

Strategy and Resources Policy Committee (Extraordinary Meeting)

Wednesday 2 August 2023 at 2.00 pm

**To be held in the Town Hall,
Pinstone Street, Sheffield, S1 2HH**

The Press and Public are Welcome to Attend

Membership

Councillor Tom Hunt
Councillor Fran Belbin
Councillor Angela Argenzio
Councillor Dawn Dale
Councillor Douglas Johnson
Councillor Ben Miskell
Councillor Shaffaq Mohammed
Councillor Zahira Naz
Councillor Joe Otten
Councillor Martin Smith
Councillor Richard Williams

PUBLIC ACCESS TO THE MEETING

The Strategy and Resources Policy Committee comprises 11 Members and has the following responsibilities:

- Cross-cutting responsibility for development and submission to Full Council for adoption of the Budget and Policy Framework
- Providing strategic direction to the operation of the Council by developing and recommending the Corporate Plan (including determination of the priorities set out therein) to Full Council and making decisions on cross-cutting policies and practice where such decisions are not reserved to full Council
- Responsibility for any issue identified as being of significant strategic importance or financial risk to the Council (which is considered to be by its nature cross-cutting)
- Responsibility for any policy matter not otherwise allocated to a Committee
- Considering reports which an Ombudsman requires to be published by the Council where it is proposed that the Council take the recommended action

Meetings are chaired by the Leader of the Council.

A copy of the agenda and reports is available on the Council's website at www.sheffield.gov.uk. You may not be allowed to see some reports because they contain confidential information. These items are usually marked * on the agenda. Members of the public have the right to ask questions or submit petitions to Policy Committee meetings and recording is allowed under the direction of the Chair. Please see the Council [website](#) or contact Democratic Services for further information regarding public questions and petitions and details of the Council's protocol on audio/visual recording and photography at council meetings.

Policy Committee meetings are normally open to the public but sometimes the Committee may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last on the agenda.

Meetings of the Policy Committee have to be held as physical meetings. If you would like to attend the meeting, please report to an Attendant in the Foyer at the Town Hall where you will be directed to the meeting room. However, it would be appreciated if you could register to attend, in advance of the meeting, by emailing committee@sheffield.gov.uk, as this will assist with the management of attendance at the meeting. The meeting rooms in the Town Hall have a limited capacity. We are unable to guarantee entrance to the meeting room for observers, as priority will be given to registered speakers and those that have registered to attend.

Alternatively, you can observe the meeting remotely by clicking on the 'view the webcast' link provided on the meeting page of the [website](#).

If you wish to attend a meeting and ask a question or present a petition, you must submit the question/petition in writing by 9.00 a.m. at least 2 clear working days in

advance of the date of the meeting, by email to the following address:
committee@sheffield.gov.uk.

In order to ensure safe access and to protect all attendees, you will be recommended to wear a face covering (unless you have an exemption) at all times within the venue. Please do not attend the meeting if you have COVID-19 symptoms. It is also recommended that you undertake a Covid-19 Rapid Lateral Flow Test within two days of the meeting.

If you require any further information please email committee@sheffield.gov.uk.

FACILITIES

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms. Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

**EXTRAORDINARY MEETING
STRATEGY AND RESOURCES POLICY COMMITTEE AGENDA
2 AUGUST 2023**

Order of Business

Welcome and Housekeeping

The Chair to welcome attendees to the meeting and outline basic housekeeping and fire safety arrangements.

1. Apologies for Absence

2. Exclusion of the Press and Public

To identify items where resolutions may be moved to exclude the press and public.

3. Declarations of Interest

Members to declare any interests they have in the business to be considered at the meeting.

(Pages 7 - 10)

4. Public Questions and Petitions Relating to the Issues to be Discussed

To receive any questions or petitions from members of the public relating to the Issues to be discussed.

(NOTE: There is a time limit of up to 30 minutes for the above item of business. In accordance with the arrangements published on the Council's website, questions/petitions at the meeting are required to be submitted in writing, to committee@sheffield.gov.uk, by 9.00 a.m. on 31 July 2023).

5. Update on Sheffield City Council's response to the Race Equality Commission

Report of the Director of Policy and Democratic Engagement

(Pages 11 - 38)

6. Consultation Responses on the Publication Draft Sheffield Plan

Report of the Executive Director City Futures

(Pages 39 - 1290)

7. Future Sheffield Members Assurance

Report of the Chief Operating Officer

(Pages 1291 - 1298)

NOTE: The next meeting of Strategy and Resources Policy Committee will be held on Thursday 7 September 2023 at 2.00 pm

ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

If you are present at a meeting of the Council, of its Policy Committees, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest** (DPI) relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner undertakes.
- Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period* in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority –
 - under which goods or services are to be provided or works are to be executed; and
 - which has not been fully discharged.

- Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.
- Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.
- Any tenancy where (to your knowledge) –
 - the landlord is your council or authority; and
 - the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.
- Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -
 - (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
 - (b) either -
 - the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
 - if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership).

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or
- it relates to or is likely to affect any of the interests that are defined as DPIs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously.

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Standards Committee in relation to a request for dispensation.

Further advice can be obtained from David Hollis, Interim General Counsel by emailing david.hollis@sheffield.gov.uk.

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Report to Policy Committee

Author/Lead Officer of Report: Lucy Heyes,
Strategic Delivery Adviser: equalities

Tel: 0114 205 2802

Report of: James Henderson, Director of Policy and Democratic Engagement

Report to: Strategy and Resources Committee

Date of Decision: 2 August 2023

Subject: *Update on Sheffield City Council's response to the Race Equality Commission*

Type of Equality Impact Assessment (EIA) undertaken	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Insert EIA reference number and attach EIA: 1228				
Has appropriate consultation/engagement taken place?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:				

Purpose of Report:

While we have begun to implement the recommendations of the Race Equality Commission report we have not moved quickly enough as an organisation to tackle the racial disparities identified by the Commission. The Leader of the Council has committed publicly to accelerate work.

This paper updates the Strategy and Resources Committee on progress against the Council's December 2022 response to the Race Equality Commission and makes recommendations to increase the pace and monitoring of change. This is important if we are to meet our goal to become an anti-racist organisation and implement all aspects of the Race Equality Commission report.

The recommended actions should empower senior leaders to take an active role in monitoring performance and outcomes across their teams, and ensure action plans are fit for purpose to achieve our goals. By doing this we will be working towards addressing racial disparity and seeing equality, diversity and inclusion being integrated into service plans and becoming part of the way we do things within the Council. We will also be able to monitor progress more accurately and be ready to

report into the final legacy arrangements.

These recommendations will support us to build an organisation that anyone can feel welcome in and proud to work for. And help us to see the services we deliver for every resident improved to tackle the inequalities and racial disparity set out so starkly by the Commission.

In addition, in September we will work with anchor organisations and others to jointly hold an event for community representatives and anchor representatives. This event will enable reflection on the work that has been done and challenge us all to go further and faster over the coming year.

Recommendations: We recommend that:

- a. the Committee note the progress made against the Council's response to the Race Equality Commission agreed at their meeting on 5 December 2022 and agree the need to increase the pace and monitoring of change,
- b. we compile and analyse the learning from the activity to date and set out to the Chief Executive during September a plan to further define priority actions, identify gaps and target support and challenge,
- c. use that plan to support senior leaders to challenge their services, including corporate functions, to set out timebound actions which are realistic and for which impact is measurable,
- d. build on work under our three underpinning areas: learning and development, awareness raising; de-biasing; and, data. Particularly improving how we gather employee views,
- e. support the work of the legacy working group so that it leads to proposals which enable us to work with anchor organisations, partners and the community to support, learn from, and challenge each other as we seek to make progress.
- f. the Strategic Equality Inclusion Board monitors this work and that a further progress report is brought to this Committee in December 2023.

Background Papers:

Sheffield Race Equality Commission, Independent Report 2022: [Race Equality Commission | Sheffield City Council](#)

Sheffield City Council response to the Sheffield Race Equality Commission: [\(Public Pack\) Supplement Pack 1 - Items 10 and 13 Agenda Supplement for Strategy and Resources Policy Committee, 05/12/2022 14:00 \(sheffield.gov.uk\)](#)

Our Values

[Our values | Sheffield City Council](#)

Lead Officer to complete:-	
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms
	Finance: Kerry Darlow, Senior Finance Manager <i>Legal: David Hollis, Interim General Counsel and Monitoring Officer</i>

	completed / EIA completed.	<i>Equalities & Consultation: Adele Robinson, Equalities and engagement manager</i>
		<i>Climate: Considered within service</i>
	<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>	
2	SLB member who approved submission:	<i>James Henderson, Director of Policy and Democratic Engagement</i>
3	Committee Chair consulted:	<i>Councillor Tom Hunt, chair of Strategy and Resources Committee and Leader of the Council</i>
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Committee by the SLB member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: <i>Lucy Heyes</i>	Job Title: <i>Strategic Delivery Adviser: equalities</i>
	Date: 24 July 2023	

PROPOSAL

Purpose

1. The Race Equality Commission (REC) [published its final report](#) on the 14 July 2022. It made recommendations for the whole city and we are dedicated to playing our part. We accepted all of the Commission's findings and recommendations for the Council. This Committee agreed our [organisational response](#) on the 5 December 2022. That response set out what action we would take to work towards being an anti-racist organisation within 2 years and to fulfil the recommendations relevant to our organisation within 3 years.
2. While we are only 8-months into delivering against that response, this report:
 - a. updates the Committee on progress;
 - b. sets out what we have learnt, both positives and challenges; and,
 - c. outlines, for this Committee's agreement, how we build on work to date to define priority actions, identify gaps and target support and challenge and increase the pace of change.
3. This will support us to make progress against the action we need to take as an organisation. It will also help us to be clear about how we contribute to efforts across the city with partners and residents. It is our intention to meet the commitments we made to become anti-racist and to implement the Commission's recommendations for us which is why we must increase the pace of change.
4. In our [response to the REC](#), we outlined three priority areas, progress on which would underpin our ability to make change as an organisation. These

were: building a more inclusive culture via learning, development and awareness; de-biasing our systems and processes to reduce barriers and inequalities; and, improving data collection, sharing and analysis.

5. At that point we identified that practice across these three enabling areas was inconsistent. This inconsistency was found across everything we do even though we had policies, procedures and training in place. This made it clear that reducing inconsistency was essential to enable us to progress. 8-months into implementing our response, in a 3-year long journey to completing the REC recommendations applicable to the Council, for these priority areas we have done the following.

Building a more inclusive culture via learning, development and awareness

6. We have rolled out and are monitoring uptake of mandatory training. We are working with services to identify and remove barriers which get in the way of our people completing this learning, and challenging areas with low completion rates. All Trade Union Convenors have done the mandatory training.
7. We have rolled out a new self-directed learning platform called Bookboon. This platform delivers learning and awareness raising through resources, audiobooks and videos on a multitude of topics, including diversity and race, in highly accessible formats. Take-up has been high and feedback positive. Services are also making the most of informal learning and sharing opportunities. Staff and the public have participated in awareness raising events, including marking the 75th anniversary of Windrush Day.
8. We have prioritised work on recruitment including developing surveys and rolling out mandatory recruitment and selection training. 700 managers have been trained to date and a further 150 are booked on forthcoming training. This is raising skills, de-biasing our recruitment processes and encouraging more creative and inclusive recruitment practices.
9. We are building on this progress through work to develop senior leader equality objectives, a new induction approach, employee surveys, and gathering learning from grievance processes to shape policies and training.
10. These actions speak to the areas of priority set out in our December response under the heading ***our staff***, in which we looked at our demographics as an organisation. In that analysis we concluded that for the calendar year 2023 our priority for our staff would be training and learning. This was based on evidence that the knowledge of racial literacy and cultural competency varied across the organisation and staff recognition that this needed to change if we are to improve outcomes, both internally and externally.
11. We have completed the 2021-22 Workforce Data Report including producing a summary report, specific report on race and ethnicity, and pay gap data. This data and analysis is now informing the Equality Impact Assessment work that is going on across the organisation. We are currently extracting the data for the latest report and early indications have shown that there are positive movements in terms of overall profile, new starters and apprentices. The workforce census has been updated to collect demographic monitoring information that is aligned with the Office for National Statistics Inclusive Data

Standards so that we are able to compare against national data sets and reports.

12. Our response to the REC set out our baseline staff data. Updated data shows that the Council employs over 8,000 employees of whom 17.3% (up from 16.6%) are from a Black, Asian or Minoritised Ethnic background. In 2011, the National Census showed that in Sheffield 19% of residents were from a Black, Asian or Minoritised Ethnic background. This figure has risen slightly with the 2021 National Census data showing that 20.9% of residents identified themselves as Black (4.6%), Asian (9.6%), Mixed (3.5%) or Other Ethnic Group (3.2%), other residents identified themselves as White British (74.5%) and White-non-British (4.6%). We want a workforce which reflects the city we serve and services are taking steps towards this. For example, our Housing service changed its apprenticeships recruitment processes by promoting opportunities in local communities and accepting CVs. This led to 44% of those recruited coming from a Black, Asian or Minoritised Ethnic background.

De-biasing our systems and processes to reduce barriers and inequalities

13. We have focused the first 8 months of our actions on targeting key workforce policies and processes. Key to this are high-quality Equality Impact Assessments (EIA). We have launched a new platform to guide officers through the EIA process and to prompt them to challenge their proposals, for example how their proposal could contribute to anti-racist organisation and city objectives. This is accompanied by training, guidance and access to support to drive up the quality and impact of these assessments. We are monitoring compliance and will be sampling for quality assurance and targeting support.
14. Developing better EIAs to inform tender processes has had a positive impact. For example, in Public Health it led to a more diverse smoking cessation service workforce, which is more representative of the community it serves, being employed in the past months. This came about through developing commissioning principles, talking about equality, diversity and inclusion issues regularly and work with the provider.
15. We have chosen to prioritise ensuring the HR policy framework includes EIAs to ensure policies address unconscious and conscious bias and other issues. We have also prioritised de-biasing the Dignity and Respect and Individual Grievance processes, policies and supportive training so that investigations are undertaken knowledgeably and sensitively.
16. These actions speak to the areas of priority set out in our December response under the heading ***our services***. The EIA actions look to directly address the previous experiences that EIA processes were inconsistent, completed too late and were relying on incomplete data. These new processes are still bedding in but early indications are positive.
17. The ***our services*** section of our December response detailed service specific work which has now begun, for example:
 - a. Education: encouraging schools to have a culture where racism is reported, investigated and tackled. Strategic Director of Children's Services speaking to education leaders of colour to understand

barriers, issues, support needs and good practice. Developing new training opportunities and work on Governing Body diversity.

- b. Public Health: internal action plans and dedicated learning time. Comprehensive data monitoring which shows and tracks disparities. All services that have been recommissioned required providers to include equality, diversity and inclusion policies. Recommissioned services all conducted equality impacts assessments, these have been held up as best practice and changed what and how we commissioned, including in tobacco control, and work and health services commissioning.
- c. Community: awareness raising of REC with Local Area Committee (LAC) managers. Public meetings to discuss race equality and specific workshops for elected Members have begun and feedback collected to improve these. Each LAC will have access to data through ward profiles and insight reports and are setting out what other data would support race equality work.
- d. Housing: Developed better data monitoring to understand tenant satisfaction by demographic, this is enabling us to look at intersectionality. Changed apprenticeships recruitment processes which led to 44% of those recruited coming from a Black, Asian or Minoritised Ethnic background. Building on this through work with staff to understand and address any barriers to progression. Will incorporate into our REC action plan the stronger diversity outcomes expected in the Consumer Regulation Framework for social housing.
- e. Culture: Sheffield City Archives, working in partnership with the Centre for Equity and Inclusion, University of Sheffield and writer, Desiree Reynolds, applied for and were awarded a £112,000 grant to progress and expand the *Dig Where You Stand* work. This uses the city's archives to explore marginalised histories – specifically people of colour pre-Windrush.
- f. Sport: integrated race equality priorities into our sport and leisure strategy to ensure any sporting investment in the city facilitates authentic cultural representation of Sheffield's Black, Asian and minoritised ethnic communities. Working with regional partners as part of the Yorkshire and Humber Anti Racism in Sport Group. Built equality objectives into the specification for the new leisure operator.
- g. Crime and justice: we have progressed the work of the existing 2021-2024 Safer Sheffield Partnership Plan through the Safer Sheffield Board and reviewed the Board's terms of reference. Targeted work on Knife Crime including awareness raising. New appointments of Youth Workers in every LAC. Increased the diversity of the Youth Justice Service and designated an equality, diversity and inclusion board member.
- h. Children's and adults social care: while not explicitly highlighted by the REC these services are integrating lessons from it into their provision.

Improving data collection, sharing and analysis.

18. We have put in place a new data platform to meet our commitment to develop a new data warehouse. Testing of the platform has begun and staff are being trained to ensure good use.
19. The process of doing this has revealed the volume of data currently held around protected characteristics is relatively low. This issue isn't unique to us. The Government's Racial Disparity Unit has highlighted consistent issues with this due to factors including low trust and low response rates which are exacerbated if the policy documentation and privacy statements, which would enable legally compliant data collection, are not in place. We have identified national data sets which we can draw on to support policy making (such as the Government's Ethnicity Facts and Figures Service) while we improve.
20. We are also refreshing our Population Knowledge Profiles based on Census 2021 data to understand the make-up of groups and communities in Sheffield. We have made it easier for staff to access local insight comparator data. This work has enabled us to refine next steps to improve our data which will look to: adopt the Government's Standard for Ethnicity data; build on a LGA Data Maturity Assessment pilot to baseline data collection; and, training to manage the new platform and its datasets. We will also examine whether we need new processes or initiatives to build useful, legally compliant datasets which we can use to monitor our performance year-on-year, set expectations across the organisation, and identify and tackle gaps. We have also improved the customer service monitoring form to improve consistency in the data we do gather. Feedback from services has shown that the push to use data to target activity is creating the right conversations within the organisation.

Legacy

21. In our December 2022 response, we also set out our aspirations for ***ourselves as a city leader***. In March the Sheffield City Partnership Board (SCPB) agreed the establishment of a time-limited REC Legacy working group with an independent chair, Richard Stubbs, Chief Executive of the Yorkshire and Humber Academic Health Sciences Network and until recently chair of the Local Enterprise Partnership. This working group is made up of representatives from communities, private sector and anchor organisations. It is developing a set of options for long-term legacy arrangements which will hold the city to account in its work to become anti-racist. In the Autumn, the group will present a recommendation back to SCPB on the most appropriate model for the Legacy Body and how it should be implemented, including a transparent model for recruitment as appropriate. The Commission's recommendations envisioned the legacy arrangements holding the whole city to account for progress. It has taken some time to work through the best way in which to set up to do that in a way which engenders confidence. These working group arrangements give us a clear forum in which to come to an agreement on next steps.
22. We have been working with our partners and key anchor organisations to improve the diversity of city boards and committees. We have introduced equality and diversity monitoring for the SCPB to establish a baseline and create targets to improve diversity following the review of the Board. We have also worked to broaden agendas to include more diverse voices and

discussions, and moved out into community venues. We will use learning from this to evolve our ways of working in partnership in response to the city goals.

Learning and challenges

23. In our December 2022 response, we said that we would not be afraid to change and adapt our practice and actions if the impact is not felt or situations change. While we have begun to implement the recommendations of the REC alongside other organisations in the city, we also know that the council has not moved quickly enough as an organisation and that the racial disparities identified by the commission still affect the lives of many people in Sheffield. While a lot of good activity has taken place, not enough of it has outcome measures, hampering our ability to track improvement. The Leader of the Council has committed publicly to accelerate work.
24. From the action to date we have learnt that collaboration is key. The most progress, and most positive feedback, has come from areas where teams are working together either internally, with Trade Unions or with organisations and partners across the city. People want to learn and improve, services value the support being provided and can see how this will support them to bring about improvements. All the feedback has reinforced the message that talking about equality, diversity and inclusion is important and learning and training time is essential and needs to continue to be an underpinning priority. While there are currently constraints on what our data can tell us, the intelligence we do have, insight from other data sources and sharing the REC report are creating the right conversations within and beyond the Council. This has reinforced that the shared mission and willingness to improve is present – we need to capitalise on this.
25. Through our work to date we have uncovered new challenges. Issues with the volume and quality of our data mean we can't currently look to our own data to tell us which Council processes are inherently biased. We also need to improve the way the Council as a whole, and individual services, systematically collect and use data to inform service improvements and target actions.
26. As highlighted by other reviews, large scale culture change is not something that can be achieved instantly. Change will take time and effort, especially given the challenges the Council faces financially which create capacity issues for Council teams. There are also issues present across the city, and the country, which we can influence but which will take time to show change, for example nationwide trends in the lack of diversity of the workforce in some sectors.
27. These challenges mean that while areas have made progress, change has not been sufficiently pacy or systematic to address the inconsistencies highlighted in our response to the REC.

