposal at the planning application is developable area. 	Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
 application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be given to the impact of any proposal at the planning application stage. Development proposal at the planning application stage. Development proposal at the planning application stage. 	onditions on developme	ent:		
stage.	 application stage quality exceedance area sufficient mitigatio Assessment will I the impact of the any mitigation red A detailed assess identifying sufficie application stage Connective ecold Local Nature Red opportunity maps developable area within the connect A staged archaed undertaken prior application shoul This site is identific consideration shoul This site is identific the recommenda prepared in supp measures agreed harm to the significient as impact the signific the signification significatio	to detail the extent of residential using a problem to detail the extent of residential using a problem to detail there are overriding regeneration on measures. The required at planning application nearby Environment Agency wast quired. The extent of land contament mitigation/remediation will be reduced by the extent of land contament mitigation/remediation will be reduced by the transformed at the extent of land contament mitigation/remediation will be reduced by the results of the submission of any planning d be supported by the results of the field as impacting on a Heritage Aspud be given to the impact of any planning to the Local Planning Authority ficance of heritage assets and the extent of the the extent of the submission of any planning the the Local Planning Authority ficance of heritage Assets and the extent of the the extent of the submission of the the extent of any planning at the the the the submission of the submission	ases within the air can only occur in the on benefits and stage to determine e permit sites and ination and equired at planning ffers) shown on the ural capital removed from the delivered on site appraisal should be application; the is evaluative work. set and due proposal at the should implement t Assessment able mitigation , to avoid or minimise r settings. This site is consideration	

Site Reference: SU24	Address: 1-3 Broad Lane, S1 1YG				
Allocated use: Housing Site area: 0.16 Hectares				16 Hectares	
Net housing area: 0.00 Hectares Total housing capacity: 48 Homes				oacity: 48 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.0 hectares			Net (Other employment uses) area: 0.00 hectares	

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU25	Address: The Nichols building, Shalesmoor			
Allocated use: Housing	Site area: 0.10 Hectares			
Net housing area: 0.10 He	Net housing area: 0.10 Hectares Total housing capacity: 48 Home			bacity: 48 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

Conditions on development:

None

Site Reference: SU26	Address: 65-69 Broad Lane and 1-10 Rockingham Street, S1 4EA			
Allocated use: Housing	Site area: 0.15 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity:			acity: 45 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00
Conditions on development:				

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.

Site Reference: SU27	Address: 115-121 West Bar and land adjacent, S3 8PT				
Allocated use: Housing	Site area: 0.15 Hectares				
Net housing area: 0.15 He	ctares	Tota	al housing capacity: 23 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation benefits.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation

measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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Site Reference: SU28	Address: Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB			
Allocated use: Housing	Site area: 0.05 Hectares			
Net housing area: 0.05 He	Hectares Total housing capacity: 43 Homes			acity: 43 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.0 hectares			Net (Other employment uses) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: SU29	Address: B Braun, 43 Allen Street, Sheffield S3 7AW			
Allocated use: Housing Site area: 0.18 Hectares				8 Hectares
Net housing area: 0.18 Hectares Total housing capacity: 47 Homes				acity: 47 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.
- The site shall be developed with separate systems of drainage for foul and surface water on and off site. The total discharge rate of surface water draining from the completed development site shall be restricted to a maximum flow rate of 10 litres per second.

This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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Site Reference: SU30	Address: Land adjacent to Shakespeare's, 146-148 Gibraltar Street, S3 8UB				
Allocated use: Housing			Site area: 0.13	3 Hectares	
Net housing area: 0.13 He	ctares	Tota	I housing capa	icity: 22 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	E(g)(i & ii)) area: 0.00 B8 & E(g)(iii))			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 Further archaeological work is required to ensure the site layout is sensitive to archaeological remains, and mitigates impact to the on site Scheduled Monument. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. 					
part of redeveloprA detailed Air Qua application stage	nent. ality Assessmuto detail the e ce area. Resid if there are ov on measures. ment of the e ont mitigation/r	ent wi xtent lential verridi xtent o	Il be required at of residential us development c ng regeneration of land contamir	es within the air an only occur in the benefits and nation and	

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Site Reference: SU31	Address: 11			
Allocated use: Housing	1	Site area: 0.1	13 Hectares	
Net housing area: 0.00 H	ectares	Total housing cap	acity: 39 Homes	-
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(i hectares	vment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares	
Conditions on developm	ent:			
 detailed assessr sufficient mitigat stage. Connective ecole Local Nature Re opportunity map developable area within the conne A suitably detaile archaeological ir information is av some prior inves This site is ident consideration sh planning applica the recommenda prepared in supp measures agree harm to the sign is identified as in 	nent of the exterior ion/remediation ogical corridors covery Strateg s are to be main a. Biodiversity ctive ecologica ed Heritage Sta npacts have be railable to inform stigation may be ified as impaction ould be given to tion stage. Deviations set out in port of the Loca d with the Loca ificance of heri npacting on a f	atement that explains een addressed is req m the required Herita e required. ing on a Heritage As to the impact of any p velopment proposals in the Heritage Impace al Plan, or other suita al Planning Authority tage assets and thei Heritage Asset and d	ation and identifying blanning application ffers) shown on the ural capital removed from the delivered on site s how potential juired. If insufficient age Statement, then <u>set and due</u> <u>should implement</u> <u>t Assessment</u> <u>ble mitigation</u> , to avoid or minimise <u>r settings. This site</u>	Commented [LM46]: LM
 Retention of non desirable. 	designated bu	uildings, if of suitable	quality would be	
		ed Building is require		

Site Reference: SU32	Address: 123-125 Queen Street, S1 2DU		
Allocated use: Housing	Site area: 0.13 Hectares		
Net housing area: 0.00 Hectares		Tota	I housing capacity: 39 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SU33	Address: Hanover Works, Scotland Street, S3 7DB				
Allocated use: Housing			Site area: 0.3	1 Hectares	
Net housing area: 0.00 Hectares			I housing capa	acity: 38 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares				Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 					

• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU34	Address: Buildings at Allen Street and Copper Street, S3 7AG
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Allocated use: Housing			Site area: 0.36	6 Hectares
Net housing area: 0.10 Hec	ctares	Tota	I housing capa	acity: 77 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developmer	nt:			
 exceedance area sufficient mitigation Connective ecolog Local Nature Reco opportunity maps developable area. within the connect 	nt mitigation/r e required at hearby Enviro uired. lity Assessme to detail the ei- e area. Resid if there are own n measures. gical corridors overy Strategy are to be main Biodiversity N ive ecological ogical evalua to the submiss	emed plann nmen ent wi xtent lential /erridi /areas / and ntaine Net G l corri- tion a sion of	liation will be red ing application s t Agency waste Il be required at of residential us development c ng regeneration s (including buff combined natured on site and red ain should be de dor/area. nd/or building a f any planning a	quired at planning stage to determine permit sites and permit sites and pe

Site Reference: SU35	Address: Land to the south of Furnace Hill, S3 7BG			
Allocated use: Housing	Site area: 0.11 Hectares			11 Hectares
Net housing area: 0.10 He	ctares Total hous		II housing cap	acity: 20 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			·

 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM48]: LM69

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Site Reference: SU36	Address: Works at 25-31 Allen Street			
Allocated use: Housing	Site area: 0.07 Hectares			7 Hectares
Net housing area: 0.06 He	ctares	Tota	I housing cap	acity: 20 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			·

 This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: SU37	Address: Buildings at Allen Street and Snow Lane, S3 7AF			
Allocated use: Housing			Site area: 0.32	2 Hectares
Net housing area: 0.32 He	Net housing area: 0.32 Hectares Tota		Total housing capacity: 61 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment	

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•	Retention of early 20th Centu	ry brick buildings would be desirable.

Site Reference: SU38	Address: 86-90 Queen Street and 35-47 North Church Street, S1 2DH			
Allocated use: Housing	Site area: 0.10) Hectares	
Net housing area: 0.09 He	ea: 0.09 Hectares		Total housing capacity: 29 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class I B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU39	Address: 63-69 Allen Street and 28-32 Cross Smithfield, S3 7AW			
Allocated use: Housing			Site area: 0.	10 Hectares
Net housing area: 0.10 He	Net housing area: 0.10 Hectares Total housing capacity: 46 Home		bacity: 46 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

Conditions on development:

 This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: SU40	Address: Buildings at Lee Croft and Campo Lane, S1 2DY		
Allocated use: Housing			Site area: 0.09 Hectares
Net housing area: 0.08 Hectares		Tota	I housing capacity: 26 Homes

Commented [LM51]: LM104

Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares					
Conditions on development:					
 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and 					

- sufficient mitigation measures.
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- The Sheffield Central Elim Pentecostal Church is an important community facility that should be retained as part of redevelopment of the site. For the purpose of future proposals, the church is classified as a non-developable area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM52]: LM71

Site Reference: SU41	Address: Courtwood House, Silver Street, S1 2DD				
Allocated use: Housing	Site area: 0.0			08 Hectares	
Net housing area: 0.08 He	ectares Total housing capacity: 25 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	ent:				

 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM53]: LM72

Site Reference: SU42	Address: Portland House, Moorfields, S3 7BA				
Allocated use: Housing	Site area: 0.27 Hectares				
Net housing area: 0.14 He	lectares Total housing capacity: 57 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt.				

- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment

prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM54]: LM73

Site Reference: SU43	Address: Land to the south of Allen Street, S3 7AG				
Allocated use: Housing	Site area: 0.0)8 Hectares		
Net housing area: 0.07 He	lectares Total housing capacity: 17 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development: A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning					

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU44	Address: 6 Campo Lane Sheffield S1 2EF				
Allocated use: Housing	Site area: 0.02 Hectares				
Net housing area: 0.02 He	ectares Total housing capacity: 22 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares				
Conditions on development: None 					

Site Reference: SU45	Address: 39-41 Snig Hill and 4-8 Bank Street, S3 8NA				
Allocated use: Housing Site area: 0.07 Hectares				7 Hectares	
Net housing area: 0.07 He	ctares	Tota	I housing capa	acity: 21 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 exceedance area sufficient mitigatic The site has been detailed assessm sufficient mitigatic stage. Connective ecolo Local Nature Rec opportunity maps developable area within the connec A staged archaeo undertaken prior t application should This site is identific consideration should This site is identific the recommendate prepared in support maps agreed harm to the signific identified as impart in the signific identific identified as impart in the signific identified as impart in the signific identified as impart in the significant is the significant the sign	to detail the e ce area. Resid if there are over on measures. i dentified as ent of the exten- on/remediation gical corridors overy Strategy are to be mail . Biodiversity I tive ecological logical evaluat to the submiss died as impaction uld be given to on stage. Devi ions set out in ort of the Location with the Location on a Heil	xtent of lential /erridi having ent of n will b /areas y and ntaine Vet Ga l corria sion of d by th ng on o the relopm the F l Plan age a ritage	of residential us development c ng regeneration g potentially cor land contamina- be required at pl s (including buff combined natur ed on site and re ain should be de dor/area. nd/or building a f any planning a be results of this a Heritage Ass impact of any planting a teritage Impact or other suitab ning Authority, ssets and their Asset and due	es within the air an only occur in the benefits and ntaminated land. A tion and identifying anning application ers) shown on the cal capital emoved from the elivered on site ppraisal should be pplication; the evaluative work. et and due roposal at the should implement Assessment ole mitigation to avoid or minimise settings. This site is	

	Address: Old County Court House
Site Reference: SU46	56 Bank Street
	Sheffield

68

Commented [LM55]: LM74

	S1 2DS				
Allocated use: Housing			Site area: 0.0	07 Hectares	
Net housing area: 0.06 He	ectares Total housing capacity: 21 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			neolares	

None

Site Reference: SU47	Address: 129-135 West Bar, S3 8PT				
Allocated use: Housing	Site area: 0.07 Hectares				
Net housing area: 0.07 Hectares Total housing capacity: 10 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
A detailed Air Quality Assessment will be required at planning					

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM56]: LM75

• Repair and reuse of buildings along West Bar should be undertaken as part of any wider development.

Site Reference: SU48	Address: Land at Townhead Street, S1 2EB				
Allocated use: Housing	Site area: 0.07 Hee			07 Hectares	
Net housing area: 0.07 He	7 Hectares Total housing capacity: 20 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		

Conditions on development:

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residental development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SU49	Address: Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF				
Allocated use: Housing	Site area: 0.10 H) Hectares	
Net housing area: 0.10 He	ectares Total housing capacity: 18 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Cl B8 & E(g)(iii)) area: hectares		· · ·	Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 					

• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

	ess: Industrial Tribunals Central Office Property e, 14 East Parade, S1 2ET
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Allocated use: Housing		Site area: 0.0	3 Hectares	
Net housing area: 0.00 Hectares Total h			I housing cap	acity: 18 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			

None

Site Reference: SU51	Address: 22 Copper Street and St Judes Church, Copper Street, S3 7AH				
Allocated use: Housing	ocated use: Housing			Site area: 0.06 Hectares	
Net housing area: 0.06 Hectares		Total housing capacity: 17 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Site will need to have a Heritage Impact Assessment carried out to determine what mitigation measures are required or conditions placed on a development.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the

planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

• Retention of non-designated heritage asset would be desirable.

Address: 90 Trippet Lane/8 Bailey Lane Sheffield S1 Site Reference: SU52 4EL Allocated use: Housing Site area: 0.03 Hectares Net housing area: 0.03 Hectares Total housing capacity: 13 Homes Net (Other **Net employment (Class** Net employment (Class B2, employment B8 & E(g)(iii)) area: 0.00 E(g)(i & ii)) area: 0.00 uses) area: 0.00 hectares hectares hectares Conditions on development:

None

Site Reference: SU53	Address: 54 Well Meadow Street, Sheffield, S3 7GS				
Allocated use: Housing			Site area: 0.11 Hectares		
Net housing area: 0.11 Hectares		Total housing capacity: 11 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required. 					

Site Reference: SU54	Address: Land and buildings adjacent to 94 Scotland Street, S3 7AR
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Commented [LM57]: LM76

Allocated use: Open Space		Site area: 0.26 Hectares		6 Hectares	
Net housing area: 0.00 Hec	Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	g)(i & ii)) area: 0.00 B8 & E(g)(ii		yment (Class B2, ii)) area: 0.00 Net (Other employment uses) area: 0.00 hectares		
 exceedance area sufficient mitigatio Assessment will be the impact of the r any mitigation required A detailed assess identifying sufficient application stage. 	lity Assessmo o detail the e e area. Resic if there are ov n measures. e required at nearby Enviro uired. ment of the e nt mitigation/r ogical evalua o the submiss	xtent of lential verridi plann nmen xtent of remed ation a	of residential us development of ng regeneration ing application t Agency waste of land contami iation will be re nd/or building a any planning a	eses within the air can only occur in the n benefits and stage to determine permit sites and nation and equired at planning appraisal should be application; the	

Site Reference: SU55	Address: Paradise Square, S1 2DE			
Allocated use: Open Space		Site area: 0.18 Hectares		8 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. A staged archaeological evaluation and/or building appraisal should be 				

- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
 This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the
 - planning application stage. Development proposals should implement

the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

 No buildings ancillary to open space use will be allowed within Paradise Square.

Site Reference: SU56	Address: Car Park, Solly Street, S1 4BA			
Allocated use: Open Space		Site area: 0.09 Hectares		9 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	y)(i & ii)) area: 0.00 B8 & E(g)(iii)) area: 0		· · ·	Net (Other employment uses) area: 0.00 hectares
 Conditions on development: A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the 				

Policy CA4 - Site Allocations in City Arrival, Cultural Industries Quarter, Sheaf Valley

Site Reference: SV01	Address: Buildings at Cross Turner Street, S2 4AB				
Allocated use: Office Mixed Use Site area: 1.450.3				150.3 Hectares	
Net housing area: 0.300 Hectares			Total housing capacity: 450 Homes		
Net employment (Class E(g)(i & ii)) area: 1.45 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air

-	Commented [RH59]: RH109
+	Commented [RH60]: RH110
-	Commented [RH61]: RH111
4	Commented [RH62]: RH112

Commented [LM58]: LM77

 quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. Connective ecological corridors/areas (including buffers) shown on the 	
Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area	
 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. 	
 This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the proposal should implement and the planing application stage. 	
the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.	Commented [LM63]: LM78
This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.	Commented [LPIOS]. LIMPO
 Housing is required to cover a minimum of 50% of the floorspace for the site (as opposed to the 80% standard requirement of the site allocation policy AS1). 	
 Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area. 	Commented [SV64]: RH113

Site Reference: SV02_	Address: Land at Midland Station, Cross Turner Street, S1 2BP				
Allocated use: Office			Site area: 0.53 Hectares		
Net housing area: 0.00 Hectares			Total housing capacity: 0 Homes		
		yment (Class B2, ii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. 					

٠	The watercourse should be deculverted and enhanced.
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- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- The 60% office requirement is to be delivered in conjunction with SV05.
- Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.

Commented [LM65]: LM79

Commented [SV66]: RH114

ind at Harmer Lane and Sheaf Street, S1

Site Reference: SV03	Address: Land at Harmer Lane and Sheaf Street, S1 2BS			
Allocated use: Office		Site area: 0.15 Hectares		
Net housing area: 0.00 He	ctares	Total housing capacity: 0 Homes		
		ment (Class B2, ii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
 Conditions on development: The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. The watercourse should be deculverted and enhanced. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the 				tion and identifying anning application ed. ers) shown on the al capital

- developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the

planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM67]: LM80

Site Reference: SV04 [*] _	Address: Decathlon, Eyre Street, S1 3HU			S1 3HU
Allocated use: Mixed Use			Site area: 0.84 Hectares	
Net housing area: 0.76 He	ctares	Tota	I housing capa	icity: 303 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employn B8 & E(g)(iii) hectares			Net (Other employment uses) area: 0.84 hectares
Conditions on developme	nt:			
 detailed assessm sufficient mitigation stage. No development at in 1 in 25 probabile A Level 2 Strateg assertain any residevelopable area The watercourse Connective ecolo Local Nature Reco opportunity maps developable area within the connection A staged archaection undertaken prior application should This site is identific consideration should This site is identific planning application the recommendation prepared in support 	n identified as ent of the extern should take plant ity (including ic Flood Risk a idual risk from and to to info should be dec gical corridors overy Strategy are to be mai . Biodiversity I tive ecological blogical evaluat to the submiss d be supported ied as impaction build be given to ion stage. Devi tions set out in ort of the Local I with the Local	havin ent of o will b ace o Clima Asses o culver culver culver culver d area y and ntaine varea y and ntaine l corri tion a sion o d by th ng on o the velopm the h l Plan	g potentially cor land contaminat be required at pla ver Porter culver te Change allow sment (SFRA) i ert, identifying th exception test ca ted and enhance s (including buffic combined natur ed on site and re ain should be de dor/area nd/or building a f any planning a be results of this a Heritage Asse impact of any pro- nent proposals s deritage Impact t, or other suitab	ntaminated land. A tion and identifying anning application rt or within the area vance) of flooding. s required to e extent of any non- an be passed. ed. ers) shown on the al capital emoved from the elivered on site ppraisal should be pplication; the evaluative work. et and due roposal at the should implement Assessment

identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM68]: LM81

Site Reference: SV05	Address: K.T Precision Engineering and land adjacent, Turner Street, S2 4AB			
Allocated use: Mixed Use		Site area: 0.3	5 Hectares	
let housing area: 0.14 He	ectares	Total housing capa	acity: 42 Homes	
Net employment (Class E(g)(i & ii)) area: 0.21 hectares		nent (Class B2,)) area: 0.00 Net (Other employment uses) area: 0.00 hectares		
conditions on developme	ent:		1	
 A detailed assess identifying sufficient application stage A Level 2 Strateg the exception test 	sment of the ext ent mitigation/re e. gic Flood Risk A st.	ion and/or building a	quired at planning is required to inform	
undertaken prior application shoul <u>This site is identi</u> <u>consideration sho</u>	d be supported fied as impactin ould be given to	by the results of this of a Heritage Ass the impact of any p	evaluative work. et and due roposal at the	
undertaken prior application shoul This site is identii consideration shoul planning applicat the recommenda prepared in supp	d be supported fied as impactin ould be given to tion stage. Deve tions set out in ort of the Local	by the results of this of on a Heritage Ass the impact of any p elopment proposals the Heritage Impact Plan, or other suital	et and due roposal at the should implement Assessment ble mitigation	
undertaken prior application shoul This site is identii consideration shoul planning applicat the recommenda prepared in supp measures agreed harm to the signii identified as import should be given to	d be supported fied as impactin ould be given to tion stage. Deve tions set out in port of the Local d with the Local ficance of herita acting on a Herit	by the results of this of a Heritage Ass the impact of any p elopment proposals the Heritage Impact Plan, or other suital Planning Authority, age assets and their tage Asset and due	s evaluative work. et and due roposal at the should implement Assessment ole mitigation to avoid or minimise settings.This site is	
undertaken prior application shoul This site is identii consideration shoul planning applicat the recommenda prepared in supp measures agreed harm to the signii identified as impor should be given to stage.	d be supported fied as impactin ould be given to tion stage. Deve tions set out in t ort of the Local d with the Local ficance of herita acting on a Herit to the impact of	by the results of this of a Heritage Asso the impact of any p elopment proposals the Heritage Impact Plan, or other suital Planning Authority, age assets and their tage Asset and due any proposal at the	s evaluative work. et and due roposal at the should implement Assessment ole mitigation to avoid or minimise settings. This site is consideration planning application	Commented [LM69]: LM82
undertaken prior application shoul This site is identi consideration shoul planning applicat the recommenda prepared in supp measures agreed harm to the signi identified as impor should be given to stage. 	d be supported fied as impactin ould be given to tion stage. Deve tions set out in to ort of the Local d with the Local ficance of herita acting on a Herit to the impact of non-designated equirement is to	by the results of this of a Heritage Asso the impact of any p elopment proposals the Heritage Impact Plan, or other suital Planning Authority, age assets and their tage Asset and due any proposal at the	evaluative work. et and due roposal at the should implement Assessment ble mitigation to avoid or minimise settings.This site is consideration planning application uld be desirable. junction with SV02.	Commented [LM69]: LM82

Site Reference: SV06*	Address: Klausners Site, Sylvester Street / Mary Street
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Allocated use: Housing		Site area: 0.8	59 Hectares
Net housing area: 0.59 Hec	ctares	Total housing cap	acity: 335 Homes
		ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required. 			

Site Reference: SV07	Address: Buildings at Shoreham Street and Mary Street, S1 4SQ				
Allocated use: Housing	Site area: 0.54 Hectares				
Net housing area: 0.54 He	lectares Total housing capacity: 149 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Cl B8 & E(g)(iii)) area: hectares			Net (Other employment uses) area: 0.00 hectares	

- Open space should be provided in accordance with Policy NC15.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.
- The watercourse should be protected and enhanced. <u>A natural buffer is</u> required to the adjacent watercourse. Watercourses (rivers and streams) require a 10 metre buffer.

Commented [HT71]: HT4

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM72]: LM83

Site Reference: SV08	Address: Mecca Bingo, Flat Street, S1 2BA				
Allocated use: Housing	Site area: 0.2			20 Hectares	
Net housing area: 0.19 He	et housing area: 0.19 Hectares Total housing capacity: 121 Hom				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Open space should be provided in accordance with Policy NC15.
- The watercourse should be deculverted and enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement

the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM73]: LM84

Site Reference: SV09	Address: 3-7 Sidney Street and land adjacent, S1 4RG				
Allocated use: Housing			Site area: 0.3	9 Hectares	
Net housing area: 0.39 He	ectares	Tota	I housing cap	acity: 117 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ertares (Class B2, 8 & E(g)(iii)) area: 0.00 us		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:				
 riverside and con Areas within 1 in flooding should m A detailed Air Qui application stage quality exceedand quality impacts. A detailed assess identifying sufficie application stage. The watercourse Connective ecolo Local Nature Rec opportunity maps developable area within the connection 	nected with the 100 probability ot be developed ality Assessme to detail any e ce area, and re sment of the ex- ent mitigation/r should be dec gical corridors covery Strategy are to be main Biodiversity N tive ecological blogical evalua	e adja y (incl ed. ent wi extent e comme xtent o remed vantaine Vareas y and ntaine Net G I corri- tion a	acent section of uding climate c Il be required a of residential u mend sufficient of land contami liation will be re ted and enhanc s (including buf combined natu ed on site and re ain should be d dor/area. nd/or building a	hange allowance) of t planning ses within the air mitigation for any air nation and quired at planning red. fers) shown on the ral capital emoved from the elivered on site appraisal should be	

Site Reference: SV10	Address: Land at Sylvester Street and Arundel Street, Sheffield, S1 4RH
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Allocated use: Housing			Site area: 0.36	6 Hectares	
Net housing area: 0.18 Hec	tares	Tota	al housing capacity: 108 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares			nent (Class B2,)) area: 0.00 Net (Other employment uses) area: 0.00 hectares		
Conditions on developmer	it:				
 to be proposed on Open space shoul A detailed assessivity identifying sufficient application stage. Connective ecology Local Nature Reccorrection of the connective application stage area. Within the connection of the consideration should This site is identified application should the recommendation prepared in support many application should the recommendation prepared in support measures agreed the signification of the si	d apply if any the site. d be provided nent of the ey nt mitigation/r pical corridors wery Strategy are to be mai Biodiversity N ive ecological ogical evalua o the submiss be supported as impacti- uld be given to ons set out in rt of the Loca with the Loca cance of herit	v furth d in ac xtent of remed s/areas y and ntaine Net Ga l corrie tion a sion of d by th ng on o the velopm the F l Plan al Plan tage a ritage	er or amended of coordance with F of land contamir liation will be red s (including buff combined natur ed on site and re ain should be de dor/area. nd/or building a f any planning a ne results of this a Heritage Asse impact of any planning a heritage Impact or other suitab ning Authority, ssets and their Asset and due	developments were Policy NC15. hation and quired at planning ers) shown on the ral capital emoved from the elivered on site ppraisal should be pplication; the evaluative work. et and due roposal at the should implement Assessment ble mitigation to avoid or minimise settings. This site is	

	(
1	Commented	ILM741: LM85	

Site Reference: SV11	Address: 48 Suffolk Road, S2 4AL				
Allocated use: Housing			Site area: 0.29 Hectares		
Net housing area: 0.16 He	Hectares Total housing capacity: 102 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Cl B8 & E(g)(iii)) area: hectares			Net (Other employment uses) area: 0.00 hectares	

- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage. Open space should be provided in accordance with Policy NC15.
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the
- planning application stage.
 Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.
 Commented [RH76]: RH116

Site Reference: SV12	Address: Stepney Street Car Park Stepney Street Sheffield S2 5TD				
Allocated use: Housing	Site area: 0.12 Hectares				
Net housing area: 0.12 He	lectares Total housing capacity: 100 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

None

Site Reference: SV13	Address: Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP		
Allocated use: Housing	Site area: 0.26 Hectares		
Net housing area: 0.26 Hectares		Tota	I housing capacity: 96 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- The finished floor levels for the residential accommodation shall be set no lower than 900mm above existing ground level.
- The finished floor levels to the commercial/retail units shall be set no lower tn 61.75m above Ordnance Datum.
- All new buildings shall be set back at least 1.2 metres from the river bank.
- The ground floor commercial finished floor levels shall be no lower than 300mm above existing pavement level on Sylvester Street.

Site Reference: SV14	Address: Park Hill (Phases 4-5)				
Allocated use: Housing	Site area: 2.22 Hectares				
Net housing area: 1.26 Hectares Total housing capacity: 95 He				acity: 95 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

None

Site Reference: SV15	Address: 125-157 Eyre Street and land adjacent, S1 4QW			
Allocated use: Housing	Site area:			47 Hectares
Net housing area: 0.47 He	ectares	Total housing capacity: 89 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		· /	Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Address: St Mary's Wesleyan Reform Church, S1 4PN					
Allocated use: Housing			Site area: 0.19 Hectares		
Net housing area: 0.19 Hectares			Total housing capacity: 85 Homes		
			Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
 Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. The St Mary's Wesleyan Reform Church is an important community facility that should be retained. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the 					
	4PN ectares Net employ B8 & E(g)(ii hectares ent: ality Assessme to detail the e ce area. Resic a if there are ov on measures. esleyan Reforr d be retained. fied as impacti	4PN ectares Total Net employment (B8 & E(g)(iii)) area hectares ent: to detail the extent of ce area. Residential of a if there are overriding on measures. esleyan Reform Chur d be retained. fied as impacting on a	4PN Site area: 0.19 ectares Total housing capa Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares B8 & E(g)(iii)) area: 0.00 hectares ent: ality Assessment will be required at to detail the extent of residential us ce area. Residential development ca a if there are overriding regeneration on measures. esleyan Reform Church is an import d be retained. fied as impacting on a Heritage Asset		

Commented [LM77]: LM87

the recommendations set out in the Heritage Impact Assessment

prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM78]: LM88

Commented [LM79]: LM89

Site Reference: SV17	Address: Buildings at Arundel Street and Eyre Street, S1 4PY						
Allocated use: Housing			Site area: 0.2	5 Hectares			
Net housing area: 0.00 He	ctares	Tota	Fotal housing capacity: 75 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		rea: 0.00 Net (Other employment uses) area: 0.0 hectares				
Conditions on development:							
 detailed assessm sufficient mitigation stage. Connective ecolon Local Nature Reconstruction opportunity maps developable areanstruction within the connection A Level 2 Strateg the exception test A staged archaeon undertaken prior the application should This site is identific consideration should This site is identific consideration should planning application the recommendate prepared in support measures agreed harm to the signific is identified as im should be given to stage. 	ent of the extern on/remediation gical corridors overy Strategy are to be mai . Biodiversity tive ecologica ic Flood Risk / logical evalua to the submiss to the submiss to be supported ied as impaction uld be given to on stage. Devi ions set out in ort of the Loca with the Loca icance of herit pacting on a ho o the impact of	ent of a will b a varea y and ntaine Net C I corri Asses tion a sion of d by th ng on o the elopn the F I Plan al Plan age a derita f any	land contamina be required at pl s (including buff combined nature don site and re dor/area. sment (SFRA) i nd/or building a f any planning a f a f any planning a f a f a f a f a f a f a f a f a f a f	emoved from the lelivered on site is required to inform appraisal should be application; the sevaluative work. et and due roposal at the should implement Assessment ble mitigation to avoid or minimise settings. This site			

Site Reference: SV18	Address: 66	-76 Sidney Street, S	S1 4RG
Allocated use: Housing		Site area: 0.	22 Hectares
Net housing area: 0.00 He	ctares Total housing capacity: 66 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:		
 detailed assessm sufficient mitigation stage. A Level 2 Strategin the exception test Connective ecology Local Nature Reconstruction opportunity maps developable areans within the connect A staged archaeo undertaken prior to application should This site is identific consideration should 	ent of the extern on/remediation ic Flood Risk i gical corridors overy Strategy are to be mai . Biodiversity I tive ecological blogical evalua to the submiss d be supported ied as impaction out of the submiss d be supported ied as impaction out of the submiss of the submiss d be supported ied as impaction out of the submiss of the submiss d be supported ied as impaction out of the submiss of the submission of the	ent of land contamir n will be required at Assessment (SFRA s/areas (including bu y and combined nat ntained on site and Net Gain should be I corridor/area. ation and/or building sion of any planning d by the results of th ng on a Heritage As the impact of any relopment proposals the Heritage Impact of the impact of any relopment proposals the Heritage Impact at Planning Authority tage assets and the ritage Asset and du	removed from the delivered on site appraisal should be application; the is evaluative work. set and due proposal at the s should implement able mitigation v, to avoid or minimise ir settings. This site is

Site Reference: SV19	Address: 121 Eyre Street, S1 4QW				
Allocated use: Housing			Site area: 0.09 Hectares		
Net housing area: 0.09 Hectares			Total housing capacity: 58 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment	

		uses) area: 0.00 hectares
Conditions on developmer	it:	
 The site has been detailed assessme sufficient mitigatio stage. Connective ecolog Local Nature Reccord opportunity maps developable area. within the connect A staged archaeol undertaken prior to application should 	identified as having potentially co int of the extent of land contamina n/remediation will be required at p ical corridors/areas (including but overy Strategy and combined naturate are to be maintained on site and r Biodiversity Net Gain should be ove ecological corridor/area. ogical evaluation and/or building the submission of any planning be supported by the results of thi ed as impacting on a Heritage As	ation and identifying planning application ffers) shown on the ural capital removed from the delivered on site appraisal should be application; the s evaluative work.
consideration shoup planning application the recommendation prepared in suppor measures agreed harm to the signific identified as impace	In a second seco	proposal at the should implement t Assessment ble mitigation to avoid or minimise settings. This site is

Site Reference: SV20	Address: Former Head Post Office Fitzalan Square Sheffield S1 1AB				
Allocated use: Housing			Site area: 0.44 Hectares		
Net housing area: 0.44 Hectares		Total housing capacity: 42 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (C B8 & E(g)(iii)) area: hectares		•	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:				

Site Reference: SV21	Address: Land at Claywood Drive, S2 2UB		
Allocated use: Housing		Site area: 1.39 Hectares	

Commented [LM81]: LM105

-	ctares	Total housing capa	city: 40 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		yment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares					
Conditions on developme	onditions on development:							
 should be provide Further survey we determine the important mitigation is A detailed assess identifying sufficient application stage A buffer is require requires a 5 metric metre buffer (mean the suffer is require and the surface) and the surface is a surface in the surface in the surface is a surface in the surface is a surface in the surface is a surface in the surface in the surface is a surface in the surface in the surface is a surface in the surface in the surface in the surface is a surface in the surface in the surface is a surface in the surface is a surface in the surface in th	een links into the Cholera Monument and Claywoods greenspace buld be provided. rther survey work is required at the planning application stage to termine the impact of development on the Local Geological Site, and at mitigation is necessary. detailed assessment of the extent of land contamination and entifying sufficient mitigation/remediation will be required at planning							
developable area within the connect This site is identific consideration sho planning applicat the recommendar prepared in supp measures agreed harm to the signific identified as imports should be given t	Biodiversity tive ecologica ied as impact uld be given to on stage. Devious set out in ort of the Loca with the Loca cance of heri cting on a He	Intained on site and re Net Gain should be d al corridor/area. Ing on a Heritage Ass to the impact of any p velopment proposals s	emoved from the elivered on site roposal at the should implement Assessment ole mitigation to avoid or minimise settings. This site is consideration					
 developable area within the connect This site is identificonsideration sho planning applicat the recommendar prepared in supp measures agreed harm to the signific identified as import should be given t stage. Retain tree belt o 	Biodiversity tive ecologica ied as impact uld be given to on stage. Devious set out in ort of the Loca with the Loca icance of heri cting on a He of the impact of the strewsbu	Intained on site and re Net Gain should be de al corridor/area. Ing on a Heritage Ass to the impact of any p velopment proposals s in the Heritage Impact al Plan, or other suitat al Planning Authority, tage assets and their ritage Asset and due of any proposal at the	emoved from the elivered on site et and due roposal at the should implement Assessment ole mitigation to avoid or minimise settings. This site is consideration planning application					

		··· ·
Allocated use: Housing		Site area: 0.15 Hectares
Net housing area: 0.09 He	ectares Tot	al housing capacity: 30 Homes

<pre>let employment (Class E(g)(i & ii)) area: 0.00 nectares</pre>	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
onditions on developme	ent:		
 detailed assessm sufficient mitigati stage. A detailed Air Qu application stage quality exceedan exceedance area sufficient mitigati Areas within 1 in flooding should n The watercourse required to the ad 	25 probability (including climate ch	ation and identifying planning application at planning uses within the air can only occur in the on benefits and hange allowance) of d. <u>A natural buffer is</u>	Commented [HT84]: HT5
Connective ecolo Local Nature Rec opportunity maps developable area	ogical corridors/areas (including bu covery Strategy and combined natu are to be maintained on site and a. Biodiversity Net Gain should be ctive ecological corridor/area	ural capital removed from the	
 A suitably detaile archaeological in information is ava some prior investion 	ed Heritage Statement that explains npacts have been addressed is rec ailable to inform the required Herita tigation may be required.	quired. If insufficient age Statement, then	
consideration sho planning applicat	fied as impacting on a Heritage As build be given to the impact of any ion stage. Development proposals tions set out in the Heritage Impac	proposal at the should implement	
prepared in supp measures agreed	ort of the Local Plan, or other suita d with the Local Planning Authority ficance of heritage assets and thei	able mitigation , to avoid or minimise	
This site is identi	fied as impacting on a Heritage As ould be given to the impact of any	set and due	
	-designated heritage assets would		

Site Reference: SV23	Address: 40-50 Castle Square Sheffield S1 2GF		
Allocated use: Housing	Site area: 0.09 Hectares		
Net housing area: 0.09 He	Net housing area: 0.09 Hectares		I housing capacity: 22 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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• None

Address: 12			
Address: 121 Duke Street, S2 5QL			
Site area: 0.07 Hectares			7 Hectares
using area: 0.07 Hectares Total housing capacity: 16 Homes			acity: 16 Homes
Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0. hectares			employment uses) area: 0.00
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 			
	Net employ B8 & E(g)(ii hectares nt: has planning p Id apply if any the site.	Net employment B8 & E(g)(iii)) are hectares nt: has planning permis Id apply if any furth the site.	Ctares Total housing capa Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares nas planning permission. The follo ld apply if any further or amended

- Actual or potential land contamination and ground gas contamination at the site should be investigated and a Phase 1 Preliminary Risk Assessment Report is required.
- A minimum of 3 bat boxes and 3 bird boxes are required, in the interests of ecology.
- No removal of trees or shrubs or works to or demolition of the building that may be used by breeding birds shall take place between 1st March and 31st August.

Site Reference: SV25	Address: 95 Mary Street, Sheffield S1 4RT			
Allocated use: Housing	Site area: 0.04 Hectares			
Net housing area: 0.04 He	Dusing area: 0.04 Hectares Total housing capacity: 10 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.
- Details demonstrating how the existing level of flood protection (if any) from Porter Brook will be maintained to adjacent properties along Mary Street, are required.
- Details of measures to protect and retain the fabric of the adjacent crucible stack are required.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 4l/second per hectare.