HOW DOES THIS DECISION CONTRIBUTE ?

The Race Equality Commission set out recommendations to Sheffield as a city, and organisations including the Council, to support and challenge us all to take

action to become anti-racist organisations and an anti-racist city. This update on progress against the Council's response to the Commission contributes directly to progress towards these aims. We expect that this work will also contribute to work to define the Council's corporate plan and Sheffield wide development of the City Goals.

HAS THERE BEEN ANY CONSULTATION?

The development of the Council's response to the Race Equality Commission involved senior leaders, service managers, staff and staff networks. The progress reporting has taken feedback from services and views from the wider Council. We have not consulted externally on this update as it is our report on the progress to date.

RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

Equality Implications

The Council conducted an Equality Impact Assessment as part of developing its response to the Race Equality Commission. That impact assessment remains applicable to this update on progress.

Financial and Commercial Implications

As per the December Council response to the Race Equality Commission, this report does not have specific financial implications beyond what has already been agreed in relation to the Commission and the Council's response. SCC will need to contribute to the establishment and ongoing costs of the Legacy arrangements alongside other city partners.

Legal Implications

The Council has a duty under the Equality Act 2010 to in the exercise of its functions, to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

The Act explains that having due regard for advancing equality involves:

- Removing or minimising disadvantages suffered by people due to their protected characteristics.
- Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
- Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

As per the December Council response to the Race Equality Commission, this report does not have any specific legal implications beyond what has already been agreed in relation to the Commission and the Council's response to that. Delivering against the Race Equality Commission report will assist the Council in meeting that duty.

However, it is also recognised that as the Race Equality Commission report sets out the aim of being Anti-Racist goes beyond meeting legal duties.

Climate Implications

Due to the update nature of this report, a full scored Climate Impact Assessment (CIA) has not been deemed necessary, however the climate implications of the report have been considered.

The actions within this report do not have immediate nature and land use, adaptation, buildings and infrastructure, transport, economy, energy, resource use or waste implications.

Against the CIA category of Influence: people from a Black, Asian or Minoritised Ethnic background are likely to be impacted by the climate emergency both in Sheffield (due to overlaps with levels of poverty and health disparities) and through family links to places feeling the impact of climate change most intensely. Work to improve the data we hold and to work with communities, as well as specific actions on health disparities, should contribute to addressing these inequalities.

ALTERNATIVE OPTIONS CONSIDERED

This Committee agreed that the Council should pursue a specific response to the Race Equality Commission. This report does not recommend a change to that approach.

REASONS FOR RECOMMENDATIONS

To learn from early experiences in our response to the Race Equality Commission and refine our approach to increase the pace of change and monitoring.

Equality Impact Assessment Number: 1228

PART A - Introductory Information

Proposal name Becoming an anti-racist city: SCC response to the Race Equality Commission.

Brief aim(s) of the proposal and the outcome(s) you want to achieve

This Equality Impact Assessment is in relation to the report setting out Sheffield City Council's (SCC) detailed response to the key findings of the Independent Sheffield Race Equality Commission (REC) Report, which was launched in July 2022.

An initial report was taken to the Strategy and Resources (S&R) Committee to agree the initial Sheffield City Council response. It recognised that a detailed, action-focused response that is fully owned by Members and officers was required. It recommended that S&R Committee received the detailed Action Plan in response to the Commission's report for agreement.

The Strategic Equality and Inclusion Board (SEIB) led on the production of a draft action plan which has gathered inputs from all the Portfolios across the Council as well as the Senior Leadership Team in relation to the key issues within their services and communities. The key overarching areas covered by the Action Plan are:

- **Building a more inclusive culture via learning, development and awareness**
- **De biasing our systems and processes to reduce barriers and inequalities**
- **Improving data collection, sharing and analysis.**
- Improving our workforce diversity, recruitment and progression
- Improving diversity of city leadership, governance and accountability
- Educating future generations and building leadership in education
- Improving community engagement to help build trust
- Reviewing our commissioning and funding arrangements and distribution
- Reviewing our Housing Strategy
- Supporting Black, Asian, and Minoritised Ethnic business and enterprise
- Building inclusive and healthy communities and reducing health inequalities

Responding to the REC is a Council Delivery Plan 2022-23 priority and we will respond to the expectations of the Commission by:

- Endorsing and implementing the relevant recommendations
- Helping to facilitate the establishment of an effective legacy body
- Taking action to become an antiracist organisation within 24 months
- Meeting the recommendations as set out in our action plan within 36 months.

The REC recommendations are becoming part of the Council's Strategic Equality Objectives from 2023 by becoming a fifth objective, thus ensuring that the REC response has clear alignment within the Council's strategic commitments to equality, diversity and inclusion.

Developing the REC Action Plan has involved input from all the Portfolios across the Council as well as Staff Networks and the Senior Leadership Team in relation to the key issues within their services and communities.

The Staff Race Equality Network took a leading role in hearing staff voice in the Council's response to the findings of the Commission's report through a series of Network meetings that include BAME officers only as well as meetings with Chief Officers taking place over August- September 2022.

This three-year improvement journey is vital if the Council is to meet its remit of being an anti-racist employer and service provider for the diverse communities served. We have recently reviewed our values as an organisation, they were developed collectively by employees from across SCC and they describe why we come to work and what we stand for.

The journey to becoming anti racist will not be easy, however, the planned actions set out in the Action Plan identify those urgent performance challenges which need to be prioritised and focussed on until 2025 to enable Sheffield becoming an antiracist city and recognises that to achieve this internally as an organisation, a collective, structural, and systemic anti racist approach is needed to embed quality practice and that this requires a contribution from every individual who works for the Council in achieving this.

The Council's response as an organisation, as an employer, as a service provider and as a city leader is pivotal in leading the charge against racial inequality, driving out discrimination and championing inclusion in our organisation, our services, and with partners in the city. The challenging financial time internally and in communities following the impacts of the pandemic makes this more essential.

The REC recommendations also include the establishment of a Legacy Delivery Group to monitor, review, and publish the progress of race equality in the city and a requirement that the group is sustainable, and initially steered the city's key anchor institutions, partners, third sector and community stakeholders. A separate Equality Impact Assessment will be prepared for the establishment of the Legacy Delivery Group.

Proposal type

Budget Non Budget **If Budget, is it Entered on Q Tier?**

Yes No

If yes what is the Q Tier reference

Year of proposal (s)

21/22 22/23 23/24 24/25 other

Decision Type

Coop Exec

Strategy and Resources Committee

Leader

Individual Coop Exec Member

Executive Director/Director

Officer Decisions (Non-Key)

Council (e.g., Budget and Housing Account)

Regulatory Committees (e.g. Licensing Committee)

Lead Committee Member

Terry Fox

Lead Director for Proposal

Kate Josephs

Person filling in this EIA form

Bashir Khan

EIA start date

17 Aug 2022

Equality Lead Officer

Adele Robinson

Rabena Sharif

Ed Sexton

Louise Nunn

Bashir Khan

Beverley Law

Lead Equality Objective ([see for detail](#))

Understanding
Communities

Workforce
Diversity

Leading the city in
celebrating &
promoting
inclusion

Break the cycle and
improve life
chances

Portfolio, Service and Team

Is this Cross-Portfolio

Yes No

Portfolio/s

PPC

Is the EIA joint with another organisation (e.g. NHS)?

Yes No Please specify

Consultation

Is consultation required? (Read the guidance in relation to this area)

Yes No

If consultation is not required, please state why

After the Race Equality Commission report was launched in July 2022, information on the Commission's report has been shared with staff through the Intranet, the September Our Sheffield employee roadshows, the Staff Race Equality Network (SREN) have had four meetings since the start of August with BAME staff on the Commission's report, it has been discussed at the Strategic Equality and Inclusion Board, the report has gone to the Strategy and Leadership Board, the Sheffield City Partnership Board, there was extensive internal communications during Black History Month.

The Council's detailed Action Plans have been developed following discussion and dialogue with PLT's. There have been consultation sessions held with SREN on the plans as well as with the Staff Equality and Inclusion Network (SEIN) to ensure that the voices of those staff that attend wider SEIN but not SREN are captured.

The action plan and targets were written after a period of meetings with Directors, and Service Managers from different Portfolios. The Action Plan has then been shared with staff networks and feedback gathered.

Further regular staff engagement is planned to help capture a wide range of staff insight and raise awareness and knowledge of the REC report and to encourage staff to actively participate in the organisation's response and drive for change.

Feedback from staff to date noted the importance of them been given the time to develop, learn and reflect. They noted the importance of informal learning; the move to home working in the pandemic has also meant less time together as teams and fewer opportunities for informal learning; responding to the speed at which language and culture changes; continuous development was vital and people been given opportunities to learn with team and service meetings being an important tool to help shape that learning.

Other feedback was ensuring that positive inclusive practice and behaviour should also be noted and shared.

There was extensive consultation on the REC itself with public hearings and evidence gathering.

Though we have not consulted externally on our response to the recommendations on the REC to date, we will engage with communities if any of the Actions outlined in the Action Plan require consultation.

Are Staff who may be affected by these proposals aware of them?

No Yes

Are Customers who may be affected by these proposals aware of them?

Yes No

If you have said no to either, please say why

The Sheffield Race Equality Commission report was a strategic assessment of race and racism in Sheffield which was reported in the media. The detailed Action Plan in response will be publicised and Sheffield residents will be aware of the agreed Action Plan.

However, it is recognised that reaching all Black, Asian and Minoritised Ethnic Communities is challenging and there may be a perception emerging that the Council hasn't responded to the Sheffield Race Equality Commission report, therefore this needs to be mitigated through wide communication of the Action Plan being agreed, what the Action Plan's main points are and to use other channels, such as Local Area Committee's (LAC) etc to achieve this.

Though we have not consulted externally on our response to the recommendations on the REC to date, we will engage with communities if any of the Actions outlined in the Action Plan require consultation.

Initial Impact

Under the [Public Sector Equality Duty](#) we have to pay due regard to the need to:

- eliminate discrimination, harassment and victimisation
- advance equality of opportunity
- foster good relations

For a range of people who share protected characteristics, more information is available on the [Council website](#) including the [Community Knowledge Profiles](#).

Identify Impacts

Identify which characteristic the proposal has an impact on tick all that apply

<input type="checkbox"/> Yes Health	<input type="checkbox"/> Yes Transgender
<input type="checkbox"/> Yes Age	<input type="checkbox"/> Yes Carers
<input type="checkbox"/> Yes Disability	<input type="checkbox"/> Yes Voluntary/Community & Faith Sectors
<input type="checkbox"/> Yes Pregnancy/Maternity	<input type="checkbox"/> Yes Cohesion
<input type="checkbox"/> Yes Race	<input type="checkbox"/> Yes Partners
<input type="checkbox"/> Yes Religion/Belief	<input type="checkbox"/> Yes Poverty & Financial Inclusion
<input type="checkbox"/> Yes Sex	<input type="checkbox"/> Armed Forces
<input type="checkbox"/> Yes Sexual Orientation	<input type="checkbox"/> Other
<input type="checkbox"/> Cumulative	

Cumulative Impact

Does the Proposal have a cumulative impact?

Yes No

<input type="checkbox"/> Year on Year	<input type="checkbox"/> Across a Community of Identity/Interest
<input type="checkbox"/> Geographical Area	<input type="checkbox"/> Other

If yes, details of impact

The Race Equality Commission's report highlights entrenched inequalities affecting BAME communities and areas of deprivation across Sheffield.

The recommendations include year on year actions in response to tackling the inequalities encountered by BAME communities across Sheffield with added impacts across intersections as people have multiple identity intersections, for example race and sex, race and faith/no faith, race and sexual orientation etc. Intersections of identity are also where some of the conflict fracture lines continue to occur.

The Action Plan for the Council has been developed with three strands of focus: Our Staff; Our Services; Our role as a city Leader each of which cumulatively impact on each other, as many of our staff will be BAME will also be Sheffield residents accessing services provided by Council as well those from Key Anchor and other organisations in the city.

Therefore, though this EIA relates to the Council's response to the Race Equality Commission report, the city-wide nature of the report across multiple organisations often dealing the same issues and the same customer base means that the cumulative impacts of are wider than the Council's response.

The Council's response identifies short term urgent actions and longer-term goals which need to be realised to bring about the powerful changes and the culture shift which SCC needs, and which are underpinned by the three-year transformational journey of our policies and practices to embed an anti-racist and inclusive approach from which we will all benefit, across intersections.

Local Area Committee Area(s) impacted

All Specific

If Specific, name of Local Committee Area(s) impacted

Initial Impact Overview - Based on the information about the proposal what will the overall equality impact?

The Race Equality Commission's strategic assessment of racial equality and disparities in Sheffield highlighted 7 key themes which apply across Sheffield:

- An Antiracist City - (Governance, Leadership & Workforce)
- Educating Future Generations and Showing Leadership in our Educational Institutions
- Inclusive Healthy Communities: Wellbeing and Longevity for All
- One Sheffield in Community Life: Inclusion, Cohesion, and Confidence

- Celebrating Sheffield Through Sport and Culture: Past, Present and Future
- Proportionality and Equity in Crime and Justice
- Equal and Enterprising: Supporting Black, Asian and Minoritised Ethnic Business and Enterprise

The 7 themes had 39 recommendations with a large number of action points with recommendation one being Sheffield an Antiracist city in 36 months underpinning everything else that follows.

The Race Equality Commission Report itself can be deemed as an equality analysis of Sheffield, through the lens of race equality however the report also recognises intersectionality. In some of the actions it recommends addressing wider inequalities as people have multiple identity intersections, for example race and sex, race and faith/no faith, race and sexual orientation etc.

An initial report was taken to S&R Committee after the launch of the Race Equality Commission report, and it was agreed to receive the detailed Action Plan in response to the Commission's report for agreement at a subsequent meeting.

The Strategic Equality and Inclusion Board has led on the production of an action plan and has involved input from all the Portfolios across the Council as well as Staff Networks and the Senior Leadership Team in relation to the key issues within their services and communities.

The key overarching areas covered by the Action Plan are:

- **Building a more inclusive culture via learning, development and awareness**
- **De biasing our systems and processes to reduce barriers and inequalities**
- **Improving data collection, sharing and analysis.**
- Improving our workforce diversity, recruitment and progression
- Improving diversity of city leadership, governance and accountability
- Improving community engagement to help build trust
- Reviewing our commissioning and funding arrangements and distribution
- Reviewing our Housing Strategy
- Educating future generations and building leadership in education
- Supporting Black, Asian, and Minoritised Ethnic business and enterprise
- Building inclusive and healthy communities and reducing health inequalities

The REC recommendations are becoming part of the Council's Strategic Equality Objectives from 2023 (becoming a fifth objective), thus ensuring that the REC response has clear alignment within the Council's strategic commitments to equality, diversity and inclusion.

The Staff Race Equality Network has taken a leading role in hearing staff voice in the Council's response to the findings of the Commission's report through a series of Network meetings that include BAME officers only as well as meetings with Chief Officers taking place over August- September 2022.

This three-year improvement journey is vital if the Council is to meet its remit of being an anti-racist employer and service provider for the diverse communities served.

The journey to becoming anti racist will not be easy and our equality analysis has considered alternative option to move forward. The *Do-Nothing* option was discounted as the Commission's recommendations are actions to address the very entrenched inequalities around race. The second option of embedding the recommendations in wider Equality, Diversity and Inclusion work has also been explored as there is a possibility that other protected characteristics with similar entrenched inequalities will not receive the same level of commitment and resource as a result of the specific time and focus on race.

An alternative option of embedding the recommendations into the work the Council undertakes across equality and engagement more broadly and to address those areas specific to race only separately but combine the other actions, such as workforce diversity has also been considered.

However, the planned actions set out in the Action Plan identify those urgent performance challenges which need to be prioritise and focussed until 2025 to enable Sheffield becoming an antiracist city.

Is a Full impact Assessment required at this stage? Yes

It will be required for the next report as currently there is only a minor impact at this stage.

Initial Impact Sign Off (EIA Lead to complete)

EIAs must be agreed and signed off by the Equality lead Officer in your Portfolio or corporately. EIA signed off:

Yes No

Date agreed 17/08/22

EIA Lead Adele Robinson

Part B - Full Impact Assessment

Health - Does the Proposal have a significant impact on health and well-being (including effects on the wider determinants of health)?

Yes

if Yes, complete section below

Staff and Customers

Yes

Details of impact

The Race Equality Commission Report itself can be deemed as an equality analysis of Sheffield including health, through the lens of race equality however the report also recognises intersectionality.

In some of the actions it recommends addressing wider health inequalities as people have multiple identity intersections, for example race and sex, race and faith/no faith, race and sexual orientation etc.

Reducing health inequalities in general and race inequality is not just a role for the Council and it is intrinsically linked to poverty related inequalities. We will work via the Health and Wellbeing Board and with our partners to take appropriate action.

Comprehensive Health Impact Assessment being completed

No

Please attach health impact assessment as a supporting document below.

Public Health Leads has signed off the health impact(s) of this EIA

No

Name of Health Lead Officer

Age – Including whether this will help deliver an Age Friendly City

Impact on Staff and Customers

Yes

Details of impact

Sheffield continues to experience significant levels of inequality and discrimination and findings from the Sheffield Race Equality Commission (July 2022) indicate that Black, Asian or Minoritised Ethnic Communities face additional racial prejudices, and racism which impacts on their health, wellbeing, life chances and outcomes stopping them from reaching their full potential.

The REC itself didn't engage with as many young people who are from Black, Asian or Minoritised Ethnic Communities, this is being addressed retrospectively. Census data from 2011 and the soon to be released 2021 Census data shows an increasingly ethnically diverse Sheffield with a higher birth rate within some Black, Asian or Minoritised Ethnic Communities.

Within our workforce, workforce data highlights the need for actions to bring more young people into the workforce including those from Black, Asian and Minoritised Ethnic Communities and we know there are some key specific issues where there are ethnicity disparities in all portfolios and, in areas such as progression and apprenticeships which the Workforce Actions in the Action Plan will address.

The Commission's report highlighted Education specific issues which include better representation/ diversity in education workforces and governing bodies, decreasing exclusion rates in minoritised groups, improvements in Early Years data etc. The Education Action Plan is addressing this through actions in Sheffield where we currently have only 66 maintained schools out of 175 in total, the rest belong to Academy Trusts, with a mix of church school chains.

Disability

Impact on Staff and Customers

Yes

Details of impact

The Race Equality Commission Report itself can be deemed as an equality analysis of Sheffield, through the lens of race equality however the report also recognises intersectionality such as Black, Asian and Minoritized Ethnic Communities. Actions on Workforce, Communities, Education and reducing health inequalities will have positive impacts on disabled Black, Asian and Minoritized Ethnic Communities.

Pregnancy/Maternity

Impact on Staff and Customers

Yes

Details of impact

Work towards an anti-racist city will positively impact on pregnancy and maternity. National and local data from the NHS and research highlights ethnic

disparities for Black women in particular. This is addressed specifically in the health inequalities action plan.

Race

Impact on Staff and Customers

Yes

Details of impact

The Race Equality Commission Report itself can be deemed as an equality analysis of Sheffield. Like many places in the UK, Sheffield continues to experience significant levels of inequality and discrimination and findings from the Sheffield Race Equality Commission (July 2022) indicate that Black, Asian or Minoritised Ethnic Communities face additional racial prejudices, and racism which impacts on their health, wellbeing, life chances and outcomes stopping them from reaching their full potential.