Policy CA5 - Site Allocations in Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street

Site Reference: HC01*	Address: Land at Carver Street and Carver Lane, S1 4FS			
Allocated use: Office	Site area: 0.37 Hectares			
Net housing area: 0.00 He	rea: 0.00 Hectares Total housing capacity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.37 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM86]: LM26

	C02 Address: Orchard Square Shopping Centre, S1 2FB			
Allocated use: Retail	ated use: Retail Site area: 0.61 Hectares		Hectares	
Net housing area: 0.00 He	area: 0.00 Hectares Total housing capacity: 0 Homes		icity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.61 hectares
Conditions on developme	nt:			
 detailed assessm sufficient mitigation stage. Connective ecolon Local Nature Reconstruction opportunity maps developable areans within the connection A suitably detaile 	ent of the extern on/remediation gical corridors overy Strategy are to be mai . Biodiversity I tive ecologica d Heritage Sta pacts have be illable to inform	ent of will b /areas y and ntaine Net G l corrie temen een ac n the	and contaminative required at plus (including buff combined natured on site and read on site and read on should be dedor/area. In that explains ldressed is required to required the second stressed is required to the second stressed stresse	emoved from the elivered on site how potential ired. If insufficient

Site Reference: HC03*	Address: Land and buildings at St Mary's Gate and Eyre Street, S1 4QZ			
Allocated use: Mixed Use	e Site area: 1.60 Hectares			
Net housing area: 1.42 Hectares Total housing capacity: 1006 Homes				acity: 1006 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment	

Commented [LM87]: LM27

		uses) area: 1.60 hectares
Conditions on dev	velopment:	
ground fl Open sp The site detailed sufficient stage. No deve area in 1 flooding. to assert non-deve	assessment of the extent of la t mitigation/remediation will be lopment should take place ove in 25 probability (including C A Level 2 Strategic Flood Ris	ordance with Policy NC15. potentially contaminated land. A nd contamination and identifying required at planning application er the Porter culvert or within the limate Change allowance) of sk Assessment (SFRA) is required ert, identifying the extent of any
 Connect Local Na opportun developa within the A staged 	ive ecological corridors/areas iture Recovery Strategy and co ity maps are to be maintained able area. Biodiversity Net Gai e connective ecological corrido	(including buffers) shown on the ombined natural capital on site and removed from the n should be delivered on site or/area. d/or building appraisal should be

Site Reference: HC04	Address: NCP Furnival Gate Car Park, Matilda Street, S1 4QY			
Allocated use: Mixed Use	Site area: 0.34 Hectares			
Net housing area: 0.34 Hectares Total housing capacity: 100 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.34 hectares			
Conditions on development:				

application should be supported by the results of this evaluative work.

• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

- Open space should be provided in accordance with Policy NC15.
- Main Town Centre Uses (as defined by the National Planning Policy Framework) should be provided at ground floor level.

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: HC05	Address: Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield			
Allocated use: Mixed Use	Site area: 0.30 Hectares			
Net housing area: 0.29 He	housing area: 0.29 Hectares Total housing capacity: 52 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.30 hectares	
Conditions on developme	ent:			
				owing conditions on

- development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: HC06	Address: 113-125, Pinstone Street, S1 2HL			
Allocated use: Mixed Use	Site area: 0.08 Hectares			8 Hectares
Net housing area: 0.03 Hectares Total housing capacity: 9 Homes			acity: 9 Homes	
Net employment (Class E(g)(i & ii)) area: 0.05 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: HC07*	Address: Buildings at Wellington Street and Trafalgar Street, S1 4ED			
Allocated use: Housing	Site area: 0.59 Hectares			
Net housing area: 0.59 He	Net housing area: 0.59 Hectares Total housing capacity: 1230 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: HC08*	Address: Moorfoot Building, The Moor, S1 4PH				
Allocated use: Housing		Site area: 1	.79 Hectares		
Net housing area: 1.50 Hectares Total housing capacity: 714 Home					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00 uses) a		Net (Other employment uses) area: 0.00 hectares		
 allowance) of floo A detailed assess identifying sufficie application stage. Open space shou Connective ecolo Local Nature Rec opportunity maps 	25 and 1 in 10 oding should no sment of the es ent mitigation/r uld be provided gical corridors covery Stratego are to be mai	ot be developed. xtent of land contan remediation will be d in accordance with	required at planning h Policy NC15. uffers) shown on the tural capital removed from the		

within the connective ecological corridor/area.

Site Reference: HC09*	Address: Milton Street Car Park Milton Street Sheffield S3 7UF			
Allocated use: Housing	Site area: 0.51 Hectares			51 Hectares
Net housing area: 0.50 He	ectares Total housing capacity: 410 Homes			bacity: 410 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00
Conditions on development:				

• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.

• Bird and bat boxes are required in the interest of ecology.

Site Reference: HC10 [*]	Address: Kangaroo Works - Land at Wellington Street and Rockingham Street				
Allocated use: Housing	Site area: 0.73 Hectares				
Net housing area: 0.65 Hectares Total housing capacity: 364 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
This site already has planning permission. The following conditions on					

- development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: HC11 [*]	Address: Wickes, Young Street, S3 7UW		
Allocated use: Housing	Site area: 0.72 Hectares		
Net housing area: 0.65 He	ectares	Tota	I housing capacity: 364 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:	
 The site has been detailed assessme sufficient mitigation stage. Connective ecology Local Nature Rect opportunity maps developable area, within the connect A staged archaeo undertaken prior t application should This site is identific consideration should planning application the recommendate prepared in support measures agreed harm to the signific identified as impart 	Id be provided in accordance with a identified as having potentially co ent of the extent of land contamin on/remediation will be required at gical corridors/areas (including bu overy Strategy and combined nat are to be maintained on site and . Biodiversity Net Gain should be tive ecological corridor/area. logical evaluation and/or building o the submission of any planning d be supported by the results of the ied as impacting on a Heritage As uld be given to the impact of any on stage. Development proposals ions set out in the Heritage Impace ort of the Local Planning Authority icance of heritage assets and the cting on a Heritage Asset and due o the impact of any proposal at the	ontaminated land. A ation and identifying planning application offers) shown on the ural capital removed from the delivered on site appraisal should be application; the is evaluative work. is evaluative work. is evaluative work. is evaluative work. is evaluative work. is evaluative mork. is evaluative work. is evaluative work. is evaluative mork. is evaluative work. is evaluative mork. is evaluative work. is evaluative mork. is evaluative work. is evaluative wor

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Site Reference: HC12*	Address: Midcity House 17, 23 Furnival Gate, 127- 155 Pinstone Street And 44 Union Street, Sheffield, S1 4QR			
Allocated use: Housing	Site area: 0.16 Hectares			
Net housing area: 0.15 He	ectares	Tota	l housing ca	bacity: 298 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
Conditions on developme • None	ent:			

Site Reference: HC13*	Address: 999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP			
Allocated use: Housing	Site area: 0.12 He			2 Hectares
Net housing area: 0.12 He	ectares Total housing cap		bacity: 213 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: HC14	Address: DWP, Rockingham House, 123 West Street, City Centre, Sheffield, S1 4ER			
Allocated use: Housing	Site area: 0.14 Hectares			
Net housing area: 0.11 He	ectares Total housing capacity: 162 Homes			oacity: 162 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		
Conditions on development:				

None

Site Reference: HC15	Address: Land and Buidlings at Fitzwilliam Street, Egerton Street and Thomas Street, S1 4JR			
Allocated use: Housing	Site area: 0.32 Hectares			
Net housing area: 0.32 He	ectares Total housing capacity: 136 Homes			acity: 136 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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Site Reference: HC16	Address: Flocton House and Flocton Court, Rockingham Street, S1 4GH				
Allocated use: Housing		Site area: 0.48 Hectares			
Net housing area: 0.48 He	a: 0.48 Hectares Total housing capacity: 135 Hor		acity: 135 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
 Open space should be provided in accordance with Policy NC15. The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site 					

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within the connective ecological corridor/area.

- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
 This site is identified as impacting on a Heritage Asset and due
- consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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Site Reference: HC17				
	Address: Car Park, Eldon Street, S3 7SF			
Allocated use: Housing		Site area: 0.16 Hectares		S
Net housing area: 0.16 He	Hectares Total housing capacity: 135 Homes		Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(iii hectares		ent (Class B2, area: 0.00 Net (Other employment uses) area: 0. hectares	
Conditions on developme	ent:			
sufficient mitigation stage. • Connective ecolor	on/remediation gical corridors/	s having potentially contaminated land. A ttent of land contamination and identifying on will be required at planning application rs/areas (including buffers) shown on the gy and combined natural capital aintained on site and removed from the v Net Gain should be delivered on site cal corridor/area. uation and/or building appraisal should be ssion of any planning application; the ed by the results of this evaluative work. tting on a Heritage Asset and due to the impact of any proposal at the evelopment proposals should implement in the Heritage Impact Assessment		

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stage.

should be given to the impact of any proposal at the planning application

Site Reference: HC18	Address: 50 High Street City Centre Sheffield S1 1QH			
Allocated use: Housing	Site area: 0.27 Hectares			27 Hectares
Net housing area: 0.20 He	ectares Total housing capacity: 101 Homes			acity: 101 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00
Conditions on development:				

• None

Site Reference: HC19	Address: Eye Witness Works, Milton St			
Allocated use: Housing	Site area: 0.34 Hectares			
Net housing area: 0.33 He	ectares Total housing capacity: 97 Homes			bacity: 97 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: HC20	Address: Concept House, 5 Young Street, Sheffield, S1 4LF			
Allocated use: Housing	Site area: 0.29 Hectares			
Net housing area: 0.29 He	ectares Tota		Total housing capacity: 95 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

• None

Site Reference: HC21	Address: Site Of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR			
Allocated use: Housing			Site area: 0.0	07 Hectares
Net housing area: 0.06 He	ectares	Tota	I housing capacity: 93 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
None				

Site Reference: HC22	Address: Building adjacent to 20 Headford Street, S3 7WB			
Allocated use: Housing	Sit		Site area: 0.22 Hectares	
Net housing area: 0.21 He	ectares T		Total housing capacity: 92 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		•	Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is

identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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Site Reference: HC23	Address: Charter Works 20 Hodgson Street Sheffield S3 7WQ			
Allocated use: Housing			Site area: 0.0	06 Hectares
Net housing area: 0.06 He	ectares	Tota	otal housing capacity: 77 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.00 hectares		• •	Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

• None

Site Reference: HC24	Address: Buildings at Egerton Lane, S1 4AF			
Allocated use: Housing	S		Site area: 0.14 Hectares	
Net housing area: 0.14 He	ctares	Tota	tal housing capacity: 46 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

Conditions on development:

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient

information is available to inform the required Heritage Statement, then some prior investigation may be required.

- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Retention of Listed Building required.

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Site Reference: HC25	Address: Milton Street Car Park, Milton Street, S3 7WJ				
Allocated use: Housing	Site area: 0.2		9 Hectares		
Net housing area: 0.29 He	ctares Total housing		I housing cap	capacity: 45 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt.				

Conditions on development:

- A detailed Air Quality Assessment will be required at planning application stage to detail any extent of residential uses within the air quality exceedance area, and recommend sufficient mitigation for any air quality impacts.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration

should be given to the impact of any proposal at the planning application stage.

Site Reference: HC26	Address: Land at Headford Street and Egerton Street, S3 7XF			
Allocated use: Housing			Site area: 0.1	4 Hectares
Net housing area: 0.14 He	ctares	Tota	I housing capa	acity: 45 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			
 quality exceedan quality impacts. A detailed assess identifying sufficie application stage Connective ecolo Local Nature Rec opportunity maps developable area within the connect This site is identific consideration sho planning applicat the recommendar prepared in supp measures agreed 	ce area, and re sment of the ex- ent mitigation/r gical corridors covery Strategy are to be mai . Biodiversity I tive ecologica ied as impaction build be given t ion stage. Devitions set out in ort of the Loca I with the Loca	y Assessment will be required detail any extent of residentia area, and recommend sufficie ent of the extent of land conta mitigation/remediation will be cal corridors/areas (including b ery Strategy and combined na to be maintained on site and biodiversity Net Gain should be e ecological corridor/area. d as impacting on a Heritage A d be given to the impact of any stage. Development proposa as set out in the Heritage Impa- of the Local Plan, or other sui ith the Local Planning Authori ance of heritage assets and the		mitigation for any air nation and quired at planning fers) shown on the ral capital emoved from the elivered on site <u>et and due</u> roposal at the should implement Assessment ole mitigation to avoid or minimise

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Site Reference: HC27	Address: Land at Cavendish Street, S3 7RZ			
Allocated use: Housing			Site area: 0.11 Hectares	
Net housing area: 0.11 Hectares		Tota	I housing capacity: 30 Homes	

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

Site Reference: HC28	Address: 165 West Street, City Centre, S1 4EW			
Allocated use: Housing	Site a		Site area: 0.0	4 Hectares
Net housing area: 0.00 He	ctares	Tota	I housing cap	acity: 22 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

Site Reference: HC29	Address: 162-170 Devonshire Street Sheffield S3 7SG				
Allocated use: Housing		Site area: 0.0		05 Hectares	
Net housing area: 0.05 He	ectares	ctares Total housing ca		pacity: 12 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

None

Site Reference: HC30	Address: Yorkshire Bank Chambers, Fargate, Sheffield, S1 2HD		
Allocated use: Housing		Site area: 0.03 Hectares	

Net housing area: 0.03 Hectares		Total housing capacity: 12 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

None

Policy CA6 - Site Allocations in London Road and Queen's Road

Site Reference: LR01*	Address: B & Q Warehouse, Queens Road, S2 3PS				
Allocated use: Housing			Site area: 3.69 Hectares		
Net housing area: 0.00 Hectares		Total housing capacity: 466 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: Open space should be provided in accordance with Policy NC15. The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 					

Site Reference: LR02*	Address: Buildings at Sheaf Gardens and Manton Street, S2 4BA		
Allocated use: Housing		Site area: 2.91 Hectares	

Net housing area: 0.00 Hectares		Total housing capacity: 367 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:		·	
 detailed assessmusufficient mitigationstage. A detailed Air Quality exceedance area sufficient mitigation Areas within 1 in a flooding should not connective ecology Local Nature Rectors opportunity maps developable area within the connective econective econective econective ecology Local Nature Rectors opportunity maps developable area within the connective econective econective econective ecology Local Nature Rectors opportunity maps developable area within the connective econective e	ent of the ext in/remediation ality Assessm to detail the e ce area. Resid if there are o in measures. 100 probabilit of be develop ercourse shou gical corridors overy Strateg are to be ma Biodiversity tive ecological	ent of land contamin n will be required at tent will be required at extent of residential dential development verriding regenerati ry (including climate ed. uld be protected and s/areas (including be ry and combined na intained on site and Net Gain should be	uses within the air t can only occur in the on benefits and change allowance) of d enhanced. uffers) shown on the tural capital removed from the delivered on site	
consideration sho planning applicati the recommendat prepared in suppo measures agreed harm to the signifi	uld be given on stage. Dev ions set out ir ort of the Loca with the Loca cance of heri cting on a He	to the impact of any velopment proposal n the Heritage Impa al Plan, or other suit al Planning Authority tage assets and the ritage Asset and du	proposal at the s should implement ct Assessment able mitigation y, to avoid or minimise ir settings. This site is	

Site Reference: LR03*	Address: Land at Queens Road and Farm Road, S2 4DR		
Allocated use: Housing	Site area: 0.45 Hectares		Site area: 0.45 Hectares
Net housing area: 0.21 Hectares		Tota	I housing capacity: 336 Homes

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Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Open space should be provided in accordance with Policy NC15.
- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- A Level 2 Strategic Flood Risk Assessment (SFRA) is required (to inform if exception test can be passed) for the area in 1 in 100 probability (including Climate Change allowance) of flooding.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- A Landscape and Ecological Management Plan is required.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 2 litres per second.

Site Reference: LR04	Address: Grovesnor Casino, Duchess Road, S2 4DR				
Allocated use: Housing			Site area: 0.8	8 Hectares	
Net housing area: 0.00 He	ctares Total housin		I housing cap	ing capacity: 111 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- Open space should be provided in accordance with Policy NC15.
- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.

Site Reference: LR05	Address: Buildings at DuchesRoad, S2 4AW				
Allocated use: Housing			Site area: 0.60) Hectares	
Net housing area: 0.00 He	ctares	Tota	I housing capa	icity: 84 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		let employment (Class B2, 88 & E(g)(iii)) area: 0.00 ectares Net (Other employment uses) area: 0.00 hectares			
Conditions on developme	nt:				
 detailed assessm sufficient mitigatio stage. A detailed Air Qua application stage quality exceedance exceedance area sufficient mitigatio Connective ecolo Local Nature Rec opportunity maps developable area within the connect A Level 2 Strateg the exception tesi A staged archaect undertaken prior application should This site is identific consideration should This site is identific the recommendat prepared in suppor measures agreect harm to the significientified as impa 	ent of the extern on/remediation ality Assessme to detail the e- ce area. Resid if there are ov on measures. gical corridors overy Strategy are to be mai . Biodiversity f tive ecologica ic Flood Risk / t. blogical evalua to the submiss d be supported ied as impaction build be given to on stage. Devi ions set out in ort of the Loca with the Loca	ent of a will b ent wi xtent of lential verridi /areas y and ntaine Net Ga l corrio Asses tion a sion of d by th ng on o the elopm the H l Plan age a itage	and contaminate required at pl ll be required at pl ll be required at pl ll be required at pl s (including buff combined natured on site and read an should be de dor/area. sment (SFRA) i nd/or building a a ny planning a be results of this a Heritage Asse impact of any planting a leritage Impact , or other suitab ning Authority, ssets and their Asset and due	es within the air an only occur in the benefits and ers) shown on the al capital emoved from the elivered on site s required to inform ppraisal should be pplication; the evaluative work. et and due coposal at the should implement Assessment de mitigation to avoid or minimise settings. This site is	

Site Reference: LR06	Address: 2 Queens Road, S2 4DG	
Allocated use: Housing	Site area: 0.12 Hectares	

111

Commented [LM97]: LM48

Net housing area: 0.12 Hectares		Total housing capacity: 61 Homes		
		ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares	
Conditions on development	nt:			
	ld apply if any	permission. The follow / further or amended		

- A Landscape and Ecological Management Plan is required.
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area
- <u>A natural buffer is required to the adjacent watercourse</u>. Watercourses (rivers and streams) require a 10 metre buffer.

Commented [HT98]: HT3

Site Reference: LR07	Address: Wheatsheaf Works, 55-57 John Street, S2 4QS			
Allocated use: Housing	: Housing Site area: 0.86 Hectares			
Net housing area: 0.80 Hectares Total housing capacity: 56 Homes				acity: 56 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			
Conditions on developme	ent:			
The site has been	n identified as	havin	g potentially co	ntaminated land. A

- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the

developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Retention and repair of the Listed Buildings is required. Retention of Listed Building required.
- Reteantion of any non designated heritage assets would be desirable.

Site Reference: LR08	Address: 89 London Road, S2 4LE			
Allocated use: Housing			Site area: 0.	10 Hectares
Net housing area: 0.00 He	ctares	Tota	I housing cap	bacity: 14 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares

Conditions on development:

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Residential uses should not occupy the ground floor of the development.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Commented [LM99]: LM49

Policy SA2 - Northwest Sheffield Sub-Area Site Allocations

Site Reference: NWS01_	Address: Land and buildings at Penistone Road North, S6 1QW			
Allocated use: General En	nployment		8 Hectares	
Net housing area: 0.00 He	ctares To		Total housing capacity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 2.00 hectares		Net (Other employment uses) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- Open space should be provided in accordance with Policy NC15.
- The adjacent watercourse should be protected or enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.