The publication of the REC report is part of a journey for the whole city and for SCC as an organisation, as an employer, as a service provider and as a city leader. The REC's report has demonstrated that we have much to do if we are to reach the goal of becoming an anti-racist organisation and city. The Action Plan has been developed following meetings with Directors, Heads of Service, Managers and consultation feedback from a variety of staff engagement and networks and it identifies short term urgent actions and longer-term goals which need to be realised to bring about the powerful changes and the culture shift which SCC needs.

SCC employs over 8,000 employees of whom 1,270 (16.6%) are from a Black, Asian or Minoritised Ethnic background (BAME).

We already undertake detailed equality monitoring of our employees that is reported on annually. This year we have already produced a detailed workforce report on ethnicity, specifically including the ethnicity pay gap information as required in the REC report.

We know there are some key specific issues where there are ethnicity disparities between portfolios (ranging from 12.4% to 20.9%) and especially at Chief Officer level as only 10.5% are from Black, Asian or Minoritised Ethnic background. Also, the under representation of Asian and Asian British ethnicities at 4.8% within our workforce compared to our city (7.5%), in all portfolios and, in areas such as progression and apprenticeships. Also, the over representation of Black, Asian and Minoritised people in casework processes that are employee led. We want to listen to, learn from and value our staff, so will seek their opinions in a variety of ways and ensure feedback is monitored to make sure we are hearing a variety of voices especially those who are underrepresented or marginalised.

We have recently reviewed our values as an organisation, they were developed collectively by employees from across SCC and they describe why we come to work and what we stand for.

As part of our commitments, we need to develop a performance management, intelligence and assurance culture across the organisation and become a more inclusive organisation that drives continuous improvement in our services to Black and Asian Minoritized Ethnic Communities.

We have recently reviewed our equality training offer and started to put in place more regular development and training for staff and Members and will require further significant development especially in relation to cultural competency and racial literacy. This has been highlighted through feedback as the priority area over the next 12 months.

We will work in partnership with and engage our communities and voluntary community and faith (VCF) sector organisations on the actions regarding services and in all areas of the city via for example our Local Area Committee's, our Equality Partnerships and tenant and resident organisations.

Services areas identified in the plan as a priority are funding and commissioning arrangements for the VCF sector, culture and sporting services, housing services, procurement and business, public health and education.

We do not provide direct services in all cases, but we do have a role in commissioning, providing grants or in other roles via Members.

We are working with Key Anchors to establish a Legacy Delivery Group to monitor, review, and publish the progress of race equality in the city and a requirement that the group is sustainable, and initially steered the city's key anchor institutions, partners, third sector and community stakeholders. The Legacy Group will operate independently of the Council and other anchor organisations in the city.

We will work with our partners and key anchor organisations to improve the ethnic diversity of city boards and committees such as the City Partnership Board and the Health and Wellbeing Board, to better reflect the city.

Over the next three years, SCC will commit to making continuous improvements, develop racial literacy and eradicate racial inequalities which exist within the Council and the services it delivers, across the diverse communities it serves.

Religion/Belief

Impact on Staff and Customers

Yes

Details of impact

The Race Equality Commission Report itself can be deemed as an equality analysis of Sheffield, through the lens of race equality however the report also recognises intersectionality.

In some of the actions the Commission's report recommends addressing wider inequalities as people have multiple identity intersections, for example race, race and faith/no faith. Many Black, Asian and Minoritised Ethnic Communities are also members of religion and belief communities'.

We already undertake detailed equality monitoring of our employees that is reported on annually which also flags up disparities in our workforce which the workforce Action Plans will respond to.

We have recommended cultural competency training and development for staff across SCC.

Sex

Impact on Staff and Customers

Yes

Details of impact

The Race Equality Commission Report itself can be deemed as an equality analysis of Sheffield, through the lens of race equality however the report also recognises intersectionality including sex.

Sexual Orientation

Impact on Staff and Customers

Yes

Details of impact

The Action Plan will put into place actions that will positively impact on LGBT staff and customers who are from a Black and Minoritised Ethnic Minority background who can encounter multiple inequalities due to their sexual orientation which can also overlap with faith and belief.

Gender Reassignment (Transgender)

Impact on Staff and Customers

Yes

Details of impact

The Action Plan will put into place actions that will positively impact on Transgender staff and customers who are from a Black and Minoritised Ethnic Minority background who can encounter multiple inequalities due to their gender identity which can also overlap with faith and belief and sex.

Carers

Impact on Staff and Customers

Yes

Details of impact

The Action Plan will put into place actions that will positively impact on staff carers who are from a Black and Minoritised Ethnic Minority background who can encounter multiple inequalities due to their caring role.

Poverty & Financial Inclusion

Impact on Staff and Customers

Yes

Details of impact

As with many places in the UK, Sheffield continues to experience significant levels of inequality and discrimination and findings from the Sheffield Race Equality Commission (July 2022) indicate that Black, Asian or Minoritised Ethnic Communities face additional racial prejudices, and racism which impacts on their health, wellbeing, life chances and outcomes stopping them from reaching their full potential all of which are intrinsically intertwined with poverty and diminished financial inclusions.

Actions across the Council's Action Plan in response to the Commission will mitigate against some of these impacts through advancements which will have to be realised internally and externally to improve life chances and outcomes for people of colour who either work for the Council and or live in the city of Sheffield.

Cohesion

Impact on Staff and Customers

Yes

Details of impact

The Race Equality Commission Report itself can be deemed as an equality analysis of Sheffield, through the lens of race equality. As with many places in the UK, Sheffield continues to experience significant levels of inequality and discrimination and findings from the Sheffield Race Equality Commission (July 2022) indicate that Black, Asian or Minoritised Ethnic Communities face

additional racial prejudices, and racism which impacts on their health, wellbeing, life chances and outcomes stopping them from reaching their full potential.

Over the next three years, SCC is committing to making continuous improvements, develop racial literacy and eradicate racial inequalities which exist within the Council and the services it delivers, across the diverse communities it serves.

The Commission's Report had highlighted that relationships between SCC and local Black, Asian and Minoritised Ethnic VCF organisations has over a number of years has been damaged and trust damaged but more recently through work on the pandemic relationships have started to be rebuilt.

The Action Plan includes Actions in response to the Commission's Report to enable the continuation of steps to redevelop relationships and trust with Black, Asian and Minoritised Ethnic Communities which will improve community cohesion, as will working through the Local Area Committees and Actions on address hate incidents.

Partners

Impact on Staff and Customers

Yes

Details of impact

The Council will work with its city leaders, anchor institutions and communities to address prejudice and racial inequality in its goal of becoming an anti-racist city.

The REC recommendations include the establishment of a Legacy Delivery Group to monitor, review, and publish the progress of race equality in the city and a requirement that the group is sustainable.

Though, the Legacy Group will operate independently of the Council and other anchor organisations in the city; the Council will work in partnership with the city's Key Anchor Organisations to enable this and maximise impact against the recommendations.

We will work with our partners and Key Anchor Organisations to improve the diversity of city boards and committees such as the City Partnership Board and the Health and Wellbeing Board, to better reflect the city.

Armed Forces

Impact on Staff and Customers

No

Details of impact

None identified.

Action Plan and Supporting Evidence

What actions will you take to mitigate any equality impacts identified? Please include an Action Plan including timescales

The Race Equality Commission Report was a race specific equality analysis of Sheffield which also recognises intersectionality. The Commission's Report highlighted entrenched race inequalities in Sheffield and set out 7 overarching Recommendations for organisations to respond to.

The Action Plan for the Council to mitigate against the inequalities identified by the Commission has been developed with the three strands of focus: Our Staff; Our Services and are making the REC recommendations part of the Council's Strategic Equality Objectives from 2023 (a fifth objective).

The key overarching areas/mitigations covered by the Action Plan.

We will monitor and review the plan and update in relation to the impact of the 2021 census data

Supporting Evidence (Please detail all your evidence used to support the EIA)

Background Papers:

Sheffield Race Equality Commission, Independent Report 2022:

https://www.sheffield.gov.uk/sites/default/files/2022-07/rec-final-report_1.pdf

Equality Objectives 2019-23

[Equality Objectives 2019-23 | Sheffield City Council](#)

Annual Equality Report

[Sheffield City Council Equalities Report](#)

Annual Workforce Report

[Sheffield City Council Workforce Data 2020 -21](#)

Sheffield Delivery Plan 2022

[Delivery Plan Report 2022](#)

[Council Delivery Plan](#)

Our Sheffield: The Year Ahead, Strategy and Resources Committee, 31st May 2022,

<https://democracy.sheffield.gov.uk/documents/s52584/Our%20Sheffield%20The%20Year%20Ahead%20-%20report%20to%20SR%20Committee%20May%202022.pdf>

Detail any changes made as a result of the EIA

None. However, this EIA is part of the SCC response to the Sheffield REC recommendations.

Following mitigation is there still significant risk of impact on a protected characteristic. Yes No

If yes, the EIA will need corporate escalation? Please explain below

Sign Off – Part B (EIA Lead to complete)

EIAs must be agreed and signed off by the Equality lead Officer in your Portfolio or corporately. Has this been signed off?

Yes No

Date agreed

Name of EIA lead officer

Review Date

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Report to Policy Committee

Author/Lead Officer of Report: Simon Vincent,
Service Manager (Strategic Planning)

Tel: 0114 2735259

Report of: Executive Director, City Futures

Report to: Strategy & Resources Policy Committee

Date of Decision: 2nd August 2023

Subject: Recommended Responses to Representations on the Publication Draft Sheffield Local Plan ('The Draft Sheffield Plan') and agreement to proceed to full Council for further approval to submit the Plan to Government

Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If YES, what EIA reference number has it been given? 2257				
Has appropriate consultation taken place?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-				
N/A				

Purpose of Report:

The report and associated appendices recommend the Council's response to the representations received as a result of public consultation on the Publication Draft Sheffield Plan that took place from 9th January to 20th February 2023. The main body of the report highlights the key issues that were raised and outlines the recommended Council response. Recommended responses to all the main issues raised in the representations are set out in the Consultation Statement on the Publication Draft Plan (Appendix 1).

Appendix 2 recommends a schedule of suggested amendments to the Plan that are derived from the recommended responses. Officers consider that these amendments are needed to make the Publication Draft Plan 'sound'. If approved by full Council, they would be submitted to the Government alongside the Draft Plan. The amendments will then be considered by an independent Planning

Inspector as part of the public examination (following submission of the Plan to Government).

Appendix 3 of the report lists recommended other minor amendments to the Plan to correct errors (mainly typographical) or update factual information that has altered since the Plan was approved by full Council in December 2022. These do not need to be considered by the Planning Inspector.

For ease, the proposed amendments are set out in a tracked change version of the Publication Draft Sheffield Plan at Appendix 4 (showing all the suggested changes that are listed in Appendices 2 and 3).

Appendix 5 provides a list of the 'submission documents' and, when relevant, refers to updated positions on these documents. Updates will generally have resulted in response to comments received as part of the public consultation, and/or owing to the iterative nature of these documents.

The report also sets out the timetable and process for submitting the Sheffield Plan to the Government for public examination.

Recommendations:

It is recommended that the Policy Committee:

- a) Endorses the recommended responses to the main issues raised in representations on the Publication Draft Plan set out in the Consultation Statement (Appendix 1);
- b) Endorses the suggested amendments to the Publication Draft Sheffield Plan set out in Appendix 2 and shown as tracked changes within Appendix 4;
- c) Endorses the suggested other minor amendments to the Publication Draft Sheffield Plan set out in Appendix 3 and shown as tracked changes within Appendix 4;
- d) Notes the ongoing evidence updates with respect to the relevant 'submission documents' as set out in the main body of the report and within Appendix 5;
- e) Delegates authority to the Chief Planning Officer, in consultation with the Chair, deputy chair and spokesperson of the Transport, Regeneration and Climate Policy Committee, to bring forward further minor amendments to the Publication Draft Sheffield Plan and updates to associated documentation prior to consideration by full Council;
- f) Refers this report to full Council in accordance with the constitution to seek approval to submit the Draft Sheffield Plan and associated documentation to the Government for independent examination.

Background Papers:

- Publication Draft Sheffield Plan:
 - Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations
 - Part 2: Development Management Policies and Implementation
 - Annex A: Site Allocations
 - Annex B: Parking Guidelines
 - Key Diagram
 - Policies Map (digital map only)
 - Glossary¶
- [Report to the Cooperative Executive \(16 February 2022\) – Sheffield Local Plan Spatial Options](#)
- [Sheffield Statement of Community Involvement](#) (July 2020)
- Sheffield [Local Development Scheme](#) (21 October 2021)

Lead Officer to complete:-									
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	<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>								
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Lead Officer Name: Simon Vincent	Job Title: Service Manager (Strategic Planning)								
Date: 17 July 2023									

1. PROPOSAL

1.1 Overview

- 1.1.1 This report sets out the recommended Council responses to main issues raised in the representations made on the Publication (Pre-Submission) Draft Sheffield Local Plan (what we are calling ‘The Sheffield Plan’). It also discusses updates to the Draft Sheffield Plan documents that officers consider are required to make the plan ‘sound’. The soundness tests are set out in the National Planning Policy Framework (NPPF). Other minor amendments are also suggested to correct typographical errors or update factual information. The report also confirms the list of relevant ‘submission documents’, which are submitted to the Government alongside the Draft Sheffield Plan.
- 1.1.2 Any suggested amendments will need to be approved by full Council before the Plan is submitted to the Government for public examination. Following submission an independent planning inspector(s) will be appointed by the Government and will consider whether the suggested amendments relating to the soundness of the Plan should be made. The Inspector may also recommend other changes if they are needed to make the Plan sound. It is expected that the Plan will be adopted by the end of 2024.
- 1.1.3 The new plan will guide the future of the city by setting out the vision and policies for how and where development will take place up until 2039. Once adopted it will become the city’s primary land-use and place-shaping strategy. It will cover the whole city except for the areas in the Peak District National Park (where the Peak Park Authority is responsible for planning).
- 1.1.4 Throughout this report we refer to the Publication (Pre-Submission) Draft Sheffield Local Plan as the ‘Draft Sheffield Plan’ or simply the ‘Draft Plan’.

1.2 Background

- 1.2.1 Section 19 of the Planning and Compulsory Purchase Act 2004 (the **2004 Act**) requires the local planning authority to identify the strategic priorities for the development and use of land in its area and set out policies to address those priorities in “development plan documents” (which are often collectively referred to as the “Local Plan”). Together, Section 19 of the 2004 Act and the National Planning Policy Framework¹ require that strategic policies set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for housing, employment, retail, leisure and other commercial development, infrastructure and community facilities. The strategic

¹ See <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; paragraph 20.

policies are also required to cover the conservation and enhancement of the natural, built and historic environment, as well as including policies designed to secure contributions towards mitigation of and adaption to climate change².

- 1.2.2 The Council's current Local Plan comprises 'saved' policies in the Unitary Development Plan (1998) and the Core Strategy (2009). Many of the policies in the current documents are out of date. A new plan is needed to conform with national policy in the latest National Planning Policy Framework (NPPF) (2021). The Sheffield Plan will replace all the existing development plan documents except for three policies in the Sheffield Core Strategy relating to waste management³. A separate Joint Waste Management Plan is being prepared with the other South Yorkshire local authorities; this will replace the remaining three Core Strategy policies once it has been adopted.
- 1.2.3 The Local Plan is required by statute and the Council's constitution to be adopted by full Council. The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the process that must be followed for preparing the Local Plan before it can be adopted.
- 1.2.4 Public consultation previously took place on the [Sheffield Plan Issues and Options document](#) in September/October 2020. That document was published under Regulation 18 of the Town and Country Planning Regulations⁴. The 2020 Issues and Options consultation was effectively a re-run of consultation undertaken in 2015 and was necessary to reflect new evidence and changes to national planning policy. The purpose of the Regulation 18 consultation was to ask the public and stakeholders what issues the new Local Plan should address. It focussed particularly on the broad scale of economic and housing growth and the general approaches for accommodating that growth.
- 1.2.5 The latest consultation took place from 9th January – 20th February 2023 – this was on the full Publication Draft Sheffield Plan, produced under Regulation 19 of the Town and Country Planning Regulations. The consultation followed approval of the Draft Plan by full Council on 14th December 2022. The Regulation 19 document represents the Council's firm proposals on how it wishes to see the city develop over the period to 2039.
- 1.2.6 Consultation was undertaken in accordance with Regulations 19, 20 and 35 of the Town and Country Planning (Local Planning) (England)

² Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004.

³ The waste management policies to be retained are:

Policy CS68 Waste Development Objectives; Policy CS69 Safeguarding Major Waste Facilities; Policy CS70 Provision for Recycling and Composting

⁴ Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 18.

Regulations 2012. This included making a copy of each of the proposed submission documents available for public inspection together with a Statement of the Representations Procedure. Submission documents are defined at Regulation 17 as:

- a) the local plan which the local planning authority propose to submit to the Secretary of State,
- b) if the adoption of the local plan would result in changes to the adopted policies map, a submission policies map,
- c) the sustainability appraisal report of the local plan,
- d) a statement setting out -
 - i. which bodies and persons were invited to make representations under regulation 18,
 - ii. how those bodies and persons were invited to make such representations,
 - iii. a summary of the main issues raised by those representations, and
 - iv. how those main issues have been addressed in the local plan, and

such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.

1.2.7 Representations received are being considered prior to the submission of the Draft Sheffield Plan under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The proposed list of 'submission documents' continues to be as reported to full Council on 14th December 2022 but with some ongoing evidence updates. A Consultation Statement has been prepared summarising the public consultation process and setting out the Council's response to the main issues raised in the representations. This is attached as Appendix 1 to this report.

1.2.8 Section 19 of the Planning and Compulsory Purchase Act 2004 requires us to carry out consultation on the Draft Sheffield Plan in accordance with the Statement of Community Involvement (SCI). The public consultation that was undertaken accords with the SCI.

1.2.9 The Council is required to undertake a Sustainability Appraisal of a Development Plan Document under Section 19 of the Planning and Compulsory Purchase Act 2004 which incorporates the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended). This appraisal is one of the proposed submission documents (as defined in Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012) that was made available for public inspection as part of the public consultation.

1.2.10 The Council is also required to carry out a Habitats Regulations Assessment (HRA) screening to determine if the policies of the Draft

Sheffield Plan give rise to any Likely Significant Effects (LSEs) on the integrity of European Sites. These include Special Protections Areas and Special Areas of Conservation. This is one of the proposed submission documents (as defined in Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012) that was made available for public inspection as part of the public consultation. An addendum to the HRA is being prepared to address a representation received from Natural England. We are aiming to complete this before the Sheffield Plan is submitted to the Government but it may be necessary to complete this prior to any public hearings on the Plan taking place.

- 1.2.11 The preparation of Development Plan Documents is subject to the ongoing statutory duty to cooperate contained in Section 33A of the Planning and Compulsory Purchase Act 2004. It is considered that the Council is working constructively and continuously with its neighbouring authorities and key agencies. Officers are continuing to work on a series of 'Statements of Common Ground' with the other local authorities in Sheffield City Region (including the South Yorkshire Mayoral Combined Authority (SYMCA)) and with 'prescribed bodies' (Natural England, Historic England, the Environment Agency, National Highways). We are aiming to complete those Statements of Common Ground before the Plan is submitted to the Government or, if necessary, before public hearings take place on the relevant issues.

1.3 Overview of the Public Consultation Process

- 1.3.1 Emails or letters were sent to all the organisations, businesses and individuals who are registered on the Sheffield Plan database, alerting them to the start of the consultation. The consultation was also publicised through social media and through Local Area Committee (LAC) mailings. A range of meetings and drop-in sessions were held during the consultation period, including presentations and/or staffed exhibitions with all 7 LACs; a full list of the events is included in the Regulation 22(1)(c) Consultation Statement set out at Appendix 1.