Site Reference: NWS02_	ference: NWS02 [*] Address: Land at Wallace Road, S3 9SR			
Allocated use: Industrial			Site area: 4.04	4 Hectares
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes			acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ E(g)(iii) onl hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on developme	ent:			

•	Full revocation of any outstanding hazardous use consents relating to Neepsend Gas Holder will be required.
•	An assessment of the impact (including identifying any necessary mitigation/remediation works) the Parkwood Springs landfill may have
	on development will be required at planning application stage.
•	A detailed assessment of the extent of land contamination and
	identifying sufficient mitigation/remediation will be required at planning application stage
٠	Connective ecological corridors/areas (including buffers) shown on the
	Local Nature Recovery Strategy and combined natural capital
	opportunity maps are to be maintained on site and removed from the
	developable area. Biodiversity Net Gain should be delivered on site
	within the connective ecological corridor/area.
•	A staged archaeological evaluation and/or building appraisal should be
	undertaken prior to the submission of any planning application; the
	application should be supported by the results of this evaluative work.
•	This site is identified as impacting on a Heritage Asset and due
	consideration should be given to the impact of any proposal at the
	planning application stage. Development proposals should implement
	the recommendations set out in the Heritage Impact Assessment
	prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise
	harm to the significance of heritage assets and their settings.
	This site is identified as impacting on a Heritage Asset and due
	consideration should be given to the impact of any proposal at the
	planning application stage.
	Development of the site will require measures to be put in place for the
	protection of the Bardwell Road Railway Bridge during construction and
	to minimise future accidental harm through collisions due to increased
	vehicle movement.
	The site site within an existing, established industrial context and future
	new employment development should reinforce the neighbouring

Commented [LM100]: LM106

Site Reference: NWS03_	Address: Airflow Site, Land at Beeley Wood Lane, S6 1QT				
Allocated use: General En	nployment Site area: 2.6			2 Hectares	
Net housing area: 0.00 He	ectares	Tota	Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		\	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

This site already has planning permission. The following conditions on	
development would apply if any further or amended developments were	
to be proposed on the site.	
A detailed approximant of the output of land contamination and	

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A buffer is required to the adjacent Local Wildlife Site. Grassland requires a 6 metre buffer, wetlands/waterbodies require a 10-15 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy), watercourses (rivers and streams) require a 10 metre buffer.
- Any Ancient Woodland/ Woodland adjacent to or within the site and its buffer must be excluded from the developable area of the site.
- Habitat connectivity on the site should be maintained or enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

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Commented	DACION 1	DOO

Site Reference: NWS04_	Address: Allo North, S6 1LX		of Wardsend Road	
Allocated use: Industrial		Site area: 2.3	5 43 Hectares	Commented [CH102]: PG10
Net housing area: 0.00 He	ectares	Total housing cap	acity: 0 Homes	-
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment E(g)(iii) only) are 			Net (Other employment uses) area: 0.00 hectares	Commented [CH103]: PG10
Conditions on developme A detailed assess		tent of land contami	ination and	
identifying sufficient planning applicat	ent mitigation/re	emediation will be re	equired at the	
Connective ecolo Local Nature Rec opportunity maps developable area within the connect	covery Strategy are to be main a. Biodiversity N			
 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. 				

Site Reference: NWS05	Address: Land to the northwest of Wardsend Road, S6 1RQ				
Allocated use: Industrial	Site area: 0.74 Hectares				
Net housing area: 0.00 He	ectares	Tota	tal housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employmen E(g)(iii) only) are hectares			Net (Other employment uses) area: 0.00 hectares	

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

	r.				
Site Reference: NWS06	Address: Land at Wardsend Road, S6 1RQ				
Allocated use: Industrial			Site area: 0.6	64 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment E(g)(iii) only) are hectares			Net (Other employment uses) area: 0.00 hectares	
• ··· · ·					

- Incorporate or divert the public right of way running through the centre of the site.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: NWS07	Address: Land adjacent to Elsworth House, Herries Road South, S6 1PD				
Allocated use: General En	nployment		Site area: 0.42	2 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Address: Land At Junction With Cobden View Road, Northfield S10 1QQ				
	Site area:	0.06 Hectares		
ctares	Total housing capacity: 13 Homes			
	•	Net (Other employment uses) area: 0.06 hectares		
has planning p Ild apply if any n the site. res to improve hancements p prown roofs an pecies landsca	further or amende biodiversity within lan or similar is re- d green 'living' wa ping / planting, bio terrace, bat boxe	ed developments were the site are required. quired,and should ills where design rd boxes: at least 2x s: at least 2x discreet		
	Northfield S10 ctares Net employ B8 & E(g)(ii hectares nt: has planning p ild apply if any n the site. res to improve hancements p prown roofs an pecies landsca nouse sparrow	Northfield S10 1QQ Site area: (ctares Total housing c Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares nt: has planning permission. The fo ind apply if any further or amende in the site. res to improve biodiversity within hancements plan or similar is re- prown roofs and green 'living' was becies landscaping / planting, bin nouse sparrow terrace, bat boxe		

Offsite Biodiversity Net Gain contribution to compensate for habitat losses.

Site Reference: NWS09_	Address: Former Oughtibridge Paper Mill, S35 0DN (Barnsley)				
Allocated use: Housing	Site area: 13			.30 Hectares	
Net housing area: 6.58 He	Hectares Total hous			ing capacity: 311 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

None

Site Reference: NWS10_*	Address: Land at Oughtibridge Lane and Platts Lane, S35 0HN				
Allocated use: Housing	Site area: 6.0			.02 Hectares	
Net housing area: 4.82 He	ctares	Tota	al housing capacity: 169 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- No development should take place over Sough Dike culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding.
- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to assertain any residual risk from culvert, identifying the extent of any non-developable area.
- The watercourse should be deculverted and enhance where possible.
- Footpath/cyclepath/Bridleway bridge crossing the railway line required to link the site to the Core Public Transport Network and local facilities.
 Open space should be provided in accordance with Policy NC15.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

•		r is requred from the edge of the canopy of Ancient		
	Woodland/ Wood	dland on or adjacent to the site. Any Ancient Woodla	nd/	
		s buffer within the site must be excluded from the	_	
	developable area	a. Views of the woodland edge adjacent to the site's	_	Commented [PAG104]: PG11
	northern bounda	ry should be preserved from Oughtibridge Lane.		
•	A suitably detaile	ed Heritage Statement that explains how potential		
		npacts have been addressed is required. If insufficier	ıt	
	information is av	ailable to inform the required Heritage Statement, the	n	
	some prior inves	tigation may be required.		
•	This site is identi	ified as impacting on a Heritage Asset and due		
	consideration sh	ould be given to the impact of any proposal at the		
	planning application	tion stage. Development proposals should implement		
	the recommenda	ations set out in the Heritage Impact Assessment	·	
	prepared in supp	port of the Local Plan, or other suitable mitigation		
	measures agree	d with the Local Planning Authority, to avoid or minim	ise	
	harm to the signi	ificance of heritage assets and their settings.		Commented [HT105]: Part of LM55
		of the non-designated heritage assets (e.g., Silical Fi		
		his area should be undertaken to better understand i	S	
		where appropriate consideration given to its	_	
	conversion to pre	eserve legibility of former industry.		
٠	The undeveloped	d land to the south is more sensitive to the character	of	
	the area and set	ting of nearby listed assets and development here	_	
	should be carefu	Illy considered in terms of its layout, form and massin	g.	Commented [HT106]: Part of LM55
		ified as impacting on a Heritage Asset and due		
	consideration sh	ould be given to the impact of any proposal at the		
	planning application	tion stage. Development proposals should implemen		
		ations set out in the Heritage Impact Assessment		
		port of the Local Plan, or other suitable mitigation		
		d the Local Planning Authority, to avoid or minimise		
		ificance of heritage assets and their settings. This site	is	
		acting on a Heritage Asset and due consideration		
	should be given	to the impact of any proposal at the planning applicat	ion	
	stage.			
•		r the drystone wall along Oughtibridge Lane.	_	Commented [LM107]: LM55
		Address: The Hillsborough Arcade And Site Of		
e Ref	erence: NWS11	Former Old Blue Ball Public House, Middlewood Ro	bad	
		And Bradfield Road, Sheffield S6 4HL		

	And Bradfield Road, Sheffield S6 4HL				
Allocated use: Housing			Site area: 1.7	13 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 77 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- All new hard surface areas shall be constructed using permeable/porous materials.

Site Reference: NWS12	Address: Former British Glass Labs, Crookesmoor			
Allocated use: Housing	Site area: 0.42 Hectares			
Net housing area: 0.42 Hectares Total housing capacity: 76 Homes				acity: 76 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

None

Site Reference: NWS13	Address: Wiggan Farm, S35 0AR			
Allocated use: Housing			Site area: 2.03	3 Hectares
Net housing area: 1.83 He	ctares	Tota	I housing capa	acity: 63 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	s Net employn B8 & E(g)(iii) hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			
 Site is within 250m of a historic landfill site. An assessment of the impact the historic Landfill may have on development (including identifying any necessary mitigation/remediation works) will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 				

 A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM108]: LM56

- Retention of non designated/locally listed assets towards Towngate Road would be desirable.
- A buffer area is required to retain the setting of heritage assets.

Site Reference: NWS14	Address: Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB			
Allocated use: Housing	Site area: 0.22 Hectares			
Net housing area: 0.20 Hectares Total housing capacity: 48 Homes				bacity: 48 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(ii hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

None

Site Reference: NWS15	Address: Bamburgh House and 110-136 Cuthbert Bank Road, S6 2HP			
Allocated use: Housing	Site area: 0.92 Hectares			
Net housing area: 0.83 He	Dusing area: 0.83 Hectares Total housing capacity: 41 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares			employment uses) area: 0.00	
Conditions on development:				

 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

Site Reference: NWS16	Address: Dragoon Court, Hillsborough Barracks, Penistone Road, Owlerton, Sheffield, S6 2GZ				
Allocated use: Housing	Site area: 0.30 Hectares				
Net housing area: 0.30 He	using area: 0.30 Hectares Total he			nousing capacity: 32 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- The application site may contain bats which are protected by law.
 Separate controls therefore apply, regardless of any planning approval.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings

Site Reference: NWS17	Address: St. Georges Community Health Centre, Winter Street, S3 7ND			
Allocated use: Housing	Site area: 0.16 Hectares			
Net housing area: 0.16 He	lectares Total housing capacity: 23 Homes			acity: 23 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

Conditions on development:

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient

Commented [LS109]: LS45

information is available to inform the required Heritage Statement, then some prior investigation may be required.

- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Retention of early 20th Century non-designated heritage assets including the brick wall fronting Winter Street and Dart Street would be desirable.

Commented [LM110]: LM53

Site Reference: NWS18	Address: Sevenfields Lane Play Ground, Sevenfields Lane (land at Spider Park)			
Allocated use: Housing	Site area: 0.25 Hectares			
Net housing area: 0.23 Hectares Total housing capacity: 22 Homes				bacity: 22 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares Conditions on developme	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			

None

Site Reference: NWS19	Address: Former Bolehill Residential Home, Bolehill View, S10 1QL		
Allocated use: Housing	Site area: 0.38 Hectares		
Net housing area: 0.38 He	ectares Total housing capacity: 19 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
Conditions on development:			

 A detailed assessment of the extent of land contamination identifying sufficient mitigation/remediation will be required at planning application stage.

 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NWS20	Address: Site Of 252 Deer Park Road Sheffield S6 5NH			
Allocated use: Housing	Site area: 0.19 Hectares			
Net housing area: 0.18 He	ectares Total housing capacity: 14 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (C B8 & E(g)(iii)) area: hectares		•	Net (Other employment uses) area: 0.00 hectares

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- An ecological enhancement plan is required.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.

Site Reference: NWS21	Address: James Smith House, 11 - 15 Marlborough Road, S10 1DA			
Allocated use: Housing	Site area: 0.09 Hectares			
Net housing area: 0.09 He	Hectares Total housing capacity: 14 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
 None 				

Site Reference: NWS22	Address: Burgoyne Arms 246 Langsett Road Sheffield S6 2UE		
Allocated use: Housing		Site area: 0.08 Hectares	

Net housing area: 0.08 Hectares		Total housing cap	oacity: 14 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Any parking, turning and hard surfaced areas of the site shall be constructed of permeable/porous surfacing/materials.

Site Reference: NWS23	Address: Former Oughtibridge Paper Mill, S35 0DN (Sheffield)				
Allocated use: Housing	Site area: 0.4			40 Hectares	
Net housing area: 0.34 He	ectares	ctares Total housing capacity:			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

• None

to be proposed on the site.

Site Reference: NWS24	Address: Cloverleaf Cars Land Adjacent To 237a Main Road Wharncliffe Side Sheffield				
Allocated use: Housing	Site area: 0.36 Hectares				
Net housing area: 0.36 Hectares Total housing capacity: 13 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employmen B8 & E(g)(iii)) an hectares		• •	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were 					

- Prior to above ground works commencing details of the siting and specification of bat and bird boxes shall be submitted.
- A 2m wide footway shall be provided along the front of the develoment.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.5 litres per second.

Site Reference: NWS25	Address: Car Park Adjacent To Upperthorpe Medical Centre, Upperthorpe, Sheffield, S6 3FT				
Allocated use: Housing	Site area: 0.04 Hectares				
Net housing area: 0.04 He	ectares Total housing capacity: 12 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

None

Site Reference: NWS26	Address: Land at Trickett Road, S6 2NP				
Allocated use: Housing	Site area: 0.23 Hecta			23 Hectares	
Net housing area: 0.23 He	ectares Total housing capacity: 11 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NWS27	Address: Daisy Chain, Middlewood Villas, 95 Langsett Road South, S35 0GY		
Allocated use: Housing	Site area: 0.08 Hectares		
Net housing area: 0.00 Hectares		Tota	I housing capacity: 10 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Development should include a Green Roof.

Site Reference: NWS28	Address: Land Adjacent 240 Springvale Road Sheffield S10 1LH				
Allocated use: Housing	Site area: 0.06 Hectares				
Net housing area: 0.06 He	Hectares Total housing capacity: 10 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
None					

Site Reference: NWS29 [*]	Address: Former Sheffield Ski Village, S3 9QX				
Allocated use: Leisure and	: Leisure and Recreation Site area: 10.91 Hectares			91 Hectares	
Net housing area: 0.00 He	lectares Total housing capacity: 0 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (C B8 & E(g)(iii)) area: hectares			Net (Other employment uses) area: 10.91 hectares	

- Further survey work is required at the planning application stage to determine the impact of development on the Local Geological Site, and what mitigation is necessary.
- Full revocation of any outstanding hazardous use consents relating to Neepsend Gas Holder will be required.
- An assessment of the impact (including identifying any necessary mitigation/remediation works) the Parkwood Springs landfill may have on development will be required at planning application stage.

A detailed assessment of the extent of land contamination and	
identifying sufficient mitigation/remediation will be required at planning	
application stage.	
 A staged archaeological evaluation and/or building appraisal should be 	
undertaken prior to the submission of any planning application; the	
application should be supported by the results of this evaluative work.	
 This site is identified as impacting on a Heritage Asset and due 	
consideration should be given to the impact of any proposal at the	
planning application stage. Development proposals should implement	
the recommendations set out in the Heritage Impact Assessment	
prepared in support of the Local Plan, or other suitable mitigation	
measures agreed with the Local Planning Authority, to avoid or minimise	
harm to the significance of heritage assets and their settings.	
 This site is identified as impacting on a Heritage Asset and due 	
consideration should be given to the impact of any proposal at the	
planning application stage.Connective ecological corridors/areas	Commented [LM111]: LM58
(including buffers) shown on the Local Nature Recovery Strategy and	
combined natural capital opportunity maps are to be maintained on site	
and removed from the developable area. Biodiversity Net Gain should	
be delivered on site within the connective ecological corridor/area.	Commented [PAG112]: PG22
No development should take place within the Local Wildlife Site.	
 No development should take place within the Local Geological Site 	Commented [CH113]: LS21
 Development of the site will require measures to be put in place for the 	
protection of the Bardwell Road Railway Bridge during construction and	
to minimise future accidental harm through collisions due to increased	
vehicle movement.	Commented [LM114]: LM58
The site sits within an existing, established industrial context and future	
new employment development should reinforce the neighbouring	
roofscape and integrate high quality landscaping.	

Policy SA3 - Northeast Sheffield Sub-Area Site Allocations

Site Reference: NES01_	Address: Smithywood, Cowley Hill, Chapeltown				
Allocated use: General En	ployment Site area: 13.32 Hectares				
Net housing area: 0.00 He	lectares Total housing capacity: 0 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 11.32 hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.

- A Construction Environmental Management Plan (CEMP) is required.
 A minimum 6 metre wide landscape buffer to the adjoining Local Wildlife Site along the western and southern site boundaries is required.
- The landscape buffer shall be retained as grassland habitat and no planting is permitted within the landscape buffer.
- A 15 metre buffer is requred from the edge of the canopy of Ancient Woodland/Woodland on or adjacent to the site. Any Ancient Woodland/ Woodland and its buffer must be excluded from the developable area.

Commented [PAG115]: PG15

Commented [PAG116]: PG6

 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES02	Address: Land adjacent to Chapeltown Academy, Nether Lane, S35 9ZX				
Allocated use: General En	nployment Site area: 0.67 Hectares				
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (C B8 & E(g)(iii)) area: hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES03 [*]	Address: Land to the west of Blackburn Road, S61 2DW				
Allocated use: Industrial	Site area: 11.12 Hectares				
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares			Net (Other employment uses) area: 0.00 hectares	

- Sufficent enabling works to satisfactorily reduce the risk of flooding onsite (whilst not increasing the risk of flooding elsewhere) will be required prior to the development of this site.
- Site is within 250m of a historic Meadowhall Road landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District (AMID) should reflect the innovationfocused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: NES04 [*]	Address: Gas Works, Newman Road, S9 1BT				
Allocated use: Industrial Site area: 3.91 Hectares			Hectares		
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes		city: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 3.91 hectares		Net (Other employment uses) area: 0.00 hectares		
 within the area wi allowance) of floc A Level 2 Strateg assertain any res non-developable 	should take pl ith 1 in 25 prob oding. ic Flood Risk idual risk from area.	bability (i Assessm the culv	including Clim nent (SFRA) is vert, identifying	s required to g the extent of any	
 The watercourse should be deculverted and enhance where possible. 					

 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

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Commented [RH117]: RH66

- Proposals for development on key sites within the Advanced Manufacturing-Innovation District-(AMID) should reflect the innovationfocused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

		nd between Grange Mill Lane and load, S9 1HW		
Allocated use: Industrial			Site area: 2.07	1 Hectares
Net housing area: 0.00 He	ectares	Tota	I housing capa	acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employ B8 & E(g)(ii 				Net (Other employment uses) area: 0.00 hectares
Conditions on developme	ent:			
 flooding should n A detailed assess identifying sufficie application stage Site is within 250 impact (including works) the landfil application stage Connective ecolo Local Nature Rec opportunity maps developable area within the connect A staged archaece undertaken prior application should This site is identific consideration should This site is identific planning applicat the recommendar prepared in supp measures agreece 	ot be developed sment of the ex- ent mitigation/r in of a historic identifying any I may have on gical corridors covery Strategy are to be main biodiversity I tive ecological biodiversity I tive ecological biodiversit	ed. xtent of remed landfi y nece devel s/areas y and ntaine Net Gi l corri- tion a sion of by the relopm the Fi l Plan age a	of land contamin liation will be re- ill site. An asse essary mitigation lopment will be s (including buff combined nature ed on site and re- ain should be de dor/area. Ind/or building a f any planning a te results of this a Heritage Asse impact of any planting a heritage Impact a, or other suitate aning Authority, ussets and their	quired at planning ssment of the n/remediation required at planning fers) shown on the ral capital emoved from the elivered on site ppraisal should be ipplication; the s evaluative work. et and due roposal at the should implement Assessment ole mitigation to avoid or minimise settings.This site is

Commented [RH118]: RH67

should be given to the impact of any proposal at the planning application stage.

-	Commented	[LM119]: LM51

Site Reference: NES06*	Address: Land to the north of Loicher Lane, S35 9XN			
Allocated use: Industrial	Site area: 1.42 Hectares			
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes				oacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES07*	Address: Upwell Street/Colliery Road (North)				
Allocated use: Industrial Site area: 1.27 Hectares					
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	(g)(i & ii)) area: 0.00 B8 & E(g)(iii)) area: 1.27 employment				
Conditions on development:					

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Proposals for development on key sites within the Advanced Manufacturing-Innovation District-(AMID) should reflect the innovationfocused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.

Commented [RH120]: RH68

Site Reference: NES08	Address: Land adjacent to Yarra Park Industrial Estate and Station Road, S35 9YR			
Allocated use: Industrial	Site area: 0.48 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.40 hectares		Net (Other employment uses) area: 0.00 hectares	

 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

Site Reference: NES09	Address: Rock Christian Centre Lighthouse and 105- 125 Spital Hill, S4 7LD			
Allocated use: Mixed Use	Site area: 1.68 Hectares			
Net housing area: 0.76 He	ctares	Total housing capacity: 53 Homes		
Net employment (Class E(g)(i & ii)) area: 0.84 hectares	Net employment (C B8 & E(g)(iii)) area: hectares			Net (Other employment uses) area: 0.00 hectares

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due <u>consideration should be given to the impact of any proposal at the</u> <u>planning application stage. Development proposals should implement</u> <u>the recommendations set out in the Heritage Impact Assessment</u> <u>prepared in support of the Local Plan, or other suitable mitigation</u>

measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

- Retention of any non-designated heritage assets would be desirable. <u>The non-designated heritage assets with particular weight given to 35</u> <u>Spital Hill (former Wicker Engineering and Steel Works) and 47 Spital</u> <u>Hill (former Lodge Public House), are to be retained with options for</u> <u>conversion considered.</u> Development should protect the setting and existing view towards Spital Works from along Spital Lane to Handley Street (retaining current green space on Handley Street).
- Retention of green space immediately west of Spital Works at the end of Handley Street to protect the setting of the Listed Building.

Site Reference: NES10	Address: Land at Wordsworth Avenue and Buchanan Road, S5 8AU			
Allocated use: Mixed Use	Site area: 0.54 Hectares			
Net housing area: 0.49 He	sing area: 0.49 Hectares Total housing capacity: 32 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.05 hectares		•	Net (Other employment uses) area: 0.00 hectares

Conditions on development:

- Development should include local community uses (Class F2) or Commercial, business and service uses (Class E) on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)).
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES11	Address: Lion Works Handley Street Sheffield S4 7LD		
Allocated use: Housing	Site area: 0.22 Hectares		
Net housing area: 0.22 Hectares		Tota	Il housing capacity: 88 Homes

135

Commented [LM121]: LM51

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:		
 development wou to be proposed o No demolition of take place betwe A heritage impace development will designated or non suggests appropriof a planning app This site is identific consideration shot 	has planning permission. The follo uld apply if any further or amended in the site. structures that may be used by bre- en 1st March and 31st August incl t assessment that highlights any d have on the listed buildings and o in-designated heritage assets in the iate mitigation measures shall be lication for the building's developm fied as impacting on a Heritage As build be given to the impact of any ion stage. Development proposals	d developments were eeding birds, shall usive. etrimental impacts n any other e area, and which submitted in support nent. set and due proposal at the	
prepared in supp measures agreec harm to the signif	tions set out in the Heritage Impact ort of the Local Plan, or other suita I with the Local Planning Authority ficance of heritage assets and thei t assessment that highlights any d	able mitigation , to avoid or minimise ir settings.	
development will designated or nor suggests appropr	have on the listed buildings and o n-designated heritage assets in the riate mitigation measures shall be lication for the building's developed	n any other e area, and which submitted in support	Formatted: Indent: Left: 1.9 cm, No bullets or num
 This site is ide 	ontified as impacting on Heritage A build be given to the impact of any	Assets and due	Commented [LM122]: LM95

Site Reference: NES12	Address: Land at Mansell Crescent, S5 9QR				
Allocated use: Housing	Site area: 1.10 Hectares				
Net housing area: 0.99 Hectares Total housing capacity: 73 Homes				acity: 73 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares				
Conditions on development:					
 A detailed assessment of the extent of land contamination and the 					

 A detailed assessment of the extent of and contamination and the identification of sufficient mitigation will be required at planning application stage.

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and significant mitigation measures.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES13	Address: Parson Cross Park, Buchanan Road, S5 7SA					
Allocated use: Housing			Site area: 2.10	6 Hectares		
Net housing area: 1.94 He	ctares	Tota	I housing capa	acity: 68 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares					
 A Sports and Urb identifies any detr facilities or to the suggesting appro 	an Green Spa imental impace development priate mitigation gical corridors overy Stratego are to be mai . Biodiversity l	ce Im <u>cts to a</u> <u>propo</u> <u>on wh</u> s/areas y and ntaine Net Ga	iation will be re- pact Assessme adjacent sports/ sal, assessing t ere necessary. s (including buff combined natured on site and re- ain should be de-	quired at planning <u>nt is required that</u> <u>(recreational</u> <u>the impacts and</u> <u>fers</u>) shown on the ral capital emoved from the		

Site Reference: NES14	Address: 'Lytton' (Land Opposite 29 To 45 Lytton Road) Sheffield S5 8A				
Allocated use: Housing	Site area: 1.18 Hectares				
Net housing area: 0.84 Hectares			Total housing capacity: 44 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment	

137

Commented [PAG123]: PG3

	uses) area: 0.00
	hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Ecology / biodiversity enhancements are required: 1. Bat roosting opportunities, 2. Bird nesting provision, 3. Hedgehog highways.

Site Reference: NES15	Address: Land adjoining 434-652 Grimesthorpe Road				
Allocated use: Housing			Site area: 1.05 Hectares		
Net housing area: 0.94 Hectares			Total housing capacity: 33 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

• None

Site Reference: NES16	Address: Land adjacent to Deerlands Avenue roundabout, S5 7WY			
Allocated use: Housing			Site area: 0.	95 Hectares
Net housing area: 0.46 He	ectares	Total housing capacity: 32 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- Pedestrian links and views to the adjacent park should be provided.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES17	Address: Remington Youth Club, Remington Road, S5 9BF			
Allocated use: Housing	Site area: 0.92 Hectares			
Net housing area: 0.83 He	ectares	Total housing capacity: 29 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: NES18	Address: Land at Longley Hall Road, S5 7JG			
Allocated use: Housing Site area: 0.			77 Hectares	
Net housing area: 0.69 He	ng area: 0.69 Hectares Total housing			bacity: 24 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- Retain a buffer with nearby amenity greenspace and parks/recreation areas.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise

harm to the significance of heritage assets and their settings. This site is identified as impacting on several Heritage Assets nearby (Longley Hall Grade II listed building, and Longley Park Historic Park and Garden). Due consideration should be given to the impact of any proposal at the planning application stage. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Retention of mature trees, particularly along Longley Lane would be desirable.

Site Reference: NES19	Address: Buzz Bingo, Kilner Way Retail Park, S6 1NN			
Allocated use: Housing		Site area: 0.61 Hectares		
Net housing area: 0.60 He	ectares	Total housing capacity: 24 Homes		
		yment (Class B2, ii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
 Conditions on development: A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site 				

within the connective ecological corridor/area.

Site Reference: NES20	Address: Land at Somerset Road and Richmond Street, S3 9DB				
Allocated use: Housing			Site area: 0.47 Hectares		
Net housing area: 0.47 Hectares			Total housing capacity: 24 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		· · ·	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 Maintain links to adjacent open space. 					

140

Commented [LM124]: LM52

- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES21	Address: Jasmin Court Nursing Home, 40 Roe Lane, S3 9AJ			
Allocated use: Housing			17 Hectares	
Net housing area: 0.00 Hectares		Total housing capacity: 23 Homes		oacity: 23 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
 None 				

Site Reference: NES22	Address: Land adjacent to Foxhill Recreation Ground, S6 1GE				
Allocated use: Housing			Site area: 0.60 Hectares		
Net housing area: 0.60 Hectares			Total housing capacity: 21 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 The site will need to have a Heritage Impact Assessment carried out to determine what mitigation measures are required or conditions placed on a development. 					
 A Sports and Urb 	an Green Spa	ice Im	pact Assessme	nt is required that	

A Sports and Urban Green Space Impact Assessment is required that identifies any detrimental impacts to adjacent sports/ recreational facilities or to the development proposal, assessing the impacts and suggesting appropriate mitigation where necessary.

Commented [PAG125]: PG3

Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
 This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Set and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM126]: LM53

Site Reference: NES23	Address: Land East Of Fir View Gardens, Osgathorpe Drive, S4 7BN , Land East Of Fir View Gardens, Osgathorpe Drive, S4 7BN			
Allocated use: Housing	Site area: 0.43 Hectares			13 Hectares
Net housing area: 0.00 He	ctares	Total housing capacity: 20 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

None

stage.

Site Reference: NES24	Address: Parson Cross Hotel, Buchanan Crescent, S5 8AG			
Allocated use: Housing			40 Hectares	
Net housing area: 0.40 He	ectares	Total housing capacity: 20 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES25		od Roa		Of Abbeyfield Road 1 Holtwood Road	
Allocated use: Housing			Site area: 0.3	38 Hectares	
Net housing area: 0.38 Hectares		Total housing capacity: 20 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

None

Site Reference: NES26			ark Service Sta Sheffield S35 8	tion, Penistone 3QG
Allocated use: Housing			Site area: 0.2	24 Hectares
Net housing area: 0.24 He	ectares	Tota	I housing cap	acity: 20 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			

None

Site Reference: NES27	Address: La S5 7WX	nd ad	jacent to 264 Deerlands Avenue
Allocated use: Housing			Site area: 0.80 Hectares
Net housing area: 0.72 He	ectares	Tota	I housing capacity: 19 Homes

let employment (Class E(g)(i & ii)) area: 0.00 lectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
flooding should n <u>A buffer is require</u> metre buffer, And (measured from t <u>streams</u>) require Connective ecolo Local Nature Rec opportunity maps developable area	25 probability (including climate c	rassland requires a 6 a 15 metre buffer urses (rivers and uffers) shown on the ural capital removed from the	Commented [LS127]: LS36
Site Reference: NES28	Address: Land adjacent to 177 S5 7WU	Deerlands Avenue,	
Allocated use: Housing	Site area: 0.	59 Hectares	
let housing area: 0.59 He	ctares Total housing ca	pacity: 19 Homes	
let employment (Class E(g)(i & ii)) area: 0.00 rectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
 A Sports and Urb identifies any det facilities or to the suggesting appro Connective ecolo Local Nature Rec opportunity maps developable area 	ent: and views to the adjacent park sho an Green Space Impact Assessm rimental impacts to adjacent sport development proposal, assessing priate mitigation where necessary gical corridors/areas (including bu covery Strategy and combined nat are to be maintained on site and be Biodiversity Net Gain should be tive ecological corridor/area.	tent is required that ts/ recreational the impacts and t. uffers) shown on the ural capital removed from the	Commented [PAG128]: PG5
Site Reference: NES29	Address: Land at 16-42 Buchan	an Road. S5 8AL	
Allocated use: Housing	Site area: 0.	,	

Net housing area: 0.35 Hectares		Total housing ca	pacity: 19 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES30	Address: St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ				
Allocated use: Housing	Site area: 0.09 Hectares				
Net housing area: 0.09 He	Net housing area: 0.09 Hectares Total housing capacity: 19 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

None

Site Reference: NES31	Address: Sheffield Health And Social Care Trust, 259 Pitsmoor Road, Sheffield, S3 9AQ				
Allocated use: Housing			Site area: 0.17 Hectares		
Net housing area: 0.17 Hectares			Total housing capacity: 18 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development: None 					

Site Reference: NES32	Address: Land between Chaucer Road and Mansell Avenue, S5 9QN				
Allocated use: Housing	Site area: 0.80 Hectares				
Net housing area: 0.80 He	Hectares Total housing capacity: 17 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Landscape and Ecological Management Plan is required.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: NES33	Address: Land at Wordsworth Avenue, S5 9FP				
Allocated use: Housing	Site area: 0.			44 Hectares	
Net housing area: 0.41 Hectares Total housing capacity: 16 Hon				bacity: 16 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class I B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation

measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM129]: LM54

Site Reference: NES34	Address: Site Of Norbury, 2 Crabtree Road, Sheffield, S5 7BB				
Allocated use: Housing	Site area: 0.6			60 Hectares	
Net housing area: 0.60 He	ea: 0.60 Hectares Total housing capacity: 14 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

• None

Site Reference: NES35	Address: Land at Palgrave Road, S5 8GR				
Allocated use: Housing	Site area: 0.30 Hectares				
Net housing area: 0.30 Hectares Total housing capacity: 12 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital					

 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Policy SA4 - East Sheffield Sub-Area Site Allocations

e Reference: ES01 [*]	Address: Land to the south of Meadowhall Way, S9 2FU
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Allocated use: General Em	ployment	Si	ite area: 17.4	10 Hectares	
Net housing area: 0.00 He	ctares	Total h	ousing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares	/ment (C ii)) area:	nt (Class B2, rea: 16.60 Net (Other employment uses) area: 0.00 hectares		
Conditions on development	nt:			L	
 development wou to be proposed or The site is within 2 impact (including works) the landfill application stage. The site has been detailed assessme sufficient mitigatio stage. No development s in 1 in 25 probabil A Level 2 Strategi assertain any resi developable area. The watercourse s Proposals for developments 	Id apply if any the site. 250m of a hist identifying any may have on identified as ent of the extent should take plat ity (including c Flood Risk a dual risk from should be dec elopment on h ovation Distri- ering advance gical corridors overy Stratego are to be mai Biodiversity I	y further of toric land y necess i developing having p ent of lan in will be r lace over y Climate Assessm in culvert, culverted key sites ict should ed manufa s/areas (in y and cor intained of Net Gain	or amended of dfill site. An a sary mitigation ment will be potentially con- id contaminat required at pl Car Brook c Change allow nent (SFRA) i identifying th and enhance within the A d reflect the in acturing, and ncluding buff mbined natur on site and re-	n/remediation required at planning ntaminated land. A tion and identifying lanning application ulvert or for the area wance) of flooding. is required to le extent of any non- e where possible. dvanced novation-focused d advanced health & rers) shown on the ral capital emoved from the	
	Address: Als Interchange,	s: Alsing Road Car Park and Meadowhall ange, S9 1EA			
Allocated use: General Em	ployment	Site area: 9.98 Hectares			
Net housing area: 0.00 He	ctares	Total h	ousing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares	/ment (C ii)) area:	t (Class B2,		

148

		uses) area: 0.00 hectares
Conditions on developme	nt:	
 The site is within a impact (including works) the landfill application stage. The site has been detailed assessme sufficient mitigation stage. No development a within the area in allowance) of floo (SFRA) is required the extent of any field of the extent of the extent of any field of the extent of the extent of the extent of any field of the extent of the ex	250m of a historic landfill site. dentifying any necessary miti may have on development wi identified as having potential ent of the extent of land conta n/remediation will be required should take place over Blackb 1 in 25 probability (including ding. A Level 2 Strategic Flo d to assertain any residual risk non-developable area . should be deculverted and en elopment on key sites within t ovation District should reflect ering advanced manufacturing d to the adjacent Local Wildlif is) require a 10 metre buffer. ty on the site should be maint gical corridors/areas (including bovery Strategy and combined are to be maintained on site a Biodiversity Net Gain should ive ecological corridor/area. logical evaluation and/or build o the submission of any plant	gation/remediation ill be required at planning ly contaminated land. A mination and identifying d at planning application urn Brook culvert or Climate Change od Risk Assessment k from culvert, identifying hance where possible. the <u>Advanced</u> the innovation-focused g, and advanced health & te Site. Watercourses tained or enhanced. g buffers) shown on the natural capital and removed from the be delivered on site
	be supported by the results of	

Site Reference: ES03*	Address: M1 Distribution Centre and The Source, Vulcan Road, S9 1EW				
Allocated use: General En	nployment Site area: 3.24 Hectares				
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes			acity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 3.24 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

149

Commented [RH131]: RH70

Commented [LS132]: LS35

- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.

Site Reference: ES04*

Site Reference: ES04 [*] Address: Land			d at Sheffield Road, S9 2YL		
Allocated use: Industrial			Site area: 1.22 Hectares		
Net housing area: 0.00 He	ctares	Tota	I housing capa	icity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares			•	Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: The site has been identified as having potentially contaminated land. detailed assessment of the extent of land contamination and identify is sufficient mitigation/remediation will be required at planning application stage. The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at plann application stage. Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focuse 					
approach to deliv wellbeing uses.	ering advance	d mai	nutacturing, and	advanced health &	

Site Reference: ES05*	Address: Pic Toys, Land to the north of Darnall Road, S9 5AH		
Allocated use: Industrial			Site area: 1.05 Hectares
Net housing area: 0.00 Hectares		Tota	I housing capacity: 0 Homes

Commented [RH134]: RH72

Commented [RH133]: RH71

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class E(g)(iii) only) area: 1.00 hectare	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:		
 detailed assessm sufficient mitigation stage. Assessment will I the impact of the any mitigation real Development pro- major overhead of needed provide a buffer around the Site layout should designation. Proposals for development pro- major overhead of needed provide and the statement of the statement of the statement of the designation. 	posals should be designed to ac cable which affects a small portion access for maintenance. Plans s power line. d respect that the canal is an imp velopment on key sites within the	aination and identifying at planning application on stage to determine aste permit sites and ccommodate an 132kV on of the site, and if hould include a 30m portant ecological	
<mark>Manufacturing</mark> In approach to deliv	novation District should reflect the reflect the reflect the reflect advanced manufacturing,	ne innovation-focused	Commented [RH135]: RH73 Commented [SV136]: RH73
Local Nature Rec opportunity maps developable area within the connec	gical corridors/areas (including l covery Strategy and combined n are to be maintained on site an be Biodiversity Net Gain should b trive ecological corridor/area.		
the impact of the	be required at planning application development on the stability of the stability of the stability sufficient mitigation that manual states and the stability sufficient mitigation that manual states and states	the adjacent canal	

Site Reference: ES06*	Address: Outokumpu, Shepcote Lane				
Allocated use: Industrial	se: Industrial			Site area: 19.53 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		· · ·	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.

Commented [RH138]: RH74
Commented [SV139]: RH74

Site Reference: ES07*	Address: Lan	nd at Europa Way, S	9 1TQ	
Allocated use: Industrial		Site area: 3.3	8 Hectares	
Net housing area: 0.00 He	ectares	Total housing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 nectares	Net employn B8 & E(g)(iii) hectares	nent (Class B2,)) area: 3.38	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			
 stage. The site has been detailed assessm sufficient mitigation stage. Proposals for dev Manufacturing Imapproach to deliving wellbeing uses. Connective ecolor Local Nature Records 	n identified as h nent of the exter on/remediation velopment on ke novation Distric vering advanced ogical corridors/a covery Strategy	naving potentially co nt of land contamina will be required at p ey sites within the A t should reflect the i	Ition and identifying lanning application dvanced nnovation-focused d advanced health & fers) shown on the ral capital	Commented [RH140]: RH75 Commented [SV141]: RH75

Site Reference: ES08_	Address: Land adjacent to Veolia Sheffield, Lumley Street, S9 3JB		
Allocated use: Industrial	Site area: 3.26 Hectares		
Net housing area: 0.00 Hectares		Tota	I housing capacity: 0 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employm B8 & E(g)(iii)) hectares	ent (Class B2, area: 2.60	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			
 works) the landfill application stage. The site has beer detailed assessm sufficient mitigation stage. Proposals for dev Manufacturing Inn approach to delive wellbeing uses. Connective ecolon Local Nature Reconstruction 	identifying any r may have on de identified as ha ent of the exten- on/remediation v elopment on ke novation District ering advanced gical corridors/a overy Strategy a are to be maint . Biodiversity Ne	necessary mitigatic evelopment will be aving potentially co t of land contamina vill be required at p y sites within the A should reflect the manufacturing, an reas (including but and combined natu ained on site and r t Gain should be c	n/remediation required at planning ntaminated land. A tion and identifying lanning application dvanced nnovation-focused d advanced health & fers) shown on the ral capital emoved from the	Commented [RH142]: RH76 Commented [SV143]: RH76
Site Reference: ES09 [*]	Address: 710	Brightside Lane, S	9 2UB	
Allocated use: Industrial		Site area: 2.1	4 Hectares	
Net housing area: 0.00 He	ctares 1	otal housing cap	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employm B8 & E(g)(iii)) hectares	ent (Class B2, area: 2.14	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			
detailed assessm sufficient mitigation stage. Proposals for dev Manufacturing Inn approach to delive wellbeing uses.	ent of the exten on/remediation v elopment on ke novation District ering advanced ic Flood Risk As	t of land contamina vill be required at p sites within the should reflect the manufacturing, an	ntaminated land. A ation and identifying lanning application dvanced nnovation-focused d advanced health & is required to inform	Commented [RH144]: RH77 Commented [SV145]: RH77

 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

 This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.