- 1.3.2 Consultees were able to make comments on all aspects of the Draft Sheffield Plan as well as the supporting documents. The Plan comprises:

- Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations
- Part 2: Development Management Policies and Implementation
- Annex A: Site Allocations
- Annex B: Parking Guidelines
- Key Diagram
- Policies Map (digital map, online)
- A Glossary¶¶

1.3.3 **413 separate responses** were received (including some responses received after the deadline for responding). The respondents made **1,985 comments** on different aspects of the Plan. There were:

- 249 responses from individual members of the public
- 77 responses from landowners/developers
- 8 responses from statutory consultees (e.g. Environment Agency; Historic England; Natural England)
- 7 responses from other Local Authorities (incl. South Yorkshire Mayoral Combined Authority)
- 59 responses from community groups or representative bodies
- 9 responses from political parties/MPs/councillors
- 4 petitions

1.3.4 The **4 petitions** (270, 654, 2,823 and 635 signatures) that were received relate to the proposed Gypsy & Traveller/industrial site at Eckington Way (Site SES03). A further petition, relating to a greenfield housing site on land to the East of Moor Valley Way (Site SES10), has not been formally submitted to the Council but remains live on the Change.Org website. This has 902 signatures to date. Responses to all 5 petitions are set out in Section 1.4 below.

1.4 **Summary of the Main Issues raised and Recommended Council Response**

1.4.1 The following paragraphs provide an overview of a number of the main issues raised through the public consultation on the Publication Draft Sheffield Plan, as well as highlighting the most significant comments from statutory consultees. A recommended response to each issue is also set out. Responses to all the main issues are set out in the Consultation Statement (Appendix 1). For the purposes of transparency, a further document is being prepared ahead of full Council that will provide a response to all issues raised during the public consultation.

Part 1: Vision, Aims and Objectives

1.4.2 There were relatively few comments on the Vision, Aims and Objectives. Some respondents wanted specific reference to tackling **Climate Change** in the Vision Statement (rather than just in one of the 8 Aims). Others felt that the level of ambition in the Plan is incompatible with Council's **2030 Net Zero Carbon target** – they would like the Plan to require net zero carbon buildings as soon as it is adopted.

1.4.3 We consider that the Vision Statement remains appropriate in capturing the overall economic, social and environmental objectives of the Sheffield Plan. The Vision Statement refers to 'environmental sustainability' and specific reference to the Climate Emergency is made in Aim 2. Policy ES2 'Measures Required to Achieve Carbon

Reduction in New Development’ is discussed in paragraphs 1.4.25 to 1.4.27 below.

Part 1: Overall Spatial Approach and Growth Plan

- 1.4.4 There was support for protection of **Green Belt** land from individuals and voluntary groups. Elements of the development sector contended that land should be removed from the Green Belt in order to meet housing needs and support economic growth. Many of them suggested specific sites that should be released.
- 1.4.5 We recommend that the Council should continue to support the overall spatial approach set out in the Publication Draft Sheffield Plan. The NPPF states that plans should provide for the objectively assessed housing need *unless* the application of policies in the Framework that protect areas or ‘assets of particular importance’ provides a strong reason for restricting the overall scale, type or distribution of development in the plan area. The Green Belt is an asset of particular importance and exceptional circumstances do not exist to justify altering the boundary to allow development on greenfield sites. Furthermore, although neighbouring local authorities have indicated that they are unable to meet any of Sheffield’s housing need, there is headroom in existing adopted plans that can cater for ‘footloose’ migration from other parts of the UK and from abroad. The Council’s demographic analysis shows that proposed employment growth and housing growth in the Plan are aligned.
- 1.4.6 The development sector also has concerns about the **deliverability of brownfield sites** and the **housing mix** that would be delivered (they consider there is too much reliance on apartments and insufficient numbers of family-sized homes will be built). Objections to many of the sites that have been proposed in the Draft Plan have been received on that basis.
- 1.4.7 Whilst there are undoubted challenges in delivering development on brownfield sites, the city has a strong record in delivering new development on such sites. We consider that the Sheffield Plan is supported by good evidence to show that sites are coming forward and there is a strong pipeline of new development on brownfield sites in the Central Area and in other parts of the city, such as Attercliffe. Homes England are continuing to work with the Council’s Regeneration Service and Housing Growth Service, using master planning and, where necessary, grant support to help unlock more difficult sites and develop new housing markets.
- 1.4.8 The strategy of focussing a high proportion of overall housing growth in the Central Area is likely to lead to a higher proportion of apartments being delivered overall than might otherwise be the case. However, Sheffield is part of a wider housing market area; it is therefore to be expected that the regional city will have a higher proportion of apartments in the overall housing stock than neighbouring local

authorities (where the reverse is generally true). The Draft Plan also promotes a broader housing mix in the Central Area, identifying locations where, for example, larger urban family homes will be encouraged (e.g. Policy CA2B 'Priority Location in Wicker Riverside'). These issues were previously considered by the Cooperative Executive when agreeing the overall spatial approach and by full Council when approving the content of the Publication Draft Plan.

- 1.4.9 Some within the development sector also consider that **more employment land** is needed, especially for logistics (large-scale warehousing) and to provide greater scope for the Innovation District to expand. Again, they contend that Green Belt land should be released to increase land supply.
- 1.4.10 The issues around employment land supply were highlighted in the report to full Council on 14th December 2022. The Draft Plan identifies 13.4 years supply of employment land (i.e. sufficient to last to 2035). Our assessment continues to be that this is sufficient to support the economic strategy in the Plan on the basis that additional land will come forward through the redevelopment of existing employment sites ('windfall sites') to meet needs to 2039. The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

Part 1: Blue and Green Infrastructure

- 1.4.11 A number of environmental organisations and individuals feel the plan should be stronger in supporting **nature recovery** and **expansion of the blue and green infrastructure network**. Numerous comments were received suggesting that more reference should be made to the Local Nature Recovery Strategy/Network and some suggested that 'areas for nature recovery' should be shown on Policies Map. Some respondents suggested that mention should be made of the heritage value of the green network and to its value for food production and active travel.
- 1.4.12 It is intended that Part 1 Policy BG1, Blue and Green infrastructure, should be read in conjunction with the Sub-Area policies in Part 1 and Policies in Part 2 of Draft Plan (especially policies NC15 and GS1-GS11). Whilst these policies, in combination, will help to deliver more greenspace and support nature recovery, we agree that the Plan should be clearer about the need to *connect* existing greenspaces and wildlife habitats. We also agree that it should be more explicit about the wider value of greenspaces, so it is clear that those may be considerations when deciding planning applications.
- 1.4.13 Work on the Local Nature Recovery Strategy/Network mapping has, however, not yet been completed at the South Yorkshire level, so it is not possible to include it on the Policies Map. In particular, more work is needed to identify 'opportunity areas' for nature recovery. We

therefore suggest that further information, including mapping of nature recovery areas, should be set out in a supplementary planning document in due course.

- 1.4.14 In light of the above, a number of amendments to Policy BG1 and the supporting text are proposed to ensure the Policy is consistent with paragraph 179 of the National Planning Policy Framework:
- Amendments to the supporting text so that it explains the progress on producing the Local Nature Recovery Strategy/Network, as well as the need to produce a supplementary planning document to help deliver the policy;
 - Adding references to the heritage value of green space, as well as recognising its value for food production and active travel;
 - Adding references to *extension* of the network of blue and green infrastructure and the role of greenspaces as ‘stepping stones’ connecting designated wildlife sites;
 - Adding a reference to Natural England’s Green Infrastructure Framework to both the Policy and supporting text;
 - Amending the title of Map 17 to make it clear that it only shows the *existing* network of blue and green Infrastructure
- 1.4.15 Some respondents wanted a stronger ambition around enhancement and better access to the city’s **waterways**, with a greater commitment to **de-culverting** of rivers and streams. Others considered that biodiversity should be prioritised over recreational objectives where there is a conflict.
- 1.4.16 In response to these comments, we have suggested that the supporting text to Policy BG1 should be amended to emphasise the importance of the city’s waterways as part of the network of blue and green infrastructure. Furthermore, we also suggest that a number of the Sub-Area policies (SA1 through to SA8) are amended to include an additional criterion relating to ‘extending and enhancing active travel routes along one bank of the Main Rivers wherever practicable and where it is consistent with biodiversity and heritage objectives’. In addition, we suggest that Main Rivers and Ordinary Watercourses should be shown on the Policies Map. These changes will make it easier to understand where the policies are intended to apply. This will make the Policy more effective by making it clearer to developers what will be expected of them on sites adjoining Main Rivers.
- 1.4.17 We have also suggested an amendment to the supporting text of Policy BG1 which clarifies that where there are **tensions between biodiversity objectives and human access** that cannot be resolved, the Plan will give priority to the protection and enhancement of biodiversity.
- 1.4.18 Several respondents considered that more **green space** should be provided in the Central Area to support the significant new development that is planned there. A number of new

greenspaces/public spaces are, in fact, planned in the Central Area as part of the Draft Sheffield Plan. We do not consider that further changes are needed.

Part 1: Transport Strategy

- 1.4.19 There was support in full, or part, for the approach to enabling sustainable travel set out in Policy T1. This support was from a number of respondents including the South Yorkshire Mayoral Combined Authority, CPRE, Derbyshire County Council, South Yorkshire Climate Alliance, North East Derbyshire District Council and a number of individuals.
- 1.4.20 A significant number of respondents did, however, state that they would like to see a stronger approach to securing **cycle and pedestrian infrastructure**, including for non-standard bikes and e-bikes. In response to this comment, it should be noted that the Plan sets out policies in relation to requirements for new development only and cannot stipulate provision of cycle parking which is not related to a new development. The Draft Plan already makes provision for consideration of non-standard cycle parking spaces and charging facilities through its policies (Policy CO2 and Annex B: Parking Guidelines). We have, however, proposed some additional supporting text to Policy T1 'Transport Strategy' which further emphasises the importance of making provision for non-standard cycles, including cargo bikes, and electrically assisted non-vehicular travel, such as E-Bikes because of the role they can play in making active travel accessible to more people and for more journeys.
- 1.4.21 Several respondents also suggested that reference should be made to **railway re-opening** opportunities in the Upper Don Valley. In response to this and following discussions with the South Yorkshire Mayoral Combined Authority, we consider that discussions regarding the possible re-opening of the Upper Don Valley Rail Line have now progressed sufficiently to justify additional references in the Sheffield Plan. Several amendments to this effect are therefore proposed.

Part 2: Development Management Policies

- 1.4.22 It was suggested that there should be a specific policy on **older people's specialist accommodation** and specific sites should be allocated for supported accommodation for older people. However, such accommodation is already acceptable on all allocated Housing Sites and we consider it is preferable to maintain flexibility, rather than being prescriptive on certain sites.
- 1.4.23 With regard to the requirements to provide **wheelchair accessible housing**, some developers questioned whether there is sufficient evidence to justify the requirement for 2% of new homes in schemes of 50 or more new homes to be wheelchair accessible. We are not proposing any changes in response to this comment because we

believe there is appropriate evidence in the Strategic Housing Market Assessment and Whole Plan Viability Appraisal to support the requirements in the Policy.

- 1.4.24 On requirements for developer contributions towards **affordable housing**, some respondents from the development sector contend that the policy should not apply to supported accommodation for older people. Whilst we recognise the challenges of affordability in both meeting the need and delivering this type of accommodation, the policy in the Draft Plan already includes flexibility and testing through financial appraisal at the planning application stage. Again, therefore, we do not think that an amendment to the Plan is needed,
- 1.4.25 In relation to **reducing carbon emissions**, some respondents suggested that higher standards on development should be imposed more quickly. However, there were also views from the development sector that requirements should be reduced or introduced more gradually.
- 1.4.26 In the Draft Plan (Policy ES1), we propose that, from 1st January 2025, developments in Sheffield will be expected to deliver a 75% reduction in carbon dioxide emissions over the 2013 standards (in line with the Government's proposed Future Homes and Future Buildings Standards). We are proposing a further tightening of standards from 1 January 2030 when applications will be expected to demonstrate that the development will be net zero carbon. This will apply to regulated energy and unregulated energy, and developers will be expected to demonstrate how much embodied carbon is in the building. We have proposed a minor amendment so that the Plan now refers to a 64% reduction against the *current* Building Regulations (2021), rather than a 75% reduction against the now superseded Regulations that were published in 2013. This keeps the same percentage level reduction as the original policy but reflects the 2021 position in terms of an improvement.
- 1.4.27 The proposed approach takes into account the conclusions of the Whole Plan Viability Appraisal which considered the cumulative impact of all the policies in the Draft Plan on development viability. We consider that this provides robust evidence to justify the proposed standards. Setting a higher requirement would mean reducing other policy requirements (e.g. in relation to affordable housing or wheelchair accessible housing). It is also worth noting that the Sheffield Plan should be reviewed before 2030, so a fresh look can be taken at both the technology available and overall viability. We expect renewable energy technology to have advanced and reduced in cost by 2030.
- 1.4.28 On **biodiversity net gain (BNG)**, some respondents felt that the Plan should increase the minimum BNG requirement of 10% because it is not ambitious enough. However, we are not proposing any amendment in response to this comment. The minimum 10% BNG requirement accords with national policy and, again, reflects the result

of the Whole Plan Viability Appraisal. As with the carbon reduction policy, setting a higher requirement would mean reducing other policy requirements. Furthermore, Policy GS6 in the Draft Plan already requires more than 10% BNG where:

- there is a particular ecological need in that location based on evidence in a biodiversity/nature recovery action plan or as part of the Local Nature Recovery Network mapping, or
- there is evidence of rare/protected species within, or close to, the development site; or
- the site starts with very low or nil existing biodiversity value.

1.4.29 There were also concerns from heritage organisations about the impact of biodiversity measures on **heritage assets** (principally structures associated with historic waterpower along the city's rivers). The heritage value of Sheffield's waterways is, however, already recognised under Policy D1 and Policy DE9 sets out criteria for considering development proposals that affect heritage assets. These policies, together with those relating to biodiversity net gain, would all be taken into account when considering development proposals. The weight attached to different policies would depend on the specific circumstances of the case. We do not therefore consider that changes are required in response to these comments

1.4.30 There was a suggestion that the '**Areas of Special Character**' (ASCs) that were included in the Unitary Development Plan should be designated as Conservation Areas in the Sheffield Plan. However, this is not appropriate. The review of Conservation Areas and the designation process sits outside of the local plan process and is a distinct separate piece of work. Any Conservation Areas designated in the future will be shown on the Policies Map in future reviews of the Sheffield Plan.

1.4.31 There were a number of comments about **parking standards**. These were not all about the same matter but included concerns around the implications of car free/low car provision in the City Centre. The Access Liaison Group consider that on-site disabled parking provision is essential especially if there isn't sufficient accessible parking provision in the City Centre. We have proposed an amendment to the Parking Guidelines in Annex B in relation to car free housing development which makes it clear that provision will be required for disabled parking in the Central Area.

1.4.32 Developers also requested provision of **parking for food retail developments** in the Central Area. However, we do not agree that additional parking (except for operational and disabled spaces) is appropriate for food retail developments in the City Centre. The Plan provides policies which support a car free, sustainable approach for city centre living, whereby everyday needs can be met locally, by active modes or public transport. The parking guidelines have been developed to increase sustainable trips and support a car free or low

car city centre, as well as responding to the Council's declaration of a Climate Emergency and net zero ambitions.

- 1.4.33 There were numerous other comments suggesting **minor changes** to the wording of the policies in Part 2 of the Plan, to improve clarity of wording or add further detail. However, we have only proposed changes where we consider it is necessary to address matters of soundness (in particular, the effectiveness of the Plan).

Proposed Site Allocations

- 1.4.34 Whilst we received comments across a number of sites the following two sites attracted a particularly high level of comments:

- 1.4.35 **Site SES03 Land at Eckington Way** – the proposed employment/traveller site attracted the highest level of representations, including 4 petitions (see paragraph 1.3.4 above). There were also 115 objections from individuals, 6 objections from councillors/MPs and an objection from a business. The site was also the subject of a Council resolution on 20th February 2023.

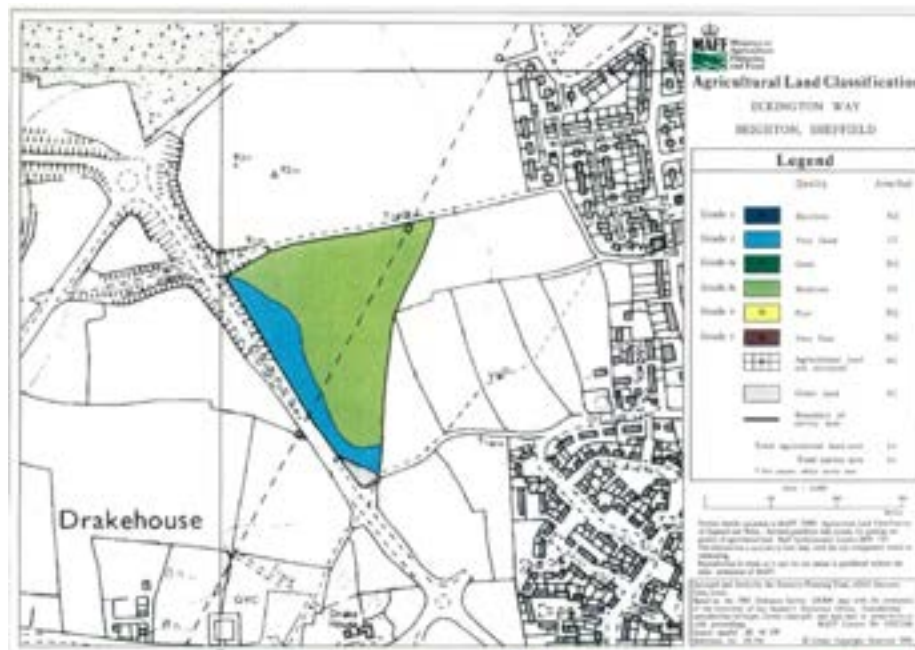


- 1.4.36 Having considered the representations including the Council resolution, our recommendation is that the proposed site allocation should be retained. However, we suggest that some amendments are made to clarify the developable area of the site and to add conditions relating to the requirement for an environmental buffer strip and need to take account of the overhead power lines. This is based on our assessment of specific concerns (including those raised in the Council resolution). Our conclusion is based on our consideration of the following key issues:

- Proximity to adjoining housing (noise and overlooking) - an environmental buffer strip would need to be provided between the existing housing and the developed part of the site. In addition, the

employment uses would not be of a nature by which they would generate noise nuisance with respect to residential amenity. Final details of the site layout would be determined at the planning application stage, with appropriate planning conditions imposed to protect residential amenity.

- Proximity to the Green Belt boundary and loss of greenfield land – the site is not in the Green Belt and not all the city’s development needs can be accommodated on brownfield sites. The Council has previously decided that exceptional circumstances do not exist to justify altering the Green Belt boundary (with the exception of the release of the former Norton Aerodrome site from the Green Belt).
- Loss of agricultural land – a narrow strip of land along the western edge of the site is ‘best and most versatile land’ (Grade 2) – shown in blue on the map below. However, the majority of the site is classed as Grade 3b, which does not fall into the ‘best and most versatile land’ classification. The need to provide the proposed uses is judged to outweigh the small loss of higher quality agricultural land.



Map showing Agricultural Land Classification survey; [Agricultural Land Classification detailed Post 1988 ALC survey, Beckington, Eckington Way - ALC10596 \(naturalengland.org.uk\)](#)

- Industrial uses next to housing - the proposed conditions on development of the site would limit employment to those uses that can be carried out in a residential area.
- Air pollution – impacts would need to be assessed at the planning application stage as part of any Air Quality Assessment if the associated vehicle movements exceeded the established thresholds. From experience of planning applications of a similar

scale it is felt that any impacts with respect to air quality could be mitigated.

- Traffic/congestion –the principal roads and junctions near this site allocation have all been assessed as part of the strategic transport modelling work to support the Plan. It is important to note that this work focuses on finding ways to mitigate impacts created by the growth rates set out in the Plan itself, rather than seeking to resolve existing issues on the network.

In this context the relevant roads and junctions are not being flagged up as a major issue because the rate of change caused by the proposed developments is not significant. So, from a Local Plan point of view, there is not sufficient evidence to suggest there is a need to deliver mitigation with respect to transport impacts.