Site Reference: ES10 [*]	Address: Land to the north of Eu			uropa Link, S9 1TN
Allocated use: Industrial	cated use: Industrial			60 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

Conditions on development:

- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES11*	Address: Land at Shepcote Lane, S9 5DE		
Allocated use: Industrial		Site area: 1.52 Hectares	
Net housing area: 0.00 Hectares		Tota	I housing capacity: 0 Homes

154

Commented [RH147]: RH78

Commented [LM146]: LM2

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.37 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:		
 occupants in each The site is within impact (including works) the landfill application stage. The site has been detailed assessm sufficient mitigation stage. Proposals for dev <u>Manufacturing</u> Ima approach to deliv wellbeing uses. Connective ecoloo Local Nature Reco opportunity maps 	ked, development is restricted to no ch building and no more than 3 occ 250m of a historic landfill site. An g identifying any necessary mitigati Il may have on development will be a midentified as having potentially con- nent of the extent of land contamin ion/remediation will be required at velopment on key sites within the vering advanced manufacturing, ar ogical corridors/areas (including bu covery Strategy and combined nat s are to be maintained on site and a. Biodiversity Net Gain should be	cupied storeys. n assessment of the ion/remediation e required at planning contaminated land. A nation and identifying planning application Advanced a innovation-focused nd advanced health & uffers) shown on the tural capital removed from the	Commented [RH149]: RH79 Commented [SV150]: RH79

Site Reference: ES12*	3LQ				
Allocated use: Industrial	ated use: Industrial Site area: 1.36 Hectare			6 Hectares	
Net housing area: 0.00 Hectares			I housing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.19 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 The site has been identified as having potentially contaminated land. A 					

Commented [CH151]: LM3

The site has been identified as having potentially contaminated land. A
detailed assessment of the extent of land contamination and identifying
sufficient mitigation/remediation will be required at planning application
stage.

 The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation

works) the landfill may have on development will be required at planning application stage.

- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

[]						
Site Reference: ES13*	Address: Lar	nd at Lumley Stree	et, S4 7ZJ			
Allocated use: Industrial		Site area: 1	.10 Hectares			
Net housing area: 0.00 He	ctares	Total housing ca	apacity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2,)) area: 1.10	Net (Other employment uses) area: 0.00 hectares			
Conditions on developme	Conditions on development:					
 The site contains a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage. The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & 						
wellbeing uses.Connective ecolor	aical corridors	areas (including b	ouffers) shown on the			

 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES14	Address: Rear of Davy McKee, Land to the east of Prince of Wales Road, S9 4BT	
Allocated use: Industrial		Site area: 0.89 Hectares

156

Commented [CH152]: RH80

Commented [RH153]: RH81 Commented [SV154]: RH81

Net housing area: 0.00 He	ectares	Total housing cap	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		yment (Class B2, iii)) area: 0.89	Net (Other employment uses) area: 0.00 hectares	
conditions on developme	ent:			
detailed assessn sufficient mitigati stage. • Proposals for de Manufacturing In	nent of the exi on/remediatio velopment on novation Dist	s having potentially co tent of land contamina in will be required at p key sites within the rict should reflect the	ation and identifying planning application Advanced innovation-focused	Commented [RH155]: RH82
wellbeing uses.	C C	ed manufacturing, an s/areas (including but		Commented [SV156]: RH82
opportunity maps	s are to be ma a. Biodiversity ctive ecologica	gy and combined natu aintained on site and r Net Gain should be o al corridor/area.	removed from the delivered on site	
Allocated use: Industrial	39 DFJ	Site area: 0.8	39 Hectares	_
Net housing area: 0.00 He	ectares	Total housing cap	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		yment (Class B2, iii)) area: 0.67	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			
 detailed assessn sufficient mitigati stage. Site is within 250 (including identify landfill may have stage. Proposals for de 	nent of the exi on/remediation of a historion ying any nece on development on	ssary mitigation/reme ent will be required a key sites within the	ation and identifying planning application essment of the impact ediation works) the t planning application	
		rict should reflect the	innovation-focused d advanced health &	Commented [RH157]: RH83
autoration		eo manulaciumno lao	\sim advanced nearin ~	Commented [SV158]: RH83

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Buildings should be set back from the heritage assets in line with the existing building to the west of the site.

Commente d		
Commented	LM159	1: LM4

Site Reference: ES16	Address: Former Dr John Worrall School, Land at Brompton Road, S9 2PF			
Allocated use: Industrial			Site area: 0.6	8 Hectares
Net housing area: 0.00 He	ectares	Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

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Commented [RH160]: RH84 Commented [SV161]: RH84

Site Deference: ES17		~ d _ d	Dinon Street S		
Site Reference: ES17	Address: La	nd at Ripon Street, S9 3LX			
Allocated use: Industrial			Site area: 0.6	5 Hectares	
Net housing area: 0.00 Hectares			I housing cap	acity: 0 Homes	
			oyment (Class B2, (iii)) area: 0.59 Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused 					
 approach to delivering advanced manufacturing, and advanced health & wellbeing uses. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 					

Site Reference: ES18 Address: Land at Catley Road, S9 5NF			9 5NF	
Allocated use: Industrial			Site area: 0.58	5 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes		
		iii)) area: 0.48 us		Net (Other employment uses) area: 0.00 hectares
 Conditions on development: The site is adjacent to a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage. The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application 				

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stage.

Commented [RH162]: RH85 Commented [SV163]: RH85

Manufacturing In	novation Distr	ict should reflect the	innovation-focused	Commented [RH164]: RH86
approach to deliv wellbeing uses.		Commented [SV165]: RH86		
 Connective ecolo Local Nature Rec opportunity maps developable area within the connect A staged archaec undertaken prior 	covery Strateg are to be ma be be be ma be b	s/areas (including but y and combined natu intained on site and r Net Gain should be o al corridor/area. ation and/or building a sion of any planning a d by the results of thi	aral capital removed from the delivered on site appraisal should be application; the	
Site Reference: ES19	Address: La 3HJ	and adjacent to 58-64	Broad Oaks, S9	
Allocated use: Industrial		Site area: 0.4	15 Hectares	
Net housing area: 0.00 He	ectares	Total housing cap	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	(i & ii)) area: 0.00 B8 & E(g)(iii)) area: 0.41 employment uses) area: 0.00			
 impact (including works) the landfill application stage. Proposals for dev Manufacturing Improach to deliv wellbeing uses. Connective ecolo Local Nature Recoopportunity maps 	250m of a his identifying an I may have on velopment on novation Distr ering advance gical corridors covery Strateg are to be ma biodiversity	key sites within the A ict should reflect the ed manufacturing, an s/areas (including but y and combined natu intained on site and r Net Gain should be c	on/remediation required at planning dvanced innovation-focused d advanced health & ffers) shown on the ural capital removed from the	Commented [RH166]: RH87 Commented [SV167]: RH87
Site Reference: ES20*	Address: Da	arnall Works, Darnall	Road, S9 5AB	

Allocated use: Mixed Use

Net housing area: 2.00 Hectares

Proposals for development on key sites within the Advanced

Site area: 6.51 Hectares

Total housing capacity: 80 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 2.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on developmen	nt:		
 the impact of the n any mitigation requ The site has been detailed assessme sufficient mitigation stage. Further archaeolog sensitive to archae Scheduled Monum adjacent to the site This site is identified consideration shou planning application the recommendatin prepared in suppor measures agreed to harm to the signific identified as impact should be given to stage. Non-designated he consideration give? Any future industria eastern area of the Important view cor Monument to be p Proposals for deve Manufacturing Innu approach to delive wellbeing uses. Connective ecolog Local Nature Recoor opportunity maps a developable area. within the connecti Assessment will be the impact of the d cutting and to iden prevent land instate To mitigate the impact of the discuttion of the discut	identified as having potentially co ent of the extent of land contamina n/remediation will be required at p gical work is required to ensure th eological remains, and mitigates in nent, and other Grade II Listed str e. ed as impacting on a Heritage Ass uld be given to the impact of any p on stage. Development proposals ons set out in the Heritage Impact ons set out in the Heritage Impact with the Local Plan, or other suita with the Local Planning Authority, cance of heritage assets and their othe impact of any proposal at the eritage assets on-site require furth in to their retention and where app al scale development should occu e site. rridor along Wilfrid Road bordering	e permit site(s) and ontaminated land. A ation and identifying olanning application he site layout is mpact to the on site ructures within, and set and due proposal at the should implement it Assessment able mitigation , to avoid or minimise r settings. This site is o consideration o planning application her assessment and propriate reuse. upy the western g Scheduled Advanced innovation-focused ad advanced health & ffers) shown on the ural capital removed from the delivered on site	Commented [LM168]: LM7 Commented [LS169]: LS46 Commented [RH170]: RH88 Commented [SV171]: RH88

Open space should be provided in accordance with Policy NC15.

Commented [LM173]: LM6

Site Reference: ES21	Address: Land between Prince of Wales Road and Station Road, S9 4JT				
Allocated use: Mixed Use		Site area: 1.11 Hectares			
Net housing area: 0.56 Hectares		Total housing capacity: 28 Homes			
Net employment (Class E(g)(i & ii)) area: 0.55 hectares				Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: Local community uses (Class F2), Commercial, business and service uses (Class E) on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)). The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 					

- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: ES22*	Address: Attercliffe Canalside, Land to the north of Worthing Road, S9 3JN			
Allocated use: Housing			Site area: 4.73	3 Hectares
Net housing area: 4.26 He	ectares	Total housing capacity: 596 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

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Commented [RH174]: RH89 Commented [SV175]: RH89

- Open space should be provided in accordance with Policy NC15.
- Full revocation of nearby outstanding temporary hazardous use consents will be required.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES23*	Address: Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ					
Allocated use: Housing			Site area: 1.09 Hectares			
Net housing area: 0.97 He	Net housing area: 0.97 Hectares			Total housing capacity: 371 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares		

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A drainage strategy is required detailing how the completed development shall reduce surface water discharge from the site by at least 30% compared to the existing peak flow.

Site Reference: ES24*	Address: Manor sites 12/13, Land to the north of Harborough Avenue, S2 1RD		
Allocated use: Housing			Site area: 6.10 Hectares
Net housing area: 4.88 Hectares		Tota	Il housing capacity: 210 Homes

E(g)(i & ii)) area: 0.00 B	let employment (Class B2, 38 & E(g)(iii)) area: 0.00 ectares	Net (Other employment uses) area: 0.00 hectares
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A lighting design strategy in the open space areas of the site is required. The strategy shall be based on current best practice and guidance from The Bat Conservation Trust and the Institute of Lighting Professionals.
- A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Wetlands/waterbodies require a 10-15 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES25*	Address: Land to the north of Bawtry Road, S9 1WR				
Allocated use: Housing			Site area: 5.6	0 Hectares	
Net housing area: 4.20 Hectares Total housing ca			I housing cap	acity: 147 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: Open space should be provided in accordance with Policy NC15. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital 					
opportunity maps	are to be mai	ntaine	ed on site and r	emoved from the	

- opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the
- undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
 This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the
 - planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment

prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM176]: LM8

Site Reference: ES26	Address: Land at Algar Place, S2 2NZ				
Allocated use: Housing	Site area: 2.80 Hectares				
Net housing area: 2.56 Hectares Total housing capacity: 121 Homes				bacity: 121 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment ((B8 & E(g)(iii)) area hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- Open space should be provided in accordance with Policy NC15.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES27	Address: Land at Kenninghall Drive, S2 3WR				
Allocated use: Housing	Site area: 3.42 Hectares			2 Hectares	
Net housing area: 3.08 Hectares Total housing capacity: 120 Hor			acity: 120 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:				
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Open space should be provided in accordance with Policy NC15. 					
 Open space should 	ald be provided	d in ac	cordance with	Policy NC15.	

Open space should be provided in accordance with Policy NC15.
 A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer , Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).

Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES28	Address: Fitzalan Works, Land to the south of Effingham Street, S9 3QD			
Allocated use: Housing	Site area: 0.92 Hectares			
Net housing area: 0.83 He	3 Hectares Total housing capacity: 116 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares

Conditions on development:

- Full revocation of nearby outstanding temporary hazardous use consents will be required.
- Open space should be provided in accordance with Policy NC15.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required.
- The site layout should respect that the canal is an important ecological designation. Access to the canal for maintenance may be required.
- The site layout should safeguard the setting of the nearby Grade II Listed Baltic Works, including where setting or views would be impacted.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is

- identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Development should respond positively to the adjacent canal. Retention and reuse of the existing buildings on site is desirable.

Commented [LM177]: LM10

Commented [LM178]: LM9

- Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting and to identify sufficient mitigation that may be required to prevent land instability issues arising.
- To mitigate the impact of additional usage arising from the development, improvements to the adjacent towpath should be provided.

Address: Pennine Village, Land at Manor Park Site Reference: ES29 Avenue, S2 1UH Allocated use: Housing Site area: 3.74 Hectares Net housing area: 3.37 Hectares Total housing capacity: 101 Homes Net (Other **Net employment (Class** Net employment (Class B2, employment E(g)(i & ii)) area: 0.00 B8 & E(g)(iii)) area: 0.00 uses) area: 0.00 hectares hectares hectares **Conditions on development:** This site already has planning permission. The following conditions on development would apply if any further or amended developments were

- to be proposed on the site.
 A Construction Ecological Management Plan relevant to that particular phase is required. Open space should be provided in accordance with Policy NC15.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES30*	Address: Ouseburn Road, Darnall (referred to as the Darnall Triangle)			
Allocated use: Housing	Site area: 4.23 Hectares			
Net housing area: 3.81 He	Dusing area: 3.81 Hectares Total housing capacity: 98 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares			Net (Other employment	

uses) area: 0.00
hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- No tree shall be removed outside of the bird breeding season (beginning March to end August).
- No trees shall be removed before they have been confirmed by a ecologist to not provide a bat roost.

Site Reference: ES31	Address: Staniforth Road Depot, Staniforth Road, S9 3HD				
Allocated use: Housing			Site area: 3.32	2 Hectares	
Net housing area: 2.99 He	ctares	Tota	I housing capa	acity: 93 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0 hectares			employment uses) area: 0.00	
Conditions on developme	nt:				
 Conditions on development: The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Development should respond positively to the adjacent canal. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting and to identify sufficient mitigation that may be required to prevent land instability issues arising. 					

Site Reference: ES32	Address: Land Ac Sheffield S9 1RZ	ljacent 101 Ferrars Road
Allocated use: Housing		Site area: 2.81 Hectares

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Commented [LM179]: LM11

Net housing area: 2.52 Hectares		Total housing capacity: 93 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Landscape and Ecological Management Plan is required.
- Details of measures to prevent surface water flooding are required.

Site Reference: ES33	Address: Westaways, Land at Bacon Lane, S9 3NH				
Allocated use: Housing	ng Site area: 0.66 Hectares				
Net housing area: 0.59 Hectares Total housing capacity: 82 Homes				bacity: 82 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- Full revocation of nearby outstanding temporary hazardous use consents will be required.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required.
- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is

identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

- Development should respond positively to the adjacent canal.
- Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting and to identify sufficient mitigation that may be required to prevent land instability issues arising.
- To mitigate the impact of additional usage arising from the development, improvements to the adjacent towpath should be provided.

Site Reference: ES34	Address: St. John's School, Manor Oaks Road, S2 5QZ				
Allocated use: Housing	Site area: 1.87 Hectares				
Net housing area: 1.69 He	lectares Total housing capacity: 68 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:				

- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- The site has been identified as having potentially contaminated land. A
 detailed assessment of the extent of land contamination and identifying
 sufficient mitigation/remediation will be required at planning application
 stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES35	Address: Land at Berner's Place, S2 2AS			
Allocated use: Housing	Site area: 1.67 Hectares			
Net housing area: 1.44 He	area: 1.44 Hectares Total housing capacity: 63 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment

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Commented [LM180]: LM13

Commented [LM181]: LM12

		uses) hectar	area: 0.00 es
Conditio	ons on developme	t:	
•	development wou to be proposed or A Landscape and Any individual driv material.	Ecological Management Plan is required. es shall be surfaced in a permeable, yet b	ments were ound,
•	restricted to a ma A buffer is require requires a 6 metre	harge from the completed development si imum flow rate of 5 litres per second. I to the adjacent Local Wildlife Site (s). Gr buffer, Wetlands/waterbodies require a 10 odland/woodland requires a 15 metre buff	assland 0-15 metre

(measured from the edge of the canopy).
Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES36	Address: Land at Daresbury Drive, S2 2BL				
Allocated use: Housing	ed use: Housing			1 Hectares	
Net housing area: 1.18 Hectares Total housing capacity: 48 Homes				acity: 48 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00	
 Conditions on development: A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Wetlands/waterbodies require a 10-15 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy). 					

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area

Site Reference: ES37 Address: Land at Harborough Rise, S2 1RT	
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Allocated use: Housing			Site area: 1.61 Hectares		
Net housing area: 1.45 Hee	ctares	Tota	I housing cap	acity: 47 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A Construction Ecological Management Plan relevant to that particular phase is required. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site 					

Address: Land at Prince of Wales Road, S9 4ET				
Site area: 1.03 Hectares				
ing area: 0.93 Hectares Total housing capacity: 46 Homes				
			employment uses) area: 0.00	
 Conditions on development: No development should take place over Car Brook culvert or for the area in 1 in 25 probability. (including Climate Change allowance) of flooding 				
	Net employ B8 & E(g)(ii hectares ent: should take pl	Net employment B8 & E(g)(iii)) are hectares	Site area: 1.0 Total housing cap Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares ent: should take place over Car Brook of	

- In 1 in 25 probability (including Climate Change allowance) of flooding.
 A Level 2 Strategic Flood Risk Assessment (SFRA) is required to assertain any residual risk from culvert, identifying the extent of any nondevelopable area, and to inform the exception test.
- The watercourse should be deculverted and enhanced where possible.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the

exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES39	Address: Buildings at Handsworth Road, S9 4AA				
Allocated use: Housing			Site area: 1.1	8 Hectares	
Net housing area: 1.06 He	ctares	Tota	I housing capa	acity: 42 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in th exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital 					

within the connective ecological corridor/area.

Site Reference: ES40	Address: Stadia Technology Park, Shirland Lane, S9 3SP				
Allocated use: Housing	Site area: 0.64 Hectares				
Net housing area: 0.58 He	Hectares Total housing capacity: 41 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares			Net (Other employment uses) area: 0.00 hectares	

• None

Site Reference: ES41	Address: Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG				
Allocated use: Housing	Site area: 0.19 Hectares			19 Hectares	
Net housing area: 0.09 He	ectares Total housing capacity: 39 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

None

Address: Buildings at Blagden Street, S2 5QS				
Site area: 1.02 Hectares				
lectares Total housing capacity: 37 Homes				
Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
	ectares Net employ B8 & E(g)(ii	ectares Tota Net employment B8 & E(g)(iii)) are	Site area: 1.0 ectares Total housing cap Net employment (Class B2, B8 & E(g)(iii)) area: 0.00	

Conditions on development:

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the historic landfill may have on development will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: ES43	Address: Norfolk Park 5B, Park Spring Drive (site of former health centre), Frank Wright Close, Sheffield S2 3RE				
Allocated use: Housing	Site area: 1.21 Hectares				
Net housing area: 0.76 He	Hectares Total housing capacity: 35 Homes			acity: 35 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt.				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Construction Ecological Management Plan is required.
- An ecological enhancement plan is required: Identifying badger foraging areas and measures proposed to ensure safe access onto the site for terrestrial mammals; Bat roosting opportunities; Bird nesting opportunities; Hedgehog highways; Details of native tree and shrub planting.