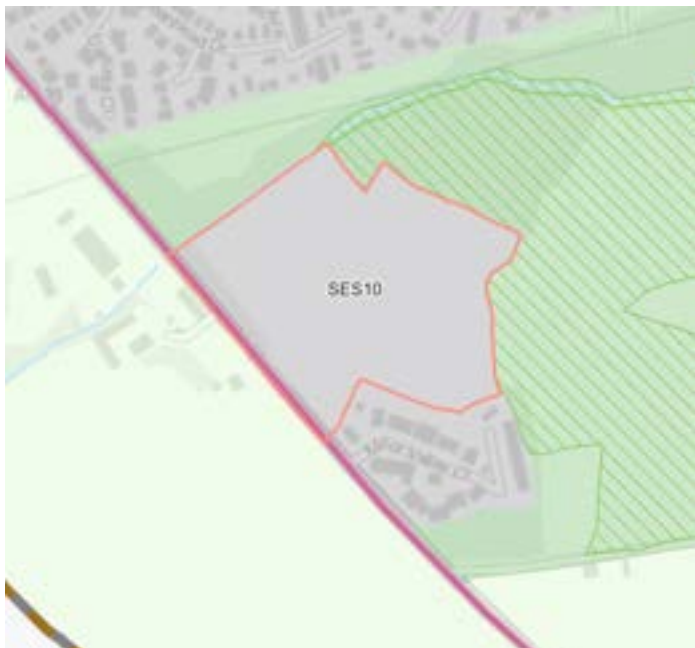
However, the modelling work does show that there are existing issues on the network in this area with respect to certain junctions operating 'over capacity' and, whilst it is not the role of the Local Plan to resolve existing problems, these matters do need to be reviewed and solutions put forward. As such, there is a commitment to review these matters as part of the updated Transport Strategy for the city, which is expected to be produced by mid-2024.

- Impact on wildlife – the site is not a designated wildlife site and any development would be required to demonstrate at least 10% Biodiversity Net Gain at the planning application stage.
- Impact on a high-pressure gas pipeline – this adjoins the rear gardens of the houses to the southwest of the site and can be protected within the environmental buffer strip.
- High-voltage powerlines that cross the site – further information has been obtained from National Grid regarding the 'sway and sag' of the power lines. Development under the power lines may be limited to access roads and car parking (though we are waiting confirmation from National Grid on whether any buildings would also be permitted). This may reduce the developable area of the site slightly (potentially meaning a wider buffer between the housing and any buildings). There is safe clearance under the power lines for Heavy Goods Vehicles and commercial vehicles to pass.
- Capacity of health and education facilities in the area –planned levels of growth within this part of the city might lead to a need for future primary school expansion in the catchment, although this would still be subject to demand monitoring. For secondary provision, it appears that future expansion might become necessary although, again, this is subject to monitoring and is not required currently. We are still awaiting advice from the Integrated Care Board on likely future health facility requirements. Whilst these

matters will require monitoring, we do not consider them to be barriers to delivering development on this site.

- Against Gypsies and Travellers being located in that area – the Council has a statutory responsibility to provide for Gypsies and Travellers that travel for work. Gypsies and Travellers have the same right to have their housing needs met as anyone else. The site is close to local services, shops and facilities, so is a sustainable location to live.

1.4.37 **Site SES10 Moor Valley Way, Owlthorpe** – this is a greenfield proposed housing site with capacity for around 151 homes. A number of representations were received after the deadline for making comments but we have taken them into account. A petition objecting to the proposed allocation also remains live on the Change.Org website.



1.4.38 The main concerns in relation to this allocation and our responses are as follows:

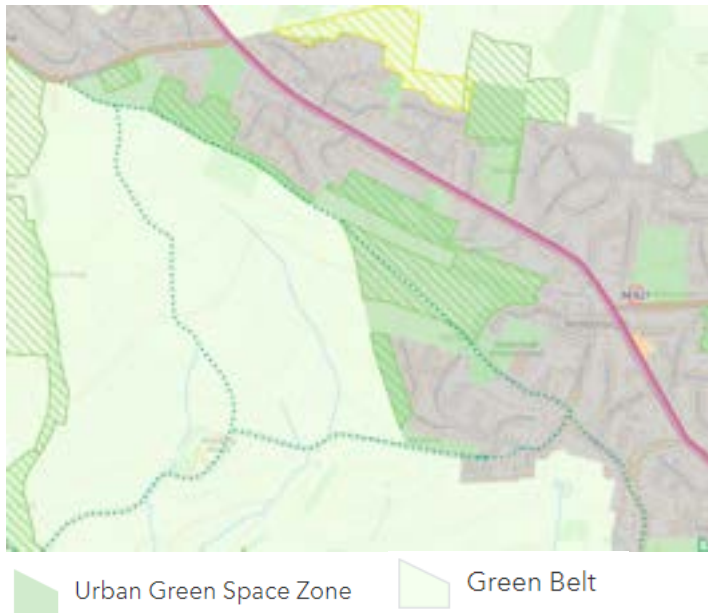
- Loss of greenfield land - the site is not in the Green Belt and not all the city's development needs can be accommodated on brownfield sites.
- Impact on wildlife - the site is not a designated wildlife site and any development would be required to demonstrate at least 10% BNG at the planning application stage. The adjoining Local Wildlife Site can be safeguarded through the requirement to provide an environmental buffer and maintain connective ecological corridors as part of the layout of the site. These are already conditions attached to the site allocation in the Draft Plan.

Additional Allocated Sites suggested by Respondents.

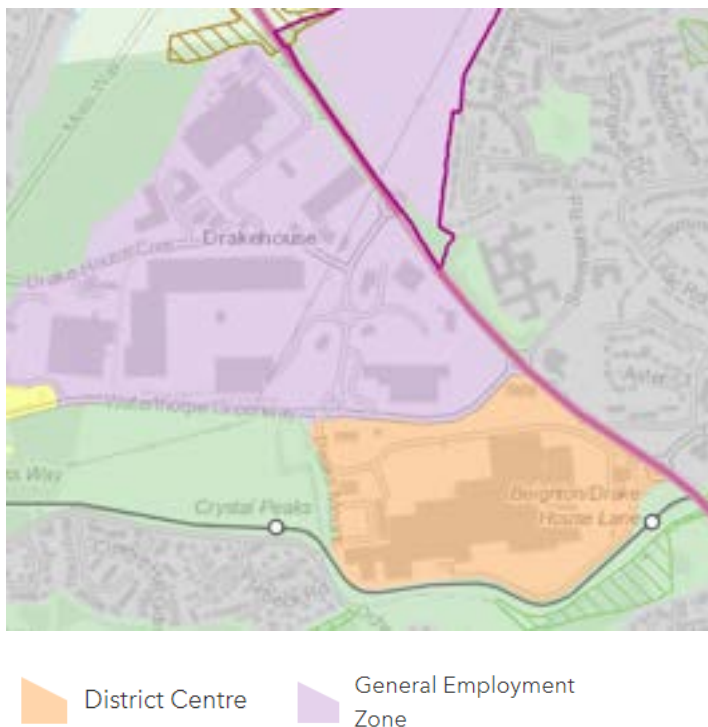
- 1.4.39 A significant number of sites have been put forward by developers/landowners, many of which are in the Green Belt and had previously been suggested at the Issues and Options stage. Two of the largest sites put forward were at Hesley Wood and Orgreave Park (Handsworth Hall Farm).
- 1.4.40 **Hesley Wood, Chapeltown** – in this case the promoter is seeking an allocation for employment use and potentially for a gypsy and traveller use. However, this site is in the Green Belt and legal advice is that it is not a previously developed site (under the definition in the National Planning Policy Framework). Consequently, it does not meet the requirements of the preferred spatial strategy for potential allocation.
- 1.4.41 **Orgreave Park (Handsworth Hall Farm), Handsworth** – the site promoter considers that this site should be removed from the Green Belt and allocated either as an employment site or a mixed employment/ housing site, providing expansion land for the Innovation District. However, the site is greenfield land within the Green Belt, so its inclusion would not align with the Spatial Strategy.

Policies Map - other designations

- 1.4.42 **Bridle Stile** (Mosborough) – Clive Betts MP and a number of local residents have asked for this land to be added to the Green Belt. It is currently shown as an Urban Green Space Zone and much of it is also designated as a Local Wildlife Site. The land would therefore have a high degree of protection from development when the Sheffield Plan is adopted. As already noted, the spatial strategy in the Draft Plan is based on the conclusion that there are not any exceptional circumstances to alter the Green Belt boundary (with the exception of a previously developed site at the former Norton Aerodrome). Therefore, we do not recommend that a change is proposed in response to these representations.



1.4.43 **Crystal Peaks District Centre** – the owners of the centre have suggested that the boundary of the District Centre should be extended to include the adjoining Retail Park (which is currently shown as a General Employment Area).



1.4.44 The Sheffield Retail and Leisure Study does not support expansion of Crystal Peaks District Centre. We consider that the centre is large enough to meet the needs of its catchment as shown and that to increase its size could lead to increased vacancy rates in a Centre that already has relatively high rates. This could undermine the vitality and viability of the Centre as designated. The area to the north is

Drakehouse Retail Park that has a different and wider than local retail function.

- 1.4.45 **The owners of Meadowhall**, British Land, consider that it should be designated as a Centre, rather than a General Employment Zone to allow for associated hotel and trade retail uses.



General Employment Zone

- 1.4.46 In the Draft Sheffield Plan, Meadowhall lies within a 'General Employment Zone'. Hotels are, therefore, an acceptable use in General Employment Zones and trade retail (where classed as sui generis uses or retail) would be considered on their individual merits, so we do not consider there is any need to amend the policy. Meadowhall has not been identified as a shopping area in the Plan or the Retail and Leisure Study.

- 1.4.47 **Local Green Spaces** – requests were received for 7 sites to be formally designated as *Local Green Spaces*. Under national planning policy, this gives them equivalent protection to Green Belt. The designation can be applied to green spaces that are of particular local significance due to their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife. However, the designation cannot be applied to extensive tracts of land and any green spaces must be close to, and be demonstrably special, to the community they serve (so supported by evidence). The areas that were put forward are:

Name of respondent	Location	Ward
Cemetery Road Action Group	Montague Street	Nether Edge & Sharrow

Broomhall Park Association	Collegiate Crescent	Broomhill & Sharrow Vale
Broomhall Park Association	Park Lane	Broomhill & Sharrow Vale
CPRE Peak District & South Yorkshire	Hollin Busk and Wood Royd Lane (in part)	Stocksbridge & Upper Don
Groves Residents Group	Lynwood Gardens	Broomhill & Sharrow Vale
Hallam Cricket Club	Crimicar Lane, Fulwood	Fulwood
Hallam Community & Youth Association	Spider Park, Fulwood	Fulwood

1.4.48 The 7 Local Green Spaces suggested through representations on the Draft Plan are supported by varying degrees of evidence. However, it is not appropriate to add them to the Plan at this stage in the process because the landowners and other third parties have not been given the opportunity to comment on them. Notwithstanding this point, the sites are designated as Urban Green Space Zones in the Draft Plan or lie within the existing Green Belt.

Comments from Statutory Consultees

1.4.49 **Historic England** have commented on a number of proposed allocated sites, mainly in the Central Area. We have proposed a number of minor amendments to the conditions attached to the allocated sites and to the Sub-Area Policies (CA1, CA1A, CA3 and CA4) to address their concerns. We are continuing to work with Historic England towards a Statement of Common Ground.

1.4.50 **The Environment Agency (EA)** have highlighted a Level 2 Strategic Flood Risk Assessment (SFRA) is required. We are aware of this issue and reported the reasoning for it to full Council in December 2022. This has been commissioned and is being progressed in partnership with the EA. The Level 2 SFRA will take full account of national guidelines and will be completed prior to the Plan being examined in public. This approach has been agreed with the EA. There remains a risk that the Level 2 SFRA could mean that a small number of the proposed allocated sites are not suitable for the use proposed or the developable area will need to be reduced. We will seek to agree a Statement of Common Ground with the EA in advance of any examination hearings.

1.4.51 **National Highways** - we have been working closely with National Highways to understand the scale of impact on the Strategic Road Network (SRN) of the Local Plan. National Highways noted in their representations that they will continue to work collaboratively with

the City Council with a view to agreements being reached in relation to the location, scale of impact and mitigation required at the SRN, to be documented through a Statement of Common Ground. In their response, they particularly highlighted Circular 01/2022 which states that new development should facilitate a reduction in the need to travel by private car, and that they expect that developments will only be promoted at locations that are, or can be, made sustainable with appropriate infrastructure to encourage sustainable travel. In terms of the policies, National Highways were generally supportive of relevant wording within the Local Plan, subject to some minor clarifications which have now been proposed. It is unlikely that the Statement of Common Ground will be completed until later this year (but in advance of the public hearings on the transport issues).

- 1.4.52 **Natural England** – have requested evidence on the impact of air pollutants on biodiversity and the impact of the plan more generally on Sites of Special Scientific Interest. They have also sought further clarification around the conclusions in the Habitat Regulations Assessment (see paragraph 1.2.10 above) and have made a number of other more detailed comments on specific policies and site allocations. Again, we are continuing to work with them on a Statement of Common Ground.

Amendments necessary to Account for Recent Planning Permissions and Development Completions

- 1.4.53 The proposed site allocations in Draft Plan have been identified using a base date of 1 April 2022. This means that sites that have been completed, and planning permissions that have been granted, since that date are not accounted for in the data in the Plan. It means that adjustments will need to be made to site capacities and future supply before the Plan is adopted in December 2024 (so that it is as up to date as possible at that point in time). We intend to produce a schedule of further suggested amendments prior to the examination hearings that will enable the Inspector to take account of the above changes in their report.

1.5 The Scope for Amending the Publication Draft Sheffield Plan

- 1.5.1 The Issues and Options consultations carried out in 2015 and 2020 were the main opportunities for the public to say what the Sheffield Plan should include. The recent Regulation 19 stage involved asking whether the Plan is ‘**sound**’ and whether it is **legally compliant**. The tests of soundness are set out in the National Planning Policy Framework⁵ which states that plans are considered to be sound if they are:

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs;

⁵ NPPF (2021), paragraph 35.

and is informed by agreements with other authorities through the Duty to Cooperate, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

1.5.2 The **suggested amendments** in Appendix 2 are considered necessary to address matters of soundness raised by respondents to the public consultation. They are minor in nature and, by suggesting them now, it should save time debating potential changes at the public hearings. If the suggested amendments are endorsed by this Committee and approved by full Council, they will be submitted to the Government for consideration by the Planning Inspector as part of the public examination.

1.5.3 The schedule of **other minor amendments** in Appendix 3 will not be considered by the Planning Inspector because they do not relate to matters of soundness. They merely correct typographical or factual errors that have come to light since the Publication Draft Plan was approved by full Council in December 2022.

1.5.4 If the Council wishes to make **major amendments** to the Draft Sheffield Plan at this stage, it should be noted that it would cause **significant delay in adopting the Plan**. This is because it would be necessary to undertake a further Regulation 19 public consultation on those amendments. We estimate it could delay adoption of the Plan by around 1 year and would run counter to the recommendations of the Local Government Association peer review which highlighted the importance of getting a local plan in place as soon as possible. Further delays would potentially undermine investor confidence, create market uncertainty and be harmful in terms of delivering the high quality, new development and infrastructure that the city needs. It would also incur significant additional costs for the Council due to the need to update further aspects of the evidence base.

1.5.5 The Planning Inspector will consider whether the plan is sound and whether it complies with the legislation. As part of the Inspector's examination of the Plan, they will consider the amendments proposed by the Council as well as those put forward by objectors to the Plan.

The Inspector will recommend '**Main Modifications**' where they are necessary to make the Plan sound – this may or may not include the amendments suggested in Appendix 2 of this report.

- 1.5.6 The amendments that the Inspector considers are required to make the plan sound will be the subject of a further period of public consultation. In cases where an Inspector is recommending Main Modifications, section 20 of the Planning & Compulsory Purchase Act (PCPA) requires that he or she must first recommend that the plan as submitted (without the Main Modifications) should not be adopted, before recommending Main Modifications to make the submitted plan sound and legally compliant. Section 20 requires that the Council must then make the recommended Main Modifications if they wish to adopt the plan, however the PCPA does not require the Council to adopt the plan. Following receipt of the Inspector's report the plan (including any Main Modifications if applicable) will then come back to the full Council to be considered for adoption.

1.6 Next steps in the Local Plan process following public consultation

- 1.6.1 The most recent [Local Development Scheme](#) (LDS) for the Sheffield Plan (October 2021) sets out the timetable and process for producing the Plan and shows it being adopted by December 2024. The next steps are:

- **Full Council** - to consider proposed amendments to the Plan – 06 September 2023
- **Submission** of the Plan and the proposed amendments to Government – late September 2023
- **Public examination** (including public hearings) – September 2023 – September 2024 - first public hearing unlikely to be before January 2024
- **Inspector's final report** – September 2024
- **Adoption** - Dec 2024

- 1.6.2 Although submission of the Plan to Government is 5 months later than is shown in the Local Development Scheme, we remain optimistic that adoption can still be achieved by around December 2024. However, this will depend on whether the Inspector has any significant concerns about the soundness of the Plan or legal compliance. We should be able to give a clearer view on the likelihood of any delay once the Plan has been submitted and the Inspector has held their preliminary meeting; this is likely to be before Christmas this year. We estimate that public hearings may commence early in 2024.

2. HOW DOES THIS DECISION CONTRIBUTE?

- 2.1 The report to full Council on 14th December 2022 outlined the significant contribution the Sheffield Plan will make in terms of addressing the climate and biodiversity emergencies, as well as the

opportunities for delivering housing, jobs and important infrastructure like cycle routes, new school places and green spaces. The amendments proposed to make the plan sound and other additional amendments suggested in this report do not materially affect the previous conclusions.

- 2.2 It is worth emphasising again, that, once adopted, the Sheffield Plan will be one of the most important tools in guiding decisions on planning applications and investments for buildings and places across the whole city. The area-based proposals will have a strong influence on the character and role of every part of the city, both in areas of change and in more stable neighbourhoods. The strategic and development management policies are needed to guide the content of more detailed master plans and planning briefs, as well as decisions about planning applications.
- 2.3 The Our Sheffield [Delivery Plan for 2022/23](#) identified production of the Publication Draft Sheffield Plan as a strategic goal. The targets set out in the Delivery Plan are to obtain approval in principle for the Draft Plan in 2022 and to launch public consultation in January 2023. This target was therefore achieved.

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that we notify various consultation bodies and such residents or other persons carrying on business in Sheffield (from whom we consider it appropriate to invite representations) about the local plan that we propose to prepare. Further requirements for consultation on the Sheffield Plan (and on planning applications) are set out in the Statement of Community Involvement (approved in 2020). Section 19 of the Planning and Compulsory Purchase Act 2004 requires us to carry out consultation in accordance with the Statement of Community Involvement.
- 3.2 Consultation on the 'Sheffield Plan Issues and Options' took place between November 2015 and January 2016 and was followed by a further consultation in September to October 2020. As already noted, in paragraph 1.2.4 above, the purpose of those consultations was to gauge views on the broad scale of economic and housing growth and the general approaches for accommodating that growth. Responses made as part of those consultations, together with other evidence, were used to inform the content of the Draft Sheffield Plan. A summary of the responses made on the Issues and Options consultations are set out in a separate consultation report which is available on the Council's website. The Consultation Statement (attached as Appendix 1 to this report) summaries the consultation exercise that took place on the Publication Draft Plan.