Site Reference: ES44	Address: Land At Main Road Ross Street And Whitwell Street Sheffield S9 4QL				
Allocated use: Housing	Site area: 0.61 Hectares				
Net housing area: 0.61 Hectares Total housing capacity: 28 Homes			oacity: 28 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development: None 					

Site Reference: ES45	Address: Site Of Former Foundry Workers Club And Institute Beaumont Road North Sheffield S2 1RS		
Allocated use: Housing			Site area: 0.59 Hectares
Net housing area: 0.00 Hectares		Tota	I housing capacity: 26 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.5l/sec.

Site Reference: ES46	Address: Land at Wulfric Road and Windy House Lane, S2 1LB				
Allocated use: Housing	Site area: 0.90 Hectares				
Net housing area: 0.81 Hectares Total housing capacity: 24 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- There are footpaths through the site that may need to be incorporated or rerouted.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES47	Address: Land to the north of Shortridge Street, S9 3SH				
Allocated use: Housing	Site area: 0.24 Hectares				
Net housing area: 0.24 Hectares Total housing capacity				bacity: 17 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares				
Conditions on development:					

 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: ES48	Address: Wi	Address: Windsor Hotel, 25-39 Southend Road					
Allocated use: Housing	located use: Housing Site area: 0.12 Hectares						
Net housing area: 0.12 Hectares Total housing capacity: 17 Homes							
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		Net (Other employment uses) area: 0.00 hectares				
Conditions on development:							

None

Site Reference: ES49	Address: Land adjacent former Foundry Workers Club And Institute Car Park, Beaumont Road North, S2 1RS					
Allocated use: Housing	Site area: 0.42 Hectares					
Net housing area: 0.40 Hectares Total housing capacity: 16 Homes						
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares					
Conditions on developme	ent:					
None						

Site Reference: ES50 Address: Land at Spring Close Mount, S14 1RB

Allocated use: Housing			Site area: 0.40 Hectares				
Net housing area: 0.40 Hectares			I housing cap	acity: 16 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares			
Conditions on developme	ent:						
developable area within the connectA suitably detaile archaeological im	ain should be o dor/area. ht that explains ldressed is req required Herita						
Site Reference: ES51Address: 331 & 333 Manor Oaks Road, And 7 & Manor Oaks Place, Sheffield, S2 5EE							
Allocated use: Housing			Site area: 0.12 Hectares				
Net housing area: 0.12 Hectares			Total housing capacity: 12 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00		oyment (Class B2,)(iii)) area: 0.00 Net (Other employment uses) area:					

hectares

This site already has planning permission. The following conditions on • development would apply if any further or amended developments were to be proposed on the site.

hectares

Surface water discharge from the completed development site shall be • restricted to a maximum flow rate of 5 litres per second.

Site Reference: ES52			posite 299 To 315 Main Road, S9 5HN<u>S9Q</u> 4QL		Commented [LM182]: LM14
Allocated use: Housing		Site area: 0.16 Hectares			
Net housing area: 0.15 He	ctares	Total housing capacity: 11 Homes			

hectares

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None

Site Reference: ES53	Address: Land At Daresbury View Sheffield S2 2BE					
Allocated use: Housing	Site area: 0.46 Hectares					
Net housing area: 0.46 He	lectares Total housing capacity: 10 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares					
Conditions on developme None 	nt:					

Policy SA5 - Southeast Sheffield Sub-Area Site Allocations

Site Reference: SES01_	ES01 [*] Address: Land at Orgreave Place, S13 9LU						
Allocated use: General Employment Site area: 1.29 Hectares							
Net housing area: 0.00 Hectares Total housing capacity: 0 Home							
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(i hectares		• •	Net (Other employment uses) area: 0.00 hectares			
Conditions on development:							
 Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage. 							
 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 							
 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital 							

opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SES02	Address: Lar Rotherham R		djacent to the Riv S20 1AH	ver Rother,		
Allocated use: General E	mployment		Site area: 1.1	0 Hectares		
Net housing area: 0.00 H	ectares	Tot	al housing capa	acity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(iii hectares			Net (Other employment uses) area: 0.00 hectares		
Conditions on developm	ent:					
 application stage Site is within 250 (including identifilandfill may have stage. Future development within a corridor possessing popt Habitat connectii Connective ecol Local Nature Re opportunity map developable are within the conne A staged archae undertaken prior 	ssment of the ex- ient mitigation/re e. Om of a historic fying any necess e on developme nent is restricted t should take pla- of sites designa- ulations of Grea- ivity on the site s ogical corridors/ ecovery Strategy is are to be main a. Biodiversity N ective ecological eological evaluat r to the submiss	ktent	diation will be re fill site. An asses mitigation/remed ill be required at the existing dever within the Local V for nature conse ested Newts. Id be maintained as (including buff d combined nature ed on site and re Gain should be d ridor/area. and/or building a of any planning a	equired at planning ssment of the impact diation works) the planning application eloped area only. Wildlife Site which is ervation and d or enhanced. fers) shown on the iral capital emoved from the lelivered on site appraisal should be		- Commented [LS183]: LS22
Site Reference: SES03 [*]	Address: Lar 1XE	nd to	the east of Ecki	ington Way, S20]	
Allocated use: Industrial a	and Traveller Si	te	Site area: 6.8	05 Hectares		Commented [SV184]: GD25

Allocated use: Industrial and Traveller S	te Site area: 6.8 <u>05</u> Hectares	Commented [SV184]: GD25
Net housing area: 1.50.00 Hectares	Total housing capacity: 120 Homes	Commented [GD185]: GD25
		 Commented [GD186]: GD26

Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class E(g)(iii) only) area: 3 hectares			Net (Other employment uses) area: 0.00 hectares	Commented [SV187]: Part of GD25
Conditions on developm	ent:			
determine wheth	er land is Grad	ed at planning applic o 3a, and if so whoth s required at the plar	er it should be	Commented [GD188]: GD24
stage to determin Site, and what m 1.5 Hectares of t Showpeople use	ne the impact on hitigation is nece the site is require a.	f development on the essary. red for Gypsy and Tr	e Local Geological aveller/Travelling	Commented [SV189]: GD24
 High pressure ga be restricted on Development sh Grid Electricity T present within th Electricity Transp at the design sta 	(or in direct vici ould provide a ransmission ov e site which de mission Design uge and how the			
 Linley Bank to B Hedgerows to be Biodiversity Net ecological corrid 	vitiy must be m eighton Orchar e retained as wi Gain should be or/area which s	delivered on site wit hould also act as an	(LWS). hin the connective environmental	Commented [GD190]: GD16
 A staged archae undertaken prior 	ological evalua to the submiss	t and neighbouring h tion and/or building a ion of any planning a I by the results of this	ppraisal should be pplication; the	- Commented [SV191]: SV34
Site Reference: SES04_		sborough Wood Bus tation Road, S20 3G		
Allocated use: Industrial Site area: 9.41 Hectares		1 Hectares		
Net housing area: 0.00 H	ectares	Total housing cap	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2, i)) area: 7.90	Net (Other employment uses) area: 0.00	

I

The site contains a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the •

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hectares

 stage. Assessment will H the impact of the any mitigation rec A detailed assess identifying sufficie application stage A buffer is require requires a 6 metr buffer, Ancient we (measured from t streams) require No development within a corridor of possessing popu Habitat connective Connective ecolor Local Nature Rec opportunity maps developable area within the connective A staged archaeo undertaken prior 	be required at pl nearby Environr quired. Sment of the extent ant mitigation/rent and to the adjacent bodland/woodlar he edge of the co and metre buffer should take placent of sites designate ations of Great ity on the site sh gical corridors/a overy Strategy a are to be maint . Biodiversity Net tive ecological co plogical evaluation to the submission	lanning application ment Agency waste ent of land contamin mediation will be re nt Local Wildlife Situ ds/waterbodies req nd requires a 15 me canopy), Watercour er. ce within the Local N ed for nature conse Crested Newts. hould be maintained areas (including buff and combined natu cained on site and re et Gain should be d	e permit site(s) and nation and quired at planning e (s). Grassland juire a 10-15 metre etre buffer reses (rivers and <u>Wildlife Site which is</u> ervation and d or enhanced. fers) shown on the ral capital emoved from the elivered on site appraisal should be application; the	Commented [L5192]: LS24 Commented [L5193]: LS23
Site Reference: SES05*	Address: Land	d to the east of New	v Street, S20 3GH	
Allocated use: Industrial		Site area: 3.7	5 Hectares	
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 3.75 hectaresNet (Other employment uses) area: 0.00 hectares				
Conditions on developme	nt:		1	
		ent of land contami mediation will be re		

- application stage.
 Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- A buffer is required to the adjacent Local Wildlife Site (s). Grassland
 Commented [LS194]: LS26
 requires a 6 metre buffer, Ancient woodland/woodland requires a 15
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metre buffer (measured from the edge of the canopy), Watercourses (rivers and streams) require a 10 metre buffer.

 No development should take place within the Local Wildlife Site which is within a corridor of sites designated for nature conservation and possessing populations of Great Crested Newts.

Commented [LS195]: LS25

- .
 - Habitat connectivity on the site should be maintained or enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SES06	Address: Warehouse and land adjacent, Meadowbrook Park, S20 3PJ				
Allocated use: Industrial	Site area: 0.57 Hectares				
Net housing area: 0.00 Hectares			Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SES07	Address: Land at New Street and Longacre Way, S20 3FS				
Allocated use: Industrial			Site area: 0.54 Hectares		
Net housing area: 0.00 Hectares		Tota	Il housing capacity: 0 Homes		

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.51 hectares	Net (Other employment uses) area: 0.00 hectares

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SES08 [*]	Address: Land at Silkstone Road, Wickfield Road and Dyke Vale Road, S12 4TU						
Allocated use: Housing	Site area: 9.48 Hectares						
Net housing area: 7.58 He	Net housing area: 7.58 Hectares			Total housing capacity: 272 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares			

Conditions on development:

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Open space should be provided in accordance with Policy NC15.
- A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Wetlands/waterbodies require a 10-15 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital

opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SES09*	Address: Former Newstead Estate, Birley Moor Avenue, S12 3BR				
Allocated use: Housing	Site area: 6.49 Hectares				
Net housing area: 5.19 He	Hectares Total housing capacity: 218 Hom			acity: 218 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Public footpath crossing the siteshould be retained.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SES10 [*]	Address: Land to the east of Moor Valley Road, S20 5DZ				
Allocated use: Housing	Site area: 4.2			20 Hectares	
Net housing area: 3.80 Hectares			Total housing capacity: 151 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

- Agricultural land surveys required at planning application stage to determine whether land is Grade 3a, and if so whether it should be protected.
- Open space should be provided in accordance with Policy NC15.
- A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy), Watercourses (rivers and streams) require a 10 metre buffer.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SES11	Address: Manor Top Army Reserve Centre, Hurlfield Road, S12 2AN				
Allocated use: Housing	Site area: 3.35 Hectares				
Net housing area: 3.02 Hectares			Total housing capacity: 151 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- Open space should be provided in accordance with Policy NC15.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- The site contains a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Allocated use: Housing	Site area: 2.54 Hectares				
Net housing area: 2.29 Hec	tares	Total h	housing capa	acity: 90 Homes	
		yment (Class B2, iii)) area: 0.00 Net (Other employment uses) area: 0.00 hectares			
Conditions on developmer	nt:				
 Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in th exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at plannin application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 					

Site Reference: SES13	Address: Land to the east of Jaunty Avenue, S12 3DQ				
Allocated use: Housing			Site area: 2.09 Hectares		
Net housing area: 1.88 Hectares Total housing capacity: 75 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: Enhance habitat connectivity from Frecheville Heath Local Wildlife Site (LWS) to Moss Valley LWS. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital 					

Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area

Site Reference: SES14	Address: Owlthorpe E, Land Off Moorthorpe Way, S20 6PD			
Allocated use: Housing	Site area: 3.11 Hectares			11 Hectares
Net housing area: 2.80 He	lectares Total housing capacity: 74 Hom		oacity: 74 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			·

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A scheme for incorporating the following ecological mitigation measures is required:
- i. The provision of hedgehog highways;
- ii. A minimum of 6x habitat integrated bat boxes;
- iii. A minimum of 4x integrated house sparrow boxes;
- iv. A minimum of 4x integrated starling boxes;
- v. A minimum of 4x integrated swift/house martin boxes;
- vi. A minimum of 6x open-fronted bird boxes, attached to retained
- tree/bushes at the perimeters; and
- vii. A minimum of 6x hole-entrance bird boxes, attached to retained trees/bushes at the perimeters.

Site Reference: SES15	Address: Former Prince Edward Primary School and land adjacent, Queen Mary Road, S2 1EE				
Allocated use: Housing	Site area: 2.82 Hectares				
Net housing area: 1.26 He	a: 1.26 Hectares Total housing capacity: 50 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation) 					

- impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital

opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SES16	Address: Manor Community Centre, Fairfax Road, 1BQ			
Allocated use: Housing		Site area: 1.	08 Hectares	
Net housing area: 0.97 He	ctares	Total housing ca	pacity: 34 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			
 impact (including works) the landfill application stage. The site has beer detailed assessm sufficient mitigation stage. A detailed Air Qu application stage quality exceedance area sufficient mitigation. Connective ecolor Local Nature Record opportunity maps 	identifying an may have on in identified as the of the extern on/remediation ality Assessm to detail the e ce area. Resid if there are or on measures. gical corridors overy Strateg are to be mai . Biodiversity	having potentially c ent of land contamin will be required at ent will be required at tential development verriding regeneration vand combined nat ntained on site and Net Gain should be	on/remediation e required at planning ontaminated land. A ation and identifying planning application at planning uses within the air can only occur in the on benefits and offers) shown on the ural capital removed from the	

Site Reference: SES17	Address: Former Joseph Glover Public House, Land at Station Road and Westfield Southway, S20 8JB			
Allocated use: Housing			Site area: 0.88 Hectares	
Net housing area: 0.78 Hectares		Tota	I housing capacity: 31 Homes	

Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet employment (Class B2, em us hectares

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Wetlands/waterbodies require a 10-15 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SES18	Address: Site Of The Cherry Tree Social Club, 40 Main Street, Hackenthorpe, Sheffield, S12 4LB			
Allocated use: Housing	Site area: 0.59 Hectares			
Net housing area: 0.59 He	Hectares Total housing capacity: 28 Homes			bacity: 28 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Bird and bat boxes are required in the interest of ecology.

Site Reference: SES19	Address: Land at Waverley Lane and Halesworth Road, S13 9AF		
Allocated use: Housing	Site area: 0.74 Hectares		
Net housing area: 0.67 Hectares		Tota	I housing capacity: 27 Homes

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SES20	Address: Sheffield Dragons College Of Martial Arts, 36 - 38 Market Square, Sheffield, S13 7JX			
Allocated use: Housing	Site area: 0.06 Hectares			
Net housing area: 0.06 He	lectares Total housing capacity: 27 Homes			acity: 27 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

None

Site Reference: SES21	Address: Curtilage Of Basforth House, 471 Stradbroke Road Sheffield, S13 7GE			
Allocated use: Housing	Site area: 0.52 Hectares			
Net housing area: 0.52 He	Total housing capacity: 26 Homes			acity: 26 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- The tree line between the site and cemetery should be retained and if necessary reinforced.
- Retantion of any non designated heritage assets would be desirable.

Site Reference: SES22	Address: Land at Smelter Wood Road, S13 8RY				
Allocated use: Housing			Site area: 0.5	e area: 0.52 Hectares	
Net housing area: 0.52 He	ctares	Tota	housing capacity: 21 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SES23	Address: Land to the north of Junction Road, S13 7RQ		
Allocated use: Housing	Site area: 0.57 Hectares		
Net housing area: 0.57 Hectares		Tota	Il housing capacity: 20 Homes

192

Commented [LM196]: LM59

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 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

Site Reference: SES24	Address: Former Foxwood, Land at Ridgeway Road, S12 2TW				
Allocated use: Housing	Site area: 0.83 Hectares				
Net housing area: 0.75 Hectares Total housing capacity: 19 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares				employment uses) area: 0.00	
Conditions on developme	ent:				
Connective ecolo Local Nature Rec	0		, U	ers) shown on the al capital	

Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SES25	Address: 363 Richmond Road Sheffield S13 8LT			
Allocated use: Housing	Site area: 0.18 Hectares			
Net housing area: 0.18 He	18 Hectares Total housing capacity: 14 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development: None 				

Site Reference: SES26	Address: Site Of Frecheville Hotel, 1 Birley Moor Crescent, S12 3AS
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Allocated use: Housing		Site area: 0.12 Hectares		
Net housing area: 0.00 He	ctares	Total housing capacity: 11 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) ar hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Details of measures to improve biodiversity within the site are required.

Site Reference: SES27	Address: Former Club House, Mosborough Miners Welfare Ground, Station Road, Mosborough, Sheffield S20 5AD			
Allocated use: Housing	Site area: 0.14 Hectares			
Net housing area: 0.00 Hectares Total housing capacity: 10 Homes			acity: 10 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

 NoneDevelopment must not prejudice the use of the adjacent playing field and the Council must retain the access through the site to service the playing field.

Commented [GD197]: GD22

Site Reference: SES28 [*]	Address: Woodhouse East, Land to the north of Beighton Road, S13 7SA			
Allocated use: Housing an	d Open Space Site area: 10.53 Hectares			
Net housing area: 7.41 He	ectares Total housing capacity: 258 Homes			bacity: 258 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.0 hectares			employment uses) area: 0.00
Conditions on development:				

 Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required. 	
 Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning applicatio stage. 	
 A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required. 	
A buffer is required to the Local Wildlife Site (s). Grassland requires a 6	Commented [LS198]: LS44
metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy), Watercourses (rivers and streams) require a 10 metre buffer.	
 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site 	
within the connective ecological corridor/area.	Commented [CH199]: DH53

Policy SA6 - South Sheffield Sub-Area Site Allocations

Site Reference: SS01	Address: Land to the west of Jordanthorpe Parkway, S3 8DZ				
Allocated use: Housing			Site area: 1.43 Hectares		
Net housing area: 1.29 He	ctares	Tota	I housing capa	acity: 52 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: Footpaths/green links across the site to the adjacent site (Land at Hazlebarrow Close) and to areas of open space to the east of the site should be provided. Maintain habitat connectivity along Jordanthorpe Parkway and the Moss. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area 					

 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SS02	Address: Site Of Kirkhill Resource Centre, 127 Lowedges Road, Sheffield, S8 7LE				
Allocated use: Housing	Site area: 0.45 Hectares				
Net housing area: 0.45 He	ctares	Tota	I housing cap	g capacity: 45 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		

Conditions on development:

• None

Site Reference: SS03	Address: Land Between 216B And 218 Twentywell Lane, Sheffield, S17 4QF				
Allocated use: Housing		Site area: 1.09 Hectares			
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 44 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required. 					

Site Reference: SS04	Address: Former Hazlebarrow School, Land at Hazelbarrow Close, S8 8AQ		
Allocated use: Housing		Site area: 1.03 Hectares	
Net housing area: 0.92 Hectares		Tota	I housing capacity: 37 Homes

Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet employment (Class B2, employment uses) area: 0.00 hectares

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Footpaths/green links across the site to the adjacent site (Land to the west of Jordanthorpe Parkway) should be provided.
- Maintain habitat connectivity along Jordanthorpe Parkway.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area

Site Reference: SS05	Address: Site of Vernons the Bakers and Bankside Works, Archer Road, Sheffield S8 0JT				
Allocated use: Housing	Site area: 0.47 Hectares				
Net housing area: 0.47 Hectares Total housing capacity: 33 Homes				bacity: 33 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

None

Site Reference: SS06	Address: Land at Gaunt Road, S14 1GF				
Allocated use: Housing	g Site area: 2.00 Hectares				
Net housing area: 0.70 Hectares Total housing capacity: 30 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

• A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).

Site Reference: SS07	Address: Site Of TTS Car Sales Ltd, Archer Road, Sheffield				
Allocated use: Housing	Site area: 0.1			2 Hectares	
Net housing area: 0.12 He	ectares	Tota	I housing capa	g capacity: 28 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

None

Site Reference: SS08	Address: Woodseats Working Mens Club, The Dale, Sheffield, S8 0PS				
Allocated use: Housing	Site area: 0.44 Hectares				
Net housing area: 0.44 Hectares Total housing capacity: 26 Homes				acity: 26 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employ B8 & E(g)(ii hectares			• •	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
This site already has planning permission. The following conditions on					

- development would apply if any further or amended developments were to be proposed on the site.
- Any hardstanding areas of the site shall be constructed of permeable/porous materials.
- A woodland management plan, including long term design objectives, management responsibilities and maintenance for the wooded areas adjacent the Graves Park Beck is required.

Site Reference: SS09	Address: Scarsdale House, 136 Derbyshire Lane, Woodseats		
Allocated use: Housing		Site area: 0.19 Hectares	

Net housing area: 0.19 Hectares		Total housing capa	icity: 22 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2, i)) area: 0.00	Net (Other employment uses) area: 0.00 hectares

• None

Site Reference: SS10	Address: S R Gents, 53 East Road, S2 3PP					
Allocated use: Housing			Site area: 0.43	3 Hectares		
Net housing area: 0.43 Hectares			Total housing capacity: 17 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00			Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:					
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 						
Address Land To The Dear Of 20 To 20 Healey						

Site Reference: SS11	Address: Land To The Rear Of 29 To 39 Heeley Green, Denmark Road, S2 3NH				
Allocated use: Housing	Site area: 0.28 Hectares				
Net housing area: 0.25 Hectares Total housing capacity: 14 Homes				acity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Landscape and Ecological Management Plan is required.
- Any hardstanding areas of the site shall be constructed of
- permeable/porous materials.

Site Reference: SS12	Address: 298 Norton Lane, S8 8HE				
Allocated use: Housing	Site area: 0.21 Hectares				
Net housing area: 0.00 Hectares Total housing capacity: 14 Homes				acity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Any hardstanding areas of the site shall be constructed of permeable/porous materials.

Site Reference: SS13	Address: The Ball Inn, Myrtle Road, S2 3HR				
Allocated use: Housing Site area			Site area: 0.2	area: 0.20 Hectares	
Net housing area: 0.20 Hectares Total h		al housing capacity: 14 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 					

• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.

This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage Asset and due consideration should be given to the impact of any proposal at the planning application should be given to the impact of any proposal at the planning application stage.

Commented [LM200]: LM107

Retention of the non designated heritage The Ball Inn would be desirable.

Site Reference: SS14	Address: Goodman Sparks Ltd, Fulwood House, Cliffefield Road, S8 9DH				
Allocated use: Housing	Site area: 0.17 Hectares				
Net housing area: 0.00 He	Hectares Total housing capacity: 12 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Any hardstanding areas of the site shall be constructed of permeable/porous materials.
- The northernmost building identified for demolition lies immediately adjacent the boundary wall of the Meersbrook Walled Garden which forms part of the curtilage of a Grade II Listed Building. If any part of this wall is damaged during demolition or construction it shall be returned to its former state

Site Reference: SS15	Address: (The Orchards) Totley Hall Farm, Totley Hall Lane, Sheffield S17 4AA				
Allocated use: Housing	Site area: 0.41 Hectares				
Net housing area: 0.41 He	Hectares		Total housing capacity: 11 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class E B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment	

uses) area: 0.00)
hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Any hardstanding areas of the site shall be constructed of permeable/porous materials.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: SS16	Address: Garage Site Adjacent Working Mens Club Smithy Wood Road Woodseats Sheffield S8 0NW			
Allocated use: Housing	Site area: 0.75 Hectares			75 Hectares
Net housing area: 0.16 He	ectares Total housing capacity: 10 Homes			bacity: 10 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Landscape and Ecological Management Plan is required.

Site Reference:-SS17 [*]	Address: Former Norton Aerodrome, Norton Avenue, S17 3DQ			
Allocated use: Housing an	nd Open Space Site area: 8.40 Hectares			
Net housing area: 6.72 He	ctares Total housing capa			bacity: 270 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

Conditions on development:

 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.

- Any proposed development on the site must ensure that areas of noted ecological value are not adversely affected to an unacceptable degree.
- Any proposed development must ensure that sensitive, adjoining or nearby land uses are not adversely affected to an unacceptable degree.
- A minimum 15 metre buffer should be provided to the Local Wildlife Site (measured from the edge of the canopy).
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM201]: LM108

Site Reference: SS18		emsworth Prima oad, S14 1FA	ry School, Land at	
Allocated use: Housing a	nd Open Space	e Site area	: 2.47 Hectares	
Net housing area: 1.50 H	ectares	Total housing	capacity: 81 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		/ment (Class B2 ii)) area: 0.00	2, Net (Other employment uses) area: 0.00 hectares	
Conditions on developm	ent:			
development wo to be proposed o Before above gr Enhancement M	ould apply if any on the site. ound works are lanagement Pla ce habitat conn	y further or amer e commenced a an (BEMP) shall	•	÷
	ld in the eastern part of the site is to be retained			Commented [GD202]: GD21
 <u>Ancient woodlar</u> 15 metre buffer 			ment and protected by a	Commented [DH203]: DH52

Policy SA7 - Southwest Sheffield Sub-Area Site Allocations

Site Reference: SWS01	Address: Land adjacent to 112 London Road, S2 4LR				
Allocated use: Mixed Use			Site area: 0.11 Hectares		
Net housing area: 0.11 He	ectares	Tota	otal housing capacity: 15 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.02 hectares		•	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

- Local community uses (Class F2), Commercial, business and service uses (Class E) are required on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)).
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SWS02	Address: Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb			
Allocated use: Housing	Site area: 0.96 Hectares			
Net housing area: 0.86 Hectares Total housing cap			I housing capa	city: 369 Homes
		yment (Class B2, iii)) area: 0.00 Net (Other employment uses) area: 0.0 hectares		employment uses) area: 0.00
Conditions on development:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 				

• Bird and bat boxes required in the interest of ecology.

- No removal of hedgerows, trees or shrubs, or the demolition of structures that may be used by breeding birds, shall take place between 1st March and 31st August inclusive.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Commented [DH204]: DH54

Site Reference: SWS03	Address: 245 Ecclesall Road Sheffield S11 8JE			
Allocated use: Housing	Si		Site area: 0.46 Hectares	
Net housing area: 0.40 He	ctares	Total housing capacity: 184 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employmer B8 & E(g)(iii)) a hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 				

Bird and bat boxes are required.

Site Reference: SWS04	Address: Sheffield Health And Social Care, Fulwood House, 5 Old Fulwood Road, Sheffield, S10 3TG				
Allocated use: Housing	Site area: 2.26 Hectares				
Net housing area: 1.70 He	ectares	Tota	Total housing capacity: 60 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Landscape and Ecological Management Plan is required.

• Bird and bat boxes are required.

Site Reference: SWS05	Address: Block A, Hallamshire Business Park, 100 Chatham street, S11 8HD			
Allocated use: Housing	Site area: 0.51 Hectares			51 Hectares
Net housing area: 0.16 He	ectares	Tota	al housing capacity: 59 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
This site already has planning permission. The following conditions on				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- All occupiers shall been informed of the Environment Agency's Flood Warning Service, and advised to sign up to it.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Commented [DH205]: DH55

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Site Reference: SWS06	Address: Howdens Joinery Co, Bramall Lane, S2 4RD			
Allocated use: Housing	Site area: 0.31 Hectares			
Net housing area: 0.00 He	Hectares Total housing capacity: 43 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employme B8 & E(g)(iii)) hectares		•	Net (Other employment uses) area: 0.00 hectares
 Conditions on development: A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning 				

application stage.
Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Commented [LM206]: LM93

Site Reference: SWS07	Address: Willis House Peel Street Sheffield S10 2PQ			
Allocated use: Housing			Site area: 0.1	6 Hectares
Net housing area: 0.16 He	ectares	Tota	otal housing capacity: 39 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class E B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

None

Site Reference: SWS08	Address: Tapton Court Nurses Home, Shore Lane, S10 3BW				
Allocated use: Housing	Site area: 1.38 Hectares				
Net housing area: 1.24 He	Hectares Total housing capacity: 38 Home			acity: 38 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient 					

information is available to inform the required Heritage Statement, then	
some prior investigation may be required.	
 This site is identified as impacting on a Heritage Asset and due 	
consideration should be given to the impact of any proposal at the	
planning application stage. Development proposals should implement	
the recommendations set out in the Heritage Impact Assessment	
prepared in support of the Local Plan, or other suitable mitigation	
measures agreed with the Local Planning Authority, to avoid or minimise	
harm to the significance of heritage assets and their settings. This site is	
identified as impacting on a Heritage Asset and due consideration	
should be given to the impact of any proposal at the planning application	
stage.	Commented [LM207]: LM109
 Open setting to the front (south) of the Listed Building to be retained. 	
Connective ecological corridors/areas (including buffers) shown on the	
Local Nature Recovery Strategy and combined natural capital	
opportunity maps are to be maintained on site and removed from the	
developable area. Biodiversity Net Gain should be delivered on site	
within the connective ecological corridor/area.	Commented [DH208]: DH56

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Site Reference: SWS09	Address: Loch Fyne 375 - 385 Glossop Road Sheffield S10 2HQ			
Allocated use: Housing	Site area: 0.04 Hectares			
Net housing area: 0.04 He	lectares Total housing capacity: 27 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00
Conditions on development:				

None

Site Reference: SWS10	Address: Springvale Gospel Hall, Land to the south of Carter Knowle Road, S7 2ED			
Allocated use: Housing	Site area: 0.64 Hectares			
Net housing area: 0.41 He	ectares Total housing capacity: 14 Home			acity: 14 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SWS11	Address: Abbeydale Tennis Club Abbeydale Road South Sheffield S17 3LJ			
Allocated use: Housing	Site area: 0.62 Hectares			62 Hectares
Net housing area: 0.62 He	ectares Total housing capacity: 14 Homes			bacity: 14 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

None

Site Reference: SWS12	Address: Fulwood Lodge 379A Fulwood Road Sheffield S10 3GA				
Allocated use: Housing	Site area: 0.46 Hectares				
Net housing area: 0.00 He	Hectares Total housing capacity: 14 Homes			acity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		vment (Class B2, ii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A Landscape and Ecological Management Plan is required. A Bat Survey shall be carried out by a qualified ecologist to identify the 					

• A Bat Survey shall be carried out by a qualified ecologist to identify the presence of bats within the existing buildings/trees.

• Bird and bat boxes are required in the interest of ecology.

Site Reference: SWS13	Address: Cemetery Road Car Sales, 300 Cemetery Road, Sheffield, S11 8FT				
Allocated use: Housing	Site area: 0.0			07 Hectares	
Net housing area: 0.07 He	ectares Total housing			apacity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

• None

Site Reference: SWS14	Address: Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN			
Allocated use: Housing	Site area: 0.66 Hectares			6 Hectares
Net housing area: 0.66 He	ectares Total housing capacity: 13 Homes			acity: 13 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

None

Site Reference: SWS15	Address: Premier, 127 Sharrow Lane, Sheffield, S11 8AN		
Allocated use: Housing	Site area: 0.02 Hectares		
Net housing area: 0.02 Hectares		Tota	I housing capacity: 13 Homes

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Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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• None

Site Reference: SWS16	Address: 83 Redmires Road Sheffield S10 4LB			
Allocated use: Housing	Site area: 0.22 Hectares			
Net housing area: 0.00 He	0.00 Hectares Total housing capacity: 12 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.78 litres litres per second.

Site Reference: SWS17	Address: Land at Banner Cross Hall, Ecclesall Road South, S11 9PD				
Allocated use: Housing			52 Hectares		
Net housing area: 0.46 He	ectares	Tota	al housing capacity: 10 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

• Watercourse should be protected or enhanced.

Lo ol du w • A au in	onnective ecological corridors/areas (including buffers) shown on the ocal Nature Recovery Strategy and combined natural capital oportunity maps are to be maintained on site and removed from the evelopable area. Biodiversity Net Gain should be delivered on site ithin the connective ecological corridor/area. suitably detailed Heritage Statement that explains how potential rchaeological impacts have been addressed is required. If insufficient formation is available to inform the required Heritage Statement, then ome prior investigation may be required.
•T	his site is identified as impacting on a Heritage Asset and due
	onsideration should be given to the impact of any proposal at the
	anning application stage. Development proposals should implement
	e recommendations set out in the Heritage Impact Assessment
	repared in support of the Local Plan, or other suitable mitigation
	easures agreed with the Local Planning Authority, to avoid or minimise
h	arm to the significance of heritage assets and their settings. This site is
id	entified as impacting on a Heritage Asset and due consideration
s	nould be given to the impact of any proposal at the planning application
et	ane
• N	o additional buildings/development will be allowed on site, outside of
CC	onversion of the existing buildings.

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Policy SA8 - Stocksbridge/Deepcar Sub-Area Site Allocations

Site Reference: SD01	Address: Ernest Thorpe's Lorry Park, Land adjcent to the River Don, Station Road, S36 2UZ				
Allocated use: General Employment			Site area: 0.89 Hectares		
Net housing area: 0.00 Hectares Total housing capacity: 0 Homes			acity: 0 Homes		
		yment (Class B2, iii)) area: 0.89		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 					

 A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

[]					
Site Reference: SD02 [*]	Address: Fo	dress: Former Steins Tip, Station Road, Deepcar			
Allocated use: Housing		Site area: 24.21 Hectares			
Net housing area: 17.26 H	ectares	Total housing capacity: 428 Home		acity: 428 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		nployment (Class B2, E(g)(iii)) area: 0.00 es		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A detailed method statement for the promotion of biodiversity and ecology across the site and along the riverbank to the west of the site is required. A detailed Biodiversity Management Plan is required. Flood resistance and resilience measures are required. 					

Site Reference: SUU3"			ite A, Stocksbridge Steelworks, Road, S36 1FT		
Allocated use: Housing			Site area: 6.80) Hectares	
Net housing area: 5.28 Hectares T			housing capa	icity: 190 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00Net employ B8 & E(g)(ii hectares			• •	Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: Creation of riverside open space should be included in any development. Open space should be provided in accordance with Policy NC15. Provision of a substantial landscaped noise attenuation bund between the site and the the industrial zone as per planning permision 11/02930/FUL-is required. Provision of new or re-routed buspublic transport services (including bus stops and laybys) through the site. Site is within 250m of a historic landfill site. Provision of an assessment of the impact the landfill (including identifying any necessary mitigation/remediation works) may have on development will be required 					

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Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.	
 Provision of a detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 	
 No development should take place within the Local Wildlife Site. 	Commented [LS212]: LS37
 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. 	

Site Reference: SD05*	Address: Land at Junction with Carr Road, Hollin Busk Lane Sheffield S36 2NR			
Allocated use: Housing	Site area: 6.88 Hectares			
Net housing area: 5.50 Hectares Total housing capacity: 85 Homes				bacity: 85 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or ammended developments were to be proposed on the site.
- An assessment of the impact of the historic landfill site at Hollin Busk Lane (including identifying any necessary mitigation/remediation works) may have on development will be required at planning application stage.
- Open space should be provided in accordance with Policy NC15.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: SD06	Address: Land at Manchester Road and adjacent to 14, Paterson Close, Park Drive Way, Stocksbridge, Sheffield.		
Allocated use: Housing		Site area: 0.37 Hectares	
Net housing area: 0.37 He	ectares To	tal housing capacity: 55 Homes	

Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
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• None

Site Reference: SD07	Address: Site G, Stocksbridge Steelworks, Fox Valley Way, S36 2BT			
Allocated use: Housing			Site area: 0.75 Hectares	
Net housing area: 0.68 Hectares Total housing capacity:			acity: 34 Homes	
		loyment (Class B2,)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
 Provision of a detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Provision of an assessment of the impact of Ford Lane landfill (including identifying any necessary mitigation/remediation works) may have on 				

	-
development will be required at planning application stage.	

Site Reference: SD08	Address: Balfour House, Coronation Road, S36 1LQ			
Allocated use: Housing			Site area: 0.7	73 Hectares
Net housing area: 0.66 Hectares Total housing capacity: 33 Homes				acity: 33 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
No development should take place over Hole House culvert or for the				

 No development should take place over Hole House culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to assertain any residual risk from culvert, identifying the extent of any non-developable area.

• The watercourse should be deculverted and enhance where possible.

Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SD09	Address: Land Adjacent Ford House 4 Fox Valley Way, S36 2AD				
Allocated use: Housing	Ilocated use: Housing Site area: 0.27 Hectares			7 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 33 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- The finished floor levels of the development should be 600mm above the predicted 1 in 100 year flood level based on the Little River Don River, at or above 50.29m above Ordnance Datum.
- Surface water and foul drainage shall drain to separate systems.

Site Reference: SD10	Address: Sweeney House, Oxley Close, S36 1LG				
Allocated use: Housing			Site area: 0.52 Hectares		
Net housing area: 0.52 Hectares Total housing capacity: 18 Homes				acity: 18 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the 					

developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SD11	Address: 49 Pot House Lane Sheffield S36 1ES			
Allocated use: Housing		Site area: 0.58 Hectares		
Net housing area: 0.58 Hectares		Total housing capacity: 14 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 				
 A Sports and Urban Green Space Impact Assessment is required -that identifies any detrimental impacts to adjacent sports/ recreational facilities or to the development proposal, assessing the impacts and 				
suggesting appropriate mitigation where necessary.				

 Hard surfaced areas of the site to be constructed of permeable/porous surfacing.

Site Reference: SD12	Address: Land Within The Curtilage Of Ingfield House 11 Bocking Hill Sheffield S36 2AL				
Allocated use: Housing	Site area: 0.33 Hectares				
Net housing area: 0.00 Hectares Total housing			I housing ca	capacity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
None					

Site Reference: SD13	Address: Enterprise House Site Adjacent To 1 Hunshelf Park, Sheffield				
Allocated use: Housing			Site area: 0.26 Hectares		
Net housing area: 0.25 Hectares		Total housing capacity: 10 Homes			

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Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares		
Conditions on development:				

• None

Policy SA9 - Chapeltown/High Green Sub-Area Site Allocations

Site Reference: CH01	Address: Former Chapeltown Training Centre, 220 - 230 Lane End, Sheffield, S35 2UZ			
Allocated use: Housing	Site area: 0.76 Hectares			
Net housing area: 0.68 Hectares Total housing capacity: 14 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
This site already has planning permission. The following conditions on				

development would apply if any further or amended developments were to be proposed on the site.

• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second per hectare.

• Site clearance and the felling of trees shall be carried outside the bird nesting season (March and August).

Site Reference: CH02	Address: Swimming Baths, Burncross Road, Sheffield, S35 1RX				
Allocated use: Housing	Site area: 0.31 Hecta			1 Hectares	
Net housing area: 0.31 Hectares To			Total housing capacity: 10 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- The site shall be developed with separate systems of drainage for foul and surface water on and off site. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.

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

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