4 RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

- 4.1.1 The equality implications of the Draft Sheffield Plan were set out in the report to the full Council on 14th December 2022. That report was also the subject of an Equalities Impact Assessment; this has been updated to reflect the recent consultation and the proposed amendments set out in Appendix 2 of this report. Most of the modifications outlined in this report do not materially affect the previous conclusions. However, as already noted above, a number of the developers/agents who made representations are of the opinion that the proposed level and type of housing proposed in the Plan will not fully meet housing needs. In particular, they consider there will be a shortage of new family-sized homes. It is worth reminding Members, however, that this issue was considered by the Cooperative Executive when approving the spatial strategy in February 2022 and by full Council when approving the Publication Draft Plan in December 2022.
- 4.1.2 The reasons for not including specific allocated Housing Sites for older people's accommodation are outlined in paragraph 1.4.22 above. However, the ability of local plans to do this are also limited to some extent by the fact that the national Use Classes Order does not include a separate use class for older people's housing (other than for residential care homes). This means that homes that provide independent living for older people are in the same Use Class as most other types of housing.
- 4.1.3 The suggested amendments to Policy CO2 'Parking Provision in New Developments', emphasise that disabled parking will be required in housing developments that are otherwise car-free. This should help to ensure that the car parking needs of disabled people are met.
- 4.1.4 Given the level of objection to the proposed employment and Gypsy & Traveller Site at Eckington Way (SES03) (summarised in paragraphs 1.3.4 and 1.4.35 to 1.4.36 above), it should be emphasised that a failure to allocate sufficient sites for Gypsies and Travellers would have a serious negative impact on that community.
- 4.1.5 Section 149 of the Equality Act 2010 requires public authorities, when carrying out their functions, to have due regard to the need to:
- eliminate discrimination, harassment, victimisation and other prohibited conduct;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
 - foster good relations between persons who share a protected characteristic and persons who do not share it.

Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 4.1.6 As part of the public consultation, efforts were made to engage with organisations representing people and groups with protected characteristics. Details of the meeting held with representative organisations are in the Consultation Statement (Appendix 1).
- 4.1.7 Those individuals who made comments through the Local Plan consultation portal were asked to provide details of their age, sex, ethnicity, disability, gender, sexual orientation and religion/belief. Respondents were also asked if they were a carer. A demographic breakdown of respondents is included in Appendix 6 below. Of those who responded to the questions:
- Only 3% were aged 24 or under;
 - 62% of respondents were aged 55 or over;
 - There were roughly equal numbers of male and female respondents;
 - 1 was from a person whose gender identity is different to their sex registered at birth;
 - 2 (1%) did not identify as male or female;
 - 10% were from people who were gay/bisexual/lesbian/gay woman/another;
 - 13.5% considered themselves to be disabled;
 - 13.5% were carers;
 - 60% had no religious belief;
 - 36% were Christian (all denominations);
 - 4% were from ethnic minorities.
- 4.1.8 It is worth reflecting here that, of the people who responded to the questions, young people and ethnic minorities were relatively under-represented. Just over half the total respondents answered the questions about protected characteristics.

4.2 Financial and Commercial Implications

- 4.2.1 The financial implications of producing the Sheffield Plan were set out in the report to full Council on 14th December 2022. However, the costs of compiling the evidence base have risen considerably over the last 6 months due to the need to respond to concerns from prescribed bodies, notably National Highways, the Environment Agency and Natural England. Their concerns relate primarily to the provision of evidence to assess the impact of the Plan on the Strategic Road Network, flood risk and biodiversity respectively. The costs associated with the public examination are also significant because the Council is responsible for paying the planning inspector's fees.

4.2.2 Part of the cost is covered by existing budgets and the options to cover additional costs are being considered.

4.3 Legal Implications

4.3.1 There are no direct legal implications of this report and legal implications regarding the local plan process remain as set out in the report to full Council on 14th December 2022. That report sought approval to consult on the Draft Sheffield Plan and contained a request that any 'schedule of suggested amendments' compiled after the consultation on the Sheffield Plan, be approved by the Strategy and Resources Committee and full Council prior to submitting the relevant documents to the Government. This report and its recommendations fulfil that request.

4.3.2 In terms of the local plan process, the Council is required to identify the strategic priorities for the development and use of land in its area and set out policies to address those priorities in development plan documents. The Draft Sheffield Plan has been prepared as a Development Plan Document and is in compliance with the provisions of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

4.3.3 Section 20(2) of the Planning and Compulsory Purchase Act 2004 states that the plan should not be submitted unless the Council thinks it is ready for independent examination. Having considered the Regulation 19 consultation responses, the Council should only submit a plan if they consider it to be sound and there will not be long delays during the examination because significant changes or further evidence work is required.

4.3.4 As a Development Plan Document, the Draft Sheffield Plan, once adopted, will form part of the Policy Framework. Approving submission to the Secretary of State of any plan or strategy that is required to be so submitted (including submission for independent examination of a development plan document as required by section 20 Planning and Compulsory Purchase Act 2004) is reserved to full Council. The Council's constitution requires that this committee prepares in draft and submits any such document to full Council for the purpose of its' submission to the Government.

4.3.5 Endorsement of this report and the appendices by the Strategy & Resources Policy Committee and further approval by full Council will contribute to meeting the statutory and constitutional requirements referred to above.

4.4 Climate implications

4.4.1 The climate implications of the Draft Sheffield Plan were set out in the report to the full Council on 14th December 2022. Most of the

modifications outlined in this report do not materially affect the previous conclusions. However, a number of the proposed amendments should improve the overall effectiveness of the Plan in terms of reducing carbon emissions and/or responding to the effects of climate change.

4.4.2 In Part 1 of the Draft Plan, the proposed changes to Policies SP1, BG1 and SA1-SA8 support *extension* of the network of blue and green infrastructure – this should help to mitigate the impacts of climate change (helping to reduce surface water run-off) and absorb greenhouse gases.

4.4.3 In Part 2, we have suggested two amendments to Policy ES4 which should have positive implications. Firstly, we have suggested that developments should be expected to incorporate measures (e.g. external water butts) to address risks posed by drought or long periods of dry weather. Secondly, we have proposed that developments should be expected to minimise waste and maximise the reclamation, reuse and recycling of existing materials (in line with the Waste Hierarchy) during demolition, construction and operation. It should be noted here, however, that more detail on waste management will be provided in the future Joint South Yorkshire Waste Management Plan (see paragraph 1.2.2 above).

4.4.4 An amendment to Policy ES7 is also proposed. The Policy deals with the Safeguarding of Mineral Resources and the Exploration, Appraisal and Production of Fossils Fuels and the amendment would mean that development proposals for the exploration, appraisal or production of oil and gas would only be permitted where it can be demonstrated that the proposed scheme will have a net zero impact on climate change.

4.4.5 A proposed amendment to Policy GS7 'Trees, Woodlands and Hedgerows', aims to ensure that trees in hard standing are resilient to both a challenging environment (arid, prone to salt and air pollution) and a changing climate.

4.5 **Biodiversity Implications**

4.5.1 Most of the suggested modifications outlined in this report do not materially affect the previous conclusions. However, the suggested changes to Policy BG1 Blue and Green Infrastructure aim to clarify the relationship of the Sheffield Plan to the Local Nature Recovery Strategy. As noted in the previous section, the amendments also help to emphasise how the Sheffield Plan can seek to *extend* the network of blue and green infrastructure in the city (not just protect and enhance existing green and blue infrastructure). This will be achieved by creating new green space and though biodiversity net gain within 'nature recovery opportunity areas' (that will be identified in a supplementary planning document once the Local Nature Recovery Strategy has been produced).

- 4.5.2 A number of amendments have been proposed to the Sub-Area policies to highlight the opportunities for riverside access along the Main Rivers in the city (where access does not currently exist). The amendments make clear that riverside recreational access will only be supported where it does not conflict with biodiversity objectives.
- 4.5.3 The proposed amendments to Policy GS5 'Development and Biodiversity', include a requirement to provide 'swift bricks' and/or bat roosting features in new buildings. This is increasingly being accepted as a biodiversity 'easy win' and can be achieved at minimal cost to the developer. It is also now clear that this would not otherwise be achieved through Biodiversity Net Gain, so it is appropriate to include it as a specific policy requirement.
- 4.5.4 Proposed amendments to policies SA1-SA8, GS5-GS7 also include additional or amended criteria which should further protect or enhance biodiversity.
- 4.5.5 It is, however, worth noting that some of the revisions to policies relating to biodiversity aspects of the Draft Plan, that were suggested by respondents, have not been made. This is because the wording is overly detailed or relates to how the policy will be *implemented*; it is more appropriate for those matters to be covered in a supplementary planning document

4.6 Other Implications

- 4.6.1 The public health and property implications were set out in the report to the full Council on 14th December 2022. There are no changes to the conclusions as a result of the changes.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 The options available to the Council in terms of proposing amendments to the Sheffield Plan have already been outlined in paragraphs 1.5.1 to 1.5.6 above. This will be a matter for the Strategy & Resources Committee and full Council to consider.

6. REASONS FOR RECOMMENDATIONS

- 6.1 Once adopted, the new Sheffield Plan will make a major contribution to the future development of the city and will guide development over the next 15-20 years. It is important that the plan is adopted as soon as possible.
- 6.2 The documents that are the subject of this report (Part 1: Strategy, Sub-Area Policies and Site Allocations, Part 2: Development Management Policies, Annex A: Site Allocation Schedule, Annex B: Parking Guidelines, Policies Map and Glossary) comprise the draft development plan documents for Sheffield. They were published under Regulation 19 of the Town and Country Planning (Local Planning)

(England) Regulations 2012 (as amended). The submission documents will include such documents as fall within the definition at Regulation 17 (as agreed by full Council on 14th December 2022).

- 6.3 The suggested amendments to the Draft Sheffield Plan set out in Appendix 2 of this report (and shown as tracked changes in Appendix 4) may or may not be supported by the Inspector. The Planning Inspector will only consider whether the plan is sound and whether it complies with the legislation. However, proposing amendments now should help to save time at the public examination hearings. It also shows respondents to the consultation how the Council has been able to take on board their comments.
- 6.4 The Draft Sheffield Plan represents the Council's firm proposals for the development of the city over the period to 2039. The public consultation, seeking views on the 'soundness' of the Plan was a required stage before the Draft Plan is submitted to the Government for public examination.
- 6.5 The recommendations reflect earlier decisions taken by full Council on 14th December 2022 for decisions on any desired amendments to the Plan to be taken by the Strategy & Resources Policy Committee and then full Council.

Appendix 1: Regulation 22(1)(c) Consultation Statement of Sheffield City Council in support of The Draft Sheffield Local Plan 2022-2039

Under a separate cover

**Appendix 2: Schedule of Suggested Amendments to the Publication
Draft Plan (to Address Issues of Soundness)**

Under a separate cover

Appendix 3: Schedule of Suggested Additional Minor Amendments to the Publication Draft Sheffield Plan

Under a separate cover

Appendix 4: Tracked Change Versions of the Publication Draft Sheffield Plan documents

Under a separate cover

Appendix 5: List of Submission Documents and Ongoing Evidence Updates

	Document	Author	Status/ Scope
1.	Sheffield Plan Issues and Options document	SCC	Completed (2020)
2.	Sheffield Plan: Draft List of Policy Themes and Outline of Issues to be covered	SCC	Completed (2020)
3.	Sheffield Plan Issues and Options Interim Consultation Report	SCC	Completed (2021)
4.	Sheffield Plan Issues and Options Consultation Report (January 2023)	SCC	This was published at the start of the public consultation period on the Publication Draft Sheffield Plan and summarised how the Publication Draft Plan responded to the comments made on the Issues and Options document (2020).
5.	Sheffield Plan Integrated Impact Assessment - Scoping Report	SCC	Completed (2020)
6.	Sheffield Plan Interim Integrated Impact Assessment - Sustainability Appraisal/Strategic Environmental Assessment of the Issues and Options Report – Main Report	SCC	Completed (2020)
7.	Integrated Impact Assessment (December 2022)	AECOM	This was published at the start of the public consultation period on the Publication Draft Sheffield Plan.

	Document	Author	Status/ Scope
			<p>The Integrated Impact Assessment (IIA) comprises 3 areas of assessment:</p> <ul style="list-style-type: none"> • a Sustainability Assessment and Strategic Environmental Assessment - required by EU Directive to assess the social, economic and environmental impacts of new policies, including assessment of reasonable strategic alternatives. • an Equalities Impact Assessment - related to the council's duties under the Equality Act 2010 and the Crime and Disorder Act 1998, and assessing the impact of new policies on people of different ethnicities • a Health Assessment - not a statutory requirement but good practice, to promote health gains for the local population, reduce health inequalities and ensure new policies do not actively damage health, particularly important in light of the Health and Social Care Act 2012.
8.	Habitat Regulations Assessment Appropriate Assessment (HRAAA) (January 2023)	ECUS	<p>This was published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p> <p>The HRAAA considers the Sheffield Plan in-combination with other SCC policies and neighbouring authorities plans to identify any Likely Significant Effects (LSE) and resulting adverse effects on site integrity of protected Habitats Sites (previously known as Natura 2000 or European Sites) within the Peak District. Where LSE are identified, these will be addressed with recommendations provided on how to avoid them along with appropriate mitigation measures.</p>

	Document	Author	Status/ Scope
			Work on an addendum to the HRAAA is being progressed to address comments made by Natural England during the public consultation. It is anticipated that this will be completed prior to submission (or, if necessary, in advance of the Public Examination hearings that deal with that issue).
9.	Sheffield City Region Statement of Common Ground (SoCG)	SYMCA	Completed (2020)
10.	Sheffield Plan Duty to Cooperate Statement	SCC	Completed (2020)
11.	Sheffield City Region Statement of Common Ground (SoCG) update	SYMCA	Ongoing Evidence Update - This will update to previous SoCG (2020) and is now due to be signed off by the SCR local authorities and partners in summer/autumn 2023. The agreed main issues to be covered are housing; employment; transport, energy & climate change; planning for the natural environment, Local Nature Recovery Strategies, Natural Capital and Biodiversity Net Gain; planning for waste and planning for digital connectivity. Other strategic matters that will be covered include Green Belt, minerals, the Peak District National Park and health/well-being challenges.
12.	Sheffield Plan Duty to Cooperate Statement of Common Ground	SCC	Ongoing Evidence Update - Work on the duty to cooperate with the other local authorities in the former Sheffield City Region is ongoing and it is now anticipated that the SoCG will be finalised prior to submission. The SoCG will cover the following issues: economic growth and employment; housing requirement and land supply; Green Belt; transport; waste management; minerals; natural resources and

	Document	Author	Status/ Scope
			<p>green infrastructure; and Gypsies, Travellers, and Travelling Showpeople.</p> <p>Separate SoCGs are also being prepared to address issues raised by the Prescribed Statutory Bodies during the public consultation on the Publication Draft Plan. We anticipate SoCGs being agreed with the following bodies prior to submission (or, if necessary, in advance of the Public Examination hearings that deal with that issue):</p> <ul style="list-style-type: none"> - Natural England - Historic England - Environment Agency - National Highways
13.	Proposed Sheffield City Region Combined Green Belt Review – A Common Approach	SCR local authorities	Completed (2014)
14.	Sheffield Green Belt Review	SCC	Completed (2020)
15.	Green Belt Review Addendum (December 2022)	SCC	<p>This was published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p> <p>The Addendum responds to representations made on the Sheffield Green Belt Review 2020 (see above).</p>
16.	Gypsy & Traveller Accommodation Assessment (2019-2024)	SCC (Housing Strategy)	Completed in 2019 but not previously published – this was published at the start of the public consultation period on the Publication Draft Sheffield Plan.

	Document	Author	Status/ Scope
			The report provides an assessment of the need for additional pitches/yards for Gypsies and Travellers, New Age Travellers and Travelling Showpeople.
17.	Sheffield City Region Strategic Economic Plan (2015-2025)	SCR LEP	Completed (2015)
18.	Sheffield City Region Strategic Economic Plan (2021-2041)	SCR LEP	Completed (2021)
19.	Sheffield & Rotherham Joint Employment Land Review	Nathaniel Lichfield & Partners	Completed (2015)
20.	Sheffield Employment Land Review	Lichfields	Completed (2020)
21.	Employment Land Review Update for Sheffield	Lichfields	Completed (2021)
22.	Sheffield & Rotherham Joint Retail & Leisure Study Update	GVA Bilfinger	Completed (2017)
23.	Sheffield Retail & Leisure Study (November 2022)	Nexus	<p>This was published at the start of the public consultation period on the Publication Draft Sheffield Plan</p> <p>The primary focus of the Study is to establish the position in respect of the future need for additional retail and leisure facilities in Sheffield, and to consider the vitality and viability of the City's defined centres.</p>

	Document	Author	Status/ Scope
24.	Sheffield Logistics Study (December 2022)	Iceni Projects	This was published at the start of the public consultation period on the Publication Draft Sheffield Plan. The Study assesses the future demand for strategic warehousing and logistic facilities within the area, noting the relationship with surrounding authorities and the inherent large scale property markets involved in logistics.
25.	Sheffield & Rotherham Strategic Housing Market Assessment	Sheffield Hallam University (Centre for Regional Economic and Social Research)	Completed (2019)
26.	Sheffield Housing and Economic Land Availability Assessment	SCC	Completed (2020)
27.	Sheffield Housing and Economic Land Availability Assessment	SCC	This was published at the start of the public consultation period on the Publication Draft Sheffield Plan. It provides an update to the previous assessment completed in 2020. It identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. It identifies sites and broad locations with potential for development and assesses their development potential, their suitability for development and the likelihood of development coming forward (the availability and achievability).
28.	Housing, Economic Growth and Demographic Modelling Report	Iceni Projects	Completed (2021)
29.	Purpose Built Student Accommodation Market Study	Cushman & Wakefield	Completed (2022)

	Document	Author	Status/ Scope
30.	South Yorkshire Mayoral Combined Authority (SYMCA) Transport Strategy	SYMCA	Completed (2019)
31.	Sheffield Transport Strategy	SCC	Completed (2019)
32.	City Centre Strategic Vision	Deloitte for SCC	Completed (2022)
33.	Sheffield Central Area Strategy Capacity Report	Deloitte/Planit-ie	Completed (2020)
34.	City Centre Priority Neighbourhood Frameworks	Deloitte/Planit-ie	<p>These were published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p> <p>The Priority Neighbourhood Frameworks provide concept Masterplans and outline design principles to help shape 5 new distinctive neighbourhoods and to guide future development in each of those areas. The Frameworks have been used to inform the Central Sub-Area policies.</p>
35.	Sheffield Whole Plan Viability Assessment	HDH Planning	<p>This was published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p> <p>a) The main purpose of the Assessment is to provide a Whole Plan Viability Assessment which evaluates the combined impact of various policy requirements and constraints that influence the types of development that come forward.</p>

	Document	Author	Status/ Scope
			The standards and levels of developer contributions set within the Publication Draft Sheffield Plan reflect the conclusions of the study.
36.	Heritage Impact Assessment	SCC	This was published at the start of the public consultation period on the Publication Draft Sheffield Plan. The Assessment evaluates the impact of the policies and sites allocations on the city's heritage assets.
37.	Sheffield Green Belt Review: Archaeology Scoping Study	South Yorkshire Archaeological Service (SYAS)	This was published at the start of the public consultation period on the Publication Draft Sheffield Plan (completed in 2015 but not previously published). The study identified potential archaeological constraints on the potential allocation of the sites. The scope of this study is restricted to sites within the Green Belt.
38.	Sheffield Archaeology Scoping Study (2022)	South Yorkshire Archaeological Service (SYAS)	This was published at the start of the public consultation period on the Publication Draft Sheffield Plan. The study assesses the archaeological potential of each site option and the likely implications of allocation for future development. It describes the archaeological potential of each site and assesses the significance of the identified archaeological potential and its importance.
39.	Sheffield Open Space Audit	Ethos	This was published at the start of the public consultation period on the Publication Draft Sheffield Plan. The Audit provides a robust assessment of the quality, quantity and accessibility in publicly accessible open spaces in order to establish local provision standards. It has informed the policies in the Publication Draft Sheffield Plan.

	Document	Author	Status/ Scope
40.	Sheffield Playing Pitch Strategy	SCC	Completed (2022)
41.	Sheffield Preliminary Landscape Character Assessment	SCC	Completed (2011)
42.	Sheffield Landscape Character Assessment	SCC (CDS)	<p>This was published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p> <p>The Assessment evaluates the potential of Green Belt and countryside areas around the edge of the existing built-up areas to accommodate growth.</p>
43.	Strategic Flood Risk Assessment – Level 1	JBA	<p>This was published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p> <p>The Level 1 SFRA highlights areas that may flood, accounting for known sources of flooding and the likely impacts of climate change. It has been used to screen potential development sites against flood risk data, enabling site allocations to be made in line the Sequential Test criteria as set out in national planning legislation.</p> <p>This Level 1 SFRA does not fully encompass the changes in national guidance made towards the end of August 2022 as allowing time for this would have significantly delayed the existing Local Plan timetable.</p> <p>As agreed with the Environment Agency, a Level 2 SFRA is being prepared that will take full account of the latest national guidance.</p>
44.	Strategic Flood Risk Assessment – Level 2	JBA	Ongoing Evidence Update - This report will provide detailed analysis of specific sites that are at higher risks of flooding. It

	Document	Author	Status/ Scope
			<p>will take account of existing flood defences and identify what mitigation may be necessary in order demonstrate that a site allocation would be safe from flood risk for its lifetime.</p> <p>Due to the level of work required, the Level 2 assessment will not be fully complete before the Plan is submitted; however, outstanding modelling work, in particular relating to the River Sheaf, will be completed in advance of the Public Examination hearings that deal with that issue. This approach has been agreed with the Environment Agency.</p>
45.	Sheffield Energy and Water Infrastructure Study (SEWIS)	WSG	Completed (2010)
46.	Sheffield Plan Site Selection Methodology Background Paper	SCC	<p>This was published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p> <p>The background paper explains how the allocated sites in the Publication Draft Sheffield Plan have been selected using a range of economic, social and environmental criteria.</p>
47.	Transport Modelling Report	SYSTRA	<p>Ongoing Evidence Update – We anticipate that an Interim Report will be published in advance of the Publication Draft Sheffield Plan being submitted to Government.</p> <p>The Report will identify the cumulative impact of the site allocations on the highway network, on public transport and on active travel, and propose mitigation when appropriate.</p> <p>However, it has been agreed with National Highways that further work to identify mitigation measures will need to continue during autumn 2023. This is with a view to reaching an agreed position on how impacts on the Strategic Road Network (M1 and A616)</p>

	Document	Author	Status/ Scope
			<p>can be mitigated, in advance of the Public Examination public hearings on transport issues.</p> <p>The transport modelling will also enable an updated version of the Infrastructure Delivery Plan to be completed prior to the public hearings (see IDP below).</p>
48.	Sheffield Infrastructure Delivery Plan (IDP)	Arup	<p>A Stage 1 IDP was published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p> <p>The IDP identifies the types of new infrastructure necessary to support the site allocations and 'Broad Locations for Growth' proposed in the Publication Draft Sheffield Plan. It covers education, health, transport, utilities (District Heating; water supply; energy supply; digital) and community facilities.</p> <p>Ongoing Evidence Update - Our aim is to present an update of the IDP to the full Council meeting in September 2023, in advance of submitting the Publication Draft Sheffield Plan to Government. This will take account of updated evidence from the transport modelling, as well as new information from infrastructure providers. Where possible, mitigation options will be set out.</p> <p>It is anticipated that a further iteration will be needed in advance of the Public Examination public hearings. In particular, this will take account of further transport modelling work and discussions with National Highways, as well as on-going dialogue with infrastructure providers.</p>
49.	Sheffield Local Plan Monitoring Report	SCC	<p>This was published at the start of the public consultation period on the Publication Draft Sheffield Plan.</p>

	Document	Author	Status/ Scope
			The Monitoring Report will provide baseline data for the indicators set out in Section 12 of Part 2 of the Sheffield Plan.

Appendix 6: Demographic Analysis of the Respondents on the Publication Draft Sheffield Plan

What is your age?	Number of respondents
16 – 18	1
19 – 24	5
25 – 34	15
35 – 44	24
45 – 54	35
55 – 64	62
65 – 74	54
75 – 84	12
85+	1
Not completed	15
Grand Total	224

What is your sex?	Number of respondents
Another	2
Female	101
Male	103
Not completed	18
Grand Total	224

Is the gender you identify with the same as your sex registered at birth?	Number of respondents
No	1
Not completed	21
Yes	202
Grand Total	224

How do you identify?	Number of respondents
----------------------	-----------------------

Another	2
Female	95
Male	100
Not completed	27
Grand Total	224

Was is your sexual orientation?	Number of respondents
Another	5
Bisexual	8
Gay	3
Heterosexual/straight	165
Lesbian/Gay Woman	2
Not completed	41
Grand Total	224

Are you a carer?	Number of respondents
No	168
Not completed	30
Yes	26
Grand Total	224

Do you consider yourself to be a disabled person?	Number of respondents
No	173
Not completed	27
Yes	24
Grand Total	224

What is your religion or belief?	Number of respondents
---	------------------------------

Another	6
Buddhist	1
Christian (all denominations)	70
No religious belief	115
Not completed	32
Grand Total	224

What is your ethnicity?	Number of respondents
Another Asian background	1
Another mixed background	3
Another White background	2
Asian or Asian British - Pakistani	1
Mixed/Multiple Heritage - White and Black Caribbean	1
Not completed	21
White - English/Welsh/Scottish/British/Northern Irish	195
Grand Total	224

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Report to Strategy & Resources Policy Committee

Appendix 1 (a)

2nd August 2023

DRAFT

**Sheffield Plan:
Statement of Consultation**

Regulation 22(1)(c) Consultation Statement of Sheffield City
Council
in support of
The Sheffield Plan 2022-2039

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1.0 Introduction

1.1 Purpose

This Consultation Statement sets out how the Council has involved residents and key stakeholders in preparing the Draft Sheffield Plan 2022 to 2039 in accordance with Regulations 18 and 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This Consultation Statement has been prepared to meet the requirements of Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and to show conformity with the Council's Statement of Community Involvement (SCI) adopted in July 2020.

The SCI document sets out how the Council will consult and involve the public and statutory consultees in planning matters. Full details of the current adopted SCI can be viewed on the Council website¹.

1.2 Background

The Consultation Statement is submitted alongside The Sheffield Local Plan 2022-2039 (what we are calling 'The Sheffield Plan'). The Statement describes how the Council has undertaken community participation and stakeholder involvement during the production of the Sheffield Plan. It sets out how these efforts have shaped the Plan, along with the main issues raised through the consultation and received representations.

The Sheffield Plan will replace the 'saved' policies from the Unitary Development Plan (1998) and the Core Strategy (2009) except for three policies in the Core Strategy relating to waste management. A separate Joint Waste Management Plan is being prepared with the other South Yorkshire local authorities; this will replace the remaining three Core Strategy policies once it has been adopted.

The Council began preparing a new Sheffield Plan for the city in 2020². The new Plan will set out the strategic vision, objectives and spatial strategy for the city of Sheffield, as well as the planning policies which will guide future development. The Plan will look ahead to 2039 and identify the main areas for sustainable

¹ Statement of Community Involvement: [How the Council consults on planning applications & policies | Sheffield City Council](#)

² There had previously been a Regulation 18 Citywide Options for Growth consultation in 2015.

growth. It establishes policies and guidance to ensure development takes place in accordance with the principles set out in the National Planning Policy Framework (NPPF).

The Council's Publication Draft Local Plan and supporting documents were published in accordance with Regulation 19 for a minimum six-week consultation period lasting from 9th January until 20th February 2023. The Council consulted specific consultation bodies, including statutory bodies and relevant authorities, and general consultation bodies such as local amenity and residents' groups, businesses and individual residents. A variety of consultation techniques were used in accordance with the Statement of Community Involvement (see Appendix 2).

1.3 Structure of Statement

This Statement of Consultation consists of three sections:

Section 1 - The introduction.

Section 2 - Describes the timeline which was followed for preparing the Draft Sheffield Plan, in accordance with the current Local Development Scheme³.

Section 3 - Provides a summary of the main issues raised during the Regulation 18/19 consultation periods and how the representations received have been considered by the Council.

Supporting Section 3 are two appendices which detail how the consultations were undertaken, the responses received and how the responses have been taken into account by the Council.

Appendix 1 details: Issues and Options consultation (Regulation 18) September - October 2020

- who was invited to make representations and how (Regulation 22 (1)(c)(i) and (ii))
- a summary of the main issues raised by those persons (Regulation 22 (1)(c)(iii)) in Plan/theme order and
- how those issues have been addressed in the preparation of the Sheffield Plan (Regulation 22 (1)(c)(iv)).
- Appendix 1 is supported by information in **Schedule 1**:
 - **Schedule 1**: Details of the consultation database (bodies, groups, members of the public etc)

³ Local Development Scheme [Emerging Draft Sheffield Plan | Sheffield City Council](#)

Appendix 2 details: Publication Draft Plan (Regulation 19) January - February 2023

How the Regulation 19 Sheffield Plan consultation was undertaken, and the number of representations made including a summary of the main issues (Regulation 22 (1)(c)(v)) with a council response to the issues raised.

Appendix 2 is supported by information in **Schedule 1 to 5:**

- **Schedule 1:** lists who was notified.
- **Schedule 2:** notification materials.
- **Schedule 3:** consultation events.
- **Schedule 4:** lists all respondents who made a representation.
- **Schedule 5:** provides a summary of each representation and the Council response.

2.0 Plan Production Timeline

The timetable below outlines the main stages in preparation of the Sheffield Plan up until the submission at the end of September 2023 and details the next stages following submission.

Stage 1: Issues and Options Consultation (Regulation 18) – September/ October 2020

Consultation on Issues and Options (Regulation 18) for the Sheffield Plan in Autumn 2020 outlined key opportunities and challenges for the city and asked for feedback on options for how growth could be accommodated in the city, including whether more homes should be built on brownfield land, particularly in the City Centre. The consultation was effectively a re-run of consultation undertaken in 2015⁴ and was necessary to reflect new evidence and changes to national planning policy.

Stage 2: Plan amendments –2020- 2022

The Council took on board comments received during the previous consultations, such as the need to protect the Green Belt, encourage sustainable growth and respond to the Climate Emergency. Further evidence base documents were updated (e.g., Integrated Impact Assessment) or commissioned (Whole Plan Viability Assessment) to improve the Sheffield Plan ready for formal consultation/submission.

Stage 3: Publication (Pre-Submission) Draft Plan Consultation (Regulation 19) – January/ February 2023

Following a resolution by Council on the 14th December 2022⁵ the Draft Sheffield Local Plan was published for consultation for a 6 week period between 9th January and 20th February 2023. In accordance with the Local Plan Regulations, this consultation was formal and statutory seeking specifically views on the Plan's soundness for Examination in Public.

The anticipated next stages are as follows:

Stage 4: Submission to the Secretary of State: September 2023

The Council meets on the 6th September 2023 to consider the comments received during the Regulation 19 formal consultation and to consider whether any amendments to the plan should be submitted alongside the Publication Draft

⁴ There had previously been a Regulation 18 Citywide Options for Growth consultation in 2015.

⁵ Sheffield Council Full Council meeting 14th December 2022 , agenda item 5: [Sheffield City Council - Agenda for Council on Wednesday 14 December 2022, 3.00 pm](#)

Plan for examination in public (EiP). Amendments will be suggested where the Council agrees that they are necessary to make the Plan sound. It is expected that the Publication Draft Sheffield and suggested amendments will be submitted to the Secretary of State around 20th September 2023.

Stage 5: Examination in Public: - Winter/Spring 2023/2024

The Plan will be examined by an independent Planning Inspector.

Stage 6: Inspector's Final Report – September 2024

Stage 7: Adopt - December 2024

3.0 Summary of Process and Main Issues

3.1 Summary of the overall consultation process for the Sheffield Plan

All consultations were carried out in line with the council's adopted Statement of Community Involvement⁶ (revised July 2020).

Regulation 18: Issues and Options Consultation

The most recent public consultation under Regulation 18 of the Town and Country Planning (Local Plans) (England) Regulations 2012 took place from 1st September to 13th October 2020, and comments were accepted up to 29th October 2020. A total of 575 individuals or organisations responded to the consultation.

Appendix 1 (which includes Schedule 1) provides details of how the requirements of Regulation 22(1)(c) (i) to (iv) have been met in relation to the Regulation 18 consultation, including which bodies and persons were invited to make representations; how they were invited to make representations; a summary of the main issues raised; and how those representations have been taken into account.

Regulation 19: Pre-Submission Draft Plan Consultation:

Regulation 19 pre-submission publication took place for six weeks between 9th January – 20th February 2023. A total of **413 separate responses** were received (including some responses received after the deadline for responding). The respondents made **1,985 comments** on different aspects of the Plan.

Appendix 2 (which includes Schedules 1 to 5) provides details of how the requirements of Regulation 22(1)(c)(v) have been met, namely the number of representations made pursuant to Regulation 20 and a summary of the main issues raised, and the council response.

⁶ Statement of Community Involvement: [How the Council consults on planning applications & policies | Sheffield City Council](#)

3.2 Main Issues raised pursuant to Regulation 19/20

Main Issues raised pursuant to Regulations 19/20 Publication Version Plan:

By section of the Plan, the main issues raised pursuant to Regulations 19/20 were:

PART 1 Vision, Spatial Strategy, Sub-Area Policies and Site Allocations

Foreword

8 responses received, of these 6 objected, 1 supported and 1 neutral (other).

Main Issues Raised:

Comments on the foreword largely reflect comments made elsewhere in the document, particularly in relation to concerns about the housing requirement being too low from sections of the development industry, and how climate change is addressed in the Plan.

Representations from:

Dore Village Society, Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), South Yorkshire Climate Alliance and 5 individuals.

Council Response:

No change is proposed to the foreword. Comments on climate change and the housing requirement are duplicated elsewhere and a response is made in the relevant sections.

Chapter 1 Introduction

15 responses received, just over half objected to this chapter, with the remainder being neutral (other).

Main Issues Raised:

Bassetlaw District Council commented that there has not yet been a Statement of Common Ground agreed to cover relevant cross boundary issues including the provision of employment land. It was also noted that the Introduction places emphasis on the South Yorkshire Statement of Common Ground, which the authorities have agreed to revisit to ensure it remains an up-to-date position for all partners. Some comments state that the Plan is not in accordance with the NPPF and so it is misleading to state that it is. It was also stated that Sheffield's boundary relationship with the South Yorkshire Mayoral Combined Authority is not clearly identified in this section and the Plan period should be extended to 2040 to ensure the 15 years is planned for from the date of adoption.

Representations From:

Baitulmukarram Ja'me Masjid, Bassetlaw District Council, City of Doncaster Council, Guzar-E-Habib Education Centre, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Joined Up Heritage Sheffield, Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Rotherham Metropolitan Borough Council, Sheffield Property Association and 1 individual

Council Response:

The on-going duty to cooperate process is documented in the Duty to Cooperate Position Statement. We consider that the supporting evidence for the Plan justifies the approach taken to employment land provision. Statements of Common Ground are being prepared for the Sheffield Plan that will be agreed with nearby Local Planning Authorities. No change is proposed in relation to the Plan's end date which reflects a 15-year period from the anticipated date of adoption.

Chapter 2 Vision, Aims and Objectives

81 responses received, with over half (46) objecting, 22 support in full/support in part, and 13 neutral (other). A number of issues raised under this chapter are covered in later chapters and policies.

Main Issues Raised

The Plan's vision, aims and objectives should more clearly reflect the following:

- *Climate Change* - tackling climate change should be included in the Vision Statement, rather than just in one of the 8 Aims.
- *Nature and biodiversity* - multiple comments about the lack of inclusion of nature and biodiversity and recommendation for stronger wording to meet NPPF definition and aims of nature recovery.
- *Local food infrastructure* – should be included in the Plan's aims and objectives to achieve sustainable development of local food infrastructure.
- *Heritage assets* - lack of reference in the Vision to the important role that Sheffield's history and heritage assets will play in creating attractive and distinctive buildings and places in which to live, work and play in the city.
- *Council's 2030 Net Zero Carbon target* - the level of ambition in the Plan is incompatible with the Council's 2030 Net Zero Carbon target. Representors suggest the Plan should require net zero carbon buildings as soon as it is adopted. However, some comments state the policy of achieving 'Net Zero' carbon by 2030 is an example of the council going further than their remit as there is no legal requirement for this.

- *Meadowhall and the City Centre* – The Plan should include a section on Sheffield City Centre’s relationship with Meadowhall and how they can coexist and offer differing experiences.
- *City Centre Transport* – Sheffield needs a better, improved transport structure to serve the City Centre.
- *Free City Centre Parking* – The City Centre needs areas for free parking (to compete with Meadowhall).
- *Private and Public Transport* – a shift away from private car journeys towards more sustainable ways of travelling is not inclusive (not all people can walk great distances and need to use private vehicles).
- *Electric Vehicles and Charging* - electric vehicles need to be supported particularly for business development, and visitors, within the City Centre in order to compete with Meadowhall. Charging points should be supported by electricity generated from solar power.

Representations From:

Avant Homes Yorkshire (Submitted by Pegasus Group), Bassetlaw District Council, Cycle Sheffield (Submitted by Sheffield CTC), Dore Village Society, Friends of Parkwood Springs, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hft (Submitted by ID Planning), Historic England, Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Natural England, North East Derbyshire District Council, Owlthorpe Fields Action Group, Regather, Rotherham Metropolitan Borough Council, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Conservation Advisory Goup, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, Sport England, The Victorian Society and 26 individuals.

Council Response:

Minor amendments are proposed in this section and elsewhere in the Plan to reinforce the themes raised above; in particular, the approach to Green and Blue infrastructure has been strengthened. The aim to be net carbon zero by 2030 is an established target for the city. The Plan clearly sets out how it contributes to help meet this target, how it can be achieved and how this will benefit the people of Sheffield. The Whole Plan Viability Assessment has demonstrated that these policies will not make development unviable and that the policies will be deliverable. The vision, aims and objectives should be read together, illustrating the Plan’s high-level inclusion of heritage, biodiversity and environmental sustainability.

The retail policies in the Plan support retail and leisure development in the City Centre by the creation of a Primary Shopping Area in the City Centre - policies that are not replicated for Meadowhall.

The transport policies in the Plan, such as T1, that seek to improve sustainable transport and create Mass Transit Corridors, will improve connectivity to the City Centre. Policies CO1 and CO2 seek to improve connectivity and promote the provision of electric vehicle infrastructure.

Chapter 3 Growth Plan and Spatial Strategy

44 representations received, most objected to this chapter, with the remainder being equally split between responses in support of, and neutral towards the chapter.

Main Issues Raised:

There was support for protection of Green Belt land from individuals and voluntary groups.

The development sector contended that land should be removed from the Green Belt to meet housing needs and support economic growth. Many of them suggested specific sites that should be released. The development sector also had concerns about the deliverability of brownfield sites and the housing mix that would be delivered, highlighting too much reliance on apartments. They made objections to many of the sites that have been proposed in the Sheffield Plan on that basis.

Some in the development sector also consider that more employment land is needed, especially for logistics (large-scale warehousing) and to provide scope for the Innovation District to expand. Again, they contend that Green Belt land should be released to increase land supply. Several specific sites were suggested (see [Table 1](#), page 103).

The University of Sheffield considers that specific reference should be made to the 'Sheffield Innovation Spine' extending from the University campus at Western Bank along Broad Street to West Bar. This is a concept being promoted by the University.

Representations from:

Avant Homes Yorkshire (Submitted by Pegasus Group), Commercial Estates Group (CEG) (Submitted by Lichfields), Commercial Property Partners (Submitted by Urbana), CPRE Peak District and South Yorkshire, Derbyshire County Council, Don Valley Railway, Dore Village Society, Groves Community Group, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hft (Submitted by ID Planning), Historic England, McCarthy Stone (Submitted by The Planning Bureau), Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Natural England, Rotherham Metropolitan Borough Council, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, Sport England and 11 individuals

Council Response:

The strategy put forward in the Plan around Employment Land will ensure identified need is met. The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses. There are no appropriate or available brownfield sites in the Green Belt that can contribute to the supply of employment land, and no exceptional circumstances exist for releasing land from the Green Belt.

No exceptional circumstances exist to release land from the Green Belt for delivering new homes. The spatial strategy utilises the land available, taking account of the need to ensure sustainable patterns of development. A minor change is proposed to reference the 'Sheffield Innovation Spine'.

Policy SP1: Overall Growth Plan

Of the over 80 responses received regarding this policy, the majority (69) were objections, with the remaining in support or neutral.

Main Issues Raised:

The key objections relate to concerns that Policy SP1 does not fully meet housing needs, or employment land needs. Comments also note that the housing and population projections are based on the 2014 growth projections and not the 2021 census, and that broad locations for growth are not identified on the Proposals Map or the Key Diagram, making it contrary to the National Planning Policy Framework. It was considered that reliance on this non-designated area and the assumed housing delivery associated with these locations are unsound and both should be deleted from the plan policies. It was stated that this approach would not meet growth aspirations, present a positively prepared strategy, or meet the need for affordable housing.

It was further stated that exceptional circumstances have not been demonstrated for planning for lower housing growth than the Local Housing Need figure derived from the Standard Method. Respondents noted that the evidence shows shortfalls in deliverable housing land supply in relation to the 5-year housing land supply position and additional sites are required to be allocated, especially outside the City Centre, to meet the minimum housing requirement as set by the Standard Method. The policy's approach to release Norton Aerodrome as the only Green Belt site allocation was considered unsound and the city's Green Belt constraints alone should not be considered an exceptional circumstance to a lower housing requirement. This overall Growth Plan was noted as resulting in less affordable housing and more small homes. It would not therefore meet the full range of housing needs. The 35% urban uplift should be met in Sheffield not through headroom in other authorities.

It was also claimed that Policy SP1's approach does not provide for sufficient employment land and the Employment Land Review (ELR) methodology is flawed. The approach to logistics was also considered not to be justified as the Plan is silent on the need for large-scale logistics.

It was also stated that the policy does not set out a clear strategy for the protection, enhancement and extension of blue and green infrastructure. There is also no emphasis on nature recovery and on *extending* the Green Network, or new active travel infrastructure or the extension of existing routes. The wording around climate change, reducing carbon emissions and building a resilient city was viewed as not strong enough. The policy does not mention significant improvements to public transport including strategic rail investment as well as strategic highways improvements.

Reference should be made to non-designated as well as designated heritage assets.

Representations from:

AAA Property Group (Submitted by Spawforths), Avant Homes Yorkshire (Submitted by Pegasus Group), Barratt and David Wilson Homes (Submitted by Barton Willmore), Bassetlaw District Council, CEG (Submitted by Lichfields), Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Commercial Property Partners (Submitted by Urbana), CPRE Peak District and South Yorkshire, Dore Village Society, Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Gladman Developments Ltd, Gladman Retirement Living Ltd, Hague Farming Ltd (Submitted by Barton Willmore), Hallam Land Management (Submitted by DLP Planning Limited), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hartwood Estates (Submitted by Urbana), Hft (Submitted by ID Planning), Historic England, Home Builders Federation, Inspired Villages (Submitted by DLP Planning Limited), Joined Up Heritage Sheffield, Lime Developments (Submitted by DLP Planning Limited), Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited), McCarthy Stone (Submitted by The Planning Bureau), Mr Lalley and Miss Knight (Submitted by Townsend Planning Consultants), Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Natural England, Norfolk Estates (Submitted by JEH Planning Limited), Norfolk Estates (Submitted by Savills), OBO Quinta Developments (Submitted by Urbana), Owlthorpe Fields Action Group, Rivelin Valley Conservation Group, Rotherham Metropolitan Borough Council, Sheaf and Porter Rivers Trust, Sheffield CTC and Cycle Sheffield, Sheffield Green & Open Spaces Forum, Sheffield Hallam University (Submitted by Urbana), Sheffield Hospital Charity (Submitted by DLP Planning Limited), Sheffield Technology Parks Ltd (Submitted by nineteen47), South Yorkshire Climate Alliance, Sport England, St Pauls Developments plc and Smithywood Business Parks Development LLP (Submitted by JEH Planning Limited), Strata Homes

(Submitted by Spawforths), Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited) and 13 individuals

Council Response:

Minor changes are proposed to ensure references to Broad Locations for Growth are accurately reflected throughout the Plan. This includes an additional definition in the glossary and areas identified on the Key Diagram. Additional reference is made to non-designated heritage assets to clarify application of the policy. To ensure consistency with BG1 Blue and Green Infrastructure minor amendments are proposed to focus on the Local Nature Recovery Network and reflect the need to *extend* as well as protect and enhance blue and green infrastructure. An amendment is proposed to reflect progress on the possible local rail upgrade on the Don Valley Line. In response to comments about consistency of housing capacity figures, a separate schedule will be published to highlight any changes arising in both the capacity of individual sites and the capacity of allocated sites as a whole. This will take account of new planning permissions granted during 2022/23 and any proposed allocations that have been completed during that year.

No further changes are proposed to SP1. No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

The evidence base set out in the Employment Land Review supports the approach taken to employment land in the policy. The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

In considering how local housing need should be met the spatial strategy takes into account the importance of prioritising urban and other under-utilised urban sites and optimising density in these locations to make the most efficient use of land. There are no exceptional circumstances for releasing Green Belt to meet housing need beyond the brownfield site at the former Norton Aerodrome. The housing requirement also takes account of the need to support economic growth. Although recognising the challenge, the Whole Plan Viability Assessment indicates that development remains viable.

Policy SP2: Spatial Strategy

38 representations received, 34 objected and 4 supported the policy in full.

Main Issues Raised:

Policy SP2 does not demonstrate sufficiently how the policy approach is deliverable and will meet housing need. It does not meet the housing need calculated under the

Standard Method. There are sites of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Additional sites are required to be allocated to meet the minimum housing requirement as calculated using the Standard Method and to provide a 5-year supply. There is a disproportionate emphasis on the Central Sub-Area for new housing delivery which is undeliverable and unsustainable. Emphasis on the Central Area will also limit the type, mix and tenure of housing delivered. This fails to address the housing needs of different areas of Sheffield. More sites for development of houses should be released, particularly outside the City Centre. The Policy does not include flexibility to allow for delivery of sustainable development and prevents development on the basis of access to existing facilities. Policy SP2 also does not factor the use of space standard needs into dwelling estimates.

The Policy does not allocate additional employment land in the Northeast (Smithywood, Warren Lane), or the Southeast of the city (Orgreave Park). The policy references contributions to additional infrastructure including education and healthcare provision in some of the sub areas but no sites have been allocated or a clear strategy identified to ensure sustainable delivery to support growth. Policy SP2 does not include Mass Transit Corridors as a spatial focus for future development. The approach also restricts development in Principal Town of Chapeltown/ High Green.

Representations from:

AAA Property Group (Submitted by Spawforths), Aldene Developments (Submitted by Urbana), Avant Homes Yorkshire (Submitted by Pegasus Group), Barratt and David Wilson Homes (Submitted by Barton Willmore), CEG (Submitted by Lichfields), Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Gladman Retirement Living Ltd, Gleeson Homes, Hague Farming Ltd (Submitted by Barton Willmore), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hft (Submitted by ID Planning), Historic England, Home Builders Federation, Lime Developments (Submitted by DLP Planning Limited), Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Norfolk Estates (Submitted by Savills), North East Derbyshire District Council, Rula Developments (Submitted by Spawforths), St Pauls Developments plc and Smithywood Business Parks Development LLP (Submitted by JEH Planning Limited), Strata Homes (Submitted by Spawforths), Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited), Urbo (Submitted by Asteer Planning) and 3 individuals.

Council Response:

No changes are proposed to policy SP2. Policy SP2 reflects the Council's agreed spatial strategy which does not include release of any greenfield land from the Green

Belt. The strategy supports urban renewal and delivery of new homes in sustainable locations. The distribution of allocations is consistent with the spatial strategy.

The approach taken to the need and supply of land for employment is considered sound and supported by the Employment Land Review, taking account of the need to ensure sustainable patterns of development and given that exceptional circumstances are not considered to exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome.

Housing mix has already been factored into assumed site densities and the Whole Plan Viability Assessment. The impact of constraints such as land contamination and heritage on sites have been assessed via the Site Selection Methodology.

Policy SP3: Hierarchy of Centres

This policy received 3 objections, 1 neutral response and 1 representation in support.

Main Issues Raised:

The allocated 'policy zone' approach does not allow enough flexibility on the range of uses that may develop over the Plan period. It also does not designate the Queens Road Retail Park as a District Centre when similar retail parks have been designated.

Representations from:

MHH Contracting (Submitted by Urbana), Orchard Street Investment Management (Submitted by Savil's), Urbo (Submitted by Asteer Planning) and 2 individuals

Council Response:

No changes are proposed to the policy. Queens Road Retail Park is divorced from other shops and uses that a District Centre contains and is therefore designated instead as a Flexible Use Zone.

Chapter 4 Sheffield's Sub-Area Strategy

Central Sub-Area

Policy SA1: Central Sub-Area

14 representations received, 9 objections, 1 support in part and 4 neutral (other).

Main Issues Raised:

A number of the development industry's representatives do not agree with the spatial strategy of concentrating most of the housing growth in the Central Sub-Area, because of concerns about the deliverability of brownfield sites and the housing mix that would be delivered (too much reliance on apartments). The development sector has objected to a number of site allocations on this basis, in particular sites in policies CA1 to CA6.

There is some concern that there is an inconsistent approach to site allocations and zoning within the Central Sub-Area and that the policies are too prescriptive for the City Centre.

There is some support for the approach to identifying 'Broad Locations for Growth', however respondents stated that the policy criteria needed to ensure it is compliant with the National Planning Policy Framework and that the recreational/heritage value of sites is retained. Policies CA1-CA6 do not set targets for the future provision and protection of existing green and blue infrastructure/ Local Nature Recovery Network within the Central Sub-Area; they also do not provide new open space proportionate to the housing growth targets in the City Centre. There are also no requirements or plans to provide street trees. There are two objections to the implementation of the Clean Air Zone within the Central Sub-Area noting that it will have a negative impact on businesses located there.

Representations From:

AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Gladman Retirement Living Ltd, Joined Up Heritage Sheffield, Natural England, Rula Developments (Submitted by Spawforths), Sheffield Street Tree Partnership (SSTP), South Yorkshire Industrial History Society CIO , Strata Homes (Submitted by Spawforths), Urbo (Submitted by Asteer Planning) and 2 individuals.

Council Response:

- Exceptional circumstances do not exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.
- The Sheffield Plan policies have been through sustainability and viability testing. Therefore, it is considered the policy requirements within the Sheffield Plan are robust and appropriate to justify the approach taken to the housing requirement and the spatial strategy.
- Proposed development management policies provide sufficient protection for sites of ecological and recreational importance. It is considered the Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the housing requirement over the plan period.
- The Sheffield Clean Air Zone has been in effect since February 2022 and is outside the scope of the Plan.
- Amendments to Policies BG1, SA1, CA1-CA6 have been made to address concerns regarding green space provision.

Character Area One: Kelham Island, Neepsend, Philadelphia, Woodside

17 responses received for this policy, 8 were objections, 6 support in part, 3 neutral (other).

Main Issues Raised:

Policy CA1 - does not prioritise walking and cycling routes and provision as well as planning for better connectivity across the river and railway lines. It is also not clear what is meant by 'proactively manage flood risk' and the definition is missing for what is considered a 'functional flood plain'. Some comments state that there is lack of clarity on where and how employment will come forward in this Character Area and so the boundary should be extended to include further sites. Only one site allocation includes employment uses which is noted as not being enough (KN02). There is a lack of reference to the Upper Don Trail in all relevant Character Area documents, including any future proposals. There is no reference to the 'Innovation Spine' proposed by University of Sheffield.

Policy CA1A - The Priority Neighbourhood Area's boundary should be expanded to include additional land to ensure neighbouring proposals align with the proposed uses. There is concern that the policy will have a negative impact on existing businesses, especially smaller ones in the area.

Policy CA1B – There is no overall masterplan demonstrating how the site allocations will come forward. Site allocation KN21 has been omitted from the list of site allocations. There is concern that the policy is not explicit enough to protect heritage assets sufficiently.

There is support for the Neepsend Priority Location and its part in ensuring the protection of heritage assets.

Representations From:

AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Gladman Retirement Living Ltd, Joined Up Heritage Sheffield, Natural England, Rula Developments (Submitted by Spawforths), Sheffield Street Tree Partnership (SSTP), South Yorkshire Industrial History Society CIO, Strata Homes (Submitted by Spawforths), Urbo (Submitted by Asteer Planning) and 2 individuals

Council Response:

- The proposed allocations in Policies CA1 to CA6 will contribute to meeting housing need in the Central Sub-Area thereby supporting local services provision. While certain parts of the Central Area have viability challenges masterplanning work is ongoing to help address this and there are many recent and active schemes in the City Centre. Therefore, it is considered that City

Centre development remains viable, deliverable and appropriate. There is no need to allocate additional sites.

- Additional wording has been added to the Glossary to clarify what is meant by 'flood plain' and 'proactive manage flood risk'.
- The policy approach is consistent with the requirements of Paragraph 119 of the National Planning Policy Framework in regard to making effective use of land. The General Employment Zones provide opportunity and flexibility for a wide range of business to expand, locate and relocate. Other uses are not appropriate in these areas, therefore the General Employment Zone boundary is considered to be appropriate.
- The Central Sub Area will deliver future housing and retail growth as well as commercial activity to ensure long-term viability of the City Centre. Flexible Use Zones allow for a wide variety of uses and are not considered restrictive to future development. They do not prevent current operational uses; any future proposals will be dealt with at application stage.
- To aid the effectiveness of Policy CA1B, reference to Masterplanning as well as the addition of KN21 to reflect the points raised in the representation has been added for clarity.

Character Area Two: Castlegate, West Bar, The Wicker, and Victoria

10 responses received, 3 objections, 6 support in full/support in part and 1 neutral (other).

Main Issues Raised:

Policy CA2 - The policy criteria are not explicit enough to address heritage requirements in the area. There is not enough reference in the policy to the provision for greater connectivity between the City Centre and the canal towpath. There is also little reference to improving environments along the canal as well as the river. There is some concern that there is an inconsistent approach to site allocations and zoning within the Central Sub-Area and that the policies are too prescriptive for the City Centre. It is unclear what the site allocation designation means for CW03 which is a mixed-use scheme. There is also discrepancy between the policy and the existing planning permission in terms of capacity for housing. There is no reference to the 'Innovation Spine' proposed by University of Sheffield.

Policy CA2A - the proposals are supported, especially those relating to heritage, the creation of a public square, the Grey to Green initiative involving the river and the proposed green space. However, there is a lack of masterplanning demonstrating how the innovation district will be delivered.

Policy CA2B - the proposals are supported especially the role Wicker Riverside Priority Location is expected to play in ensuring the protection of heritage assets.

Representations From:

Canal & River Trust, Hallam Land Management, Sheaf and Porter Rivers Trust, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Historic England, Joined Up Heritage Sheffield, University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning), Sheffield Technology Parks Ltd (Submitted by nineteen47), and 1 individual

Council Response:

- Policy SP1 criteria m) and Policy D1 provide further details of the Plan's commitment to the protection, management and enhancement of heritage sites and assets.
- To clarify and strengthen the policy, an amendment is proposed to criteria e) to enhance pedestrian and cycle environments along main routes and improve the relationship with the river and canal side spaces - creating new riverside routes, supported by active building frontages, and proposals that positively interact with the river and canal side spaces.
- The Office Zones contain a significant amount of flexibility, given that 40% of the floorspace can be non-office use. Some requirement for office uses is necessary in order to deliver the spatial strategy of the Plan to meet the City's need for office space.
- Criteria c) of the policy reflects the ambitions to deliver innovation led regeneration in Castlegate as part of strengthening the Spine within the City Centre. This is detailed in the City Centre Strategic Vision as well as the Sheffield City Centre Priority Neighbourhood Frameworks. Reference to the 'Innovation Spine' would not be appropriate in this policy. It is considered that Policy SA1 sufficiently addresses support for the 'Spine' proposal.

Character Area Three: St Vincent's, Cathedral, St George's and University of Sheffield

7 representations received for this policy, 3 objections, 3 support in full/support in part and 1 neutral (other).

Main Issues Raised:

Policy CA3 - does not reference the 'Innovation Spine' proposed by the University of Sheffield which should help deliver accessible neighbourhoods. The criteria in policy CA3 are not explicit enough to address heritage requirements in the area.

Representations From:

Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Joined Up Heritage Sheffield, Sheffield Technology Parks Ltd (Submitted by nineteen47), University of Sheffield (Submitted by DLP Planning Limited), Historic England

Council Response:

- Policy SP1 criteria m) and Policy D1 provide further details of the Plan's commitment to the protection, management and enhancement of heritage sites and assets.
- Amendment proposed to policy CA3 to reflect the Conservation Areas within the Character Area.
- Support for the 'Innovation Spine' proposal is also covered under changes proposed to Policy SA1.

Character Area Four: City Arrival, Cultural Industries Quarter, Sheaf Valley

16 responses received for this policy, 11 were in objections, 4 support in full/part, 1 neutral (other).

Main Issues Raised:

Policy CA4 – does not reference the Porter Brook Trail. There are limited opportunities included to de-culvert, admit daylight and re-naturalise the River Sheaf and Porter Brook in the policy. Currently these are included in Policy CA4A but should be included in Policy CA4. There is also no Character Area Plan for most of the Priority City Arrival Area.

Representations From:

Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Historic England, Joined Up Heritage Sheffield, Sheaf and Porter Rivers Trust and 11 individuals.

Council Response:

- A proposed amendment to Policy BG1 in relation to waterways and further supporting text in relation to green and blue infrastructure in the emerging Local Nature Recovery Strategy picks up the comments made about the waterways.
- A separate Station Masterplan is being prepared for much of the City Arrival area and will provide more detail than can be shown in the Local Plan.

Character Area Five: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street

9 responses received for this policy, 4 were objections, 2 support in part, 3 neutral.

Main Issues Raised:

Policy CA5 - the criteria are not explicit enough to address heritage requirements in the area. Allocation site HC03 should be removed as it is not available, suitable, achievable, or deliverable. De-culverting priorities should be covered in Policy CA5 rather than CA5A. There is also a lack of mention of the Porter Brook Park proposals.

Representations From:

Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Historic England, Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), Sheaf and Porters River Trust

Council Response:

- It is considered the Site Selection Methodology is consistent with national policy and provides a robust basis to determine the most sustainable sites to meet the identified housing requirement in Sheffield over the plan period. Proposed allocation HC03 will contribute to meeting housing need in the Central Sub-Area and be delivered as part of the emerging Moorfoot Masterplan. While certain parts of the Central Area have viability challenges masterplanning work is ongoing to help address this and there are many recent and active schemes in the City Centre. Therefore, it is considered that HC05 remains viable, deliverable and appropriate.
- It is considered that criteria f) relating to de-culverting the Porter Brook is more appropriately located in Policy CA5A which also refers to Porter Brook Park. No modification is required.
- Conditions on development for site allocations listed in policy CA5 amended where appropriate to reflect the impact on the historic environment.

Character Area Six: London Road and Queen's Road

4 responses received for this policy, 1 objection, 1 support in part, and 2 neutral and no main issues raised.

Northwest Sheffield Sub-Area

Policy SA2: Northwest Sheffield

23 representations received for this policy, 13 objections, 9 support in full/part and 1 neutral.

Main Issues Raised:

Policy SA2 provides little evidence on the deliverability of the sites allocated. It seeks to deliver approximately 1,015 new homes, a level of growth that is considered too low to support this area of the city due to a tight Green Belt Boundary. Many of the development sector's representatives have concerns with the spatial strategy of not opting for Green Belt release and are concerned about the viability and deliverability of site allocations, and the lack of diverse housing mix that will be provided as a result. The development sector has objected to several site allocations on this basis, including those in Policy SA2. Some of conditions on development for the site allocations are also thought to be arduous.

There were numerous responses seeking the strengthening of conditions on development for some of the site allocations, including; adding buffers alongside green and blue infrastructure assets; strengthened wording to protect heritage and archaeological assets; requirement for further hydrological investigation; introducing conditions that ensure harm to protected species/habitats/sites is minimised. There have been some objections received on the lack of information for some of the site allocations.

Policy SA2 includes a more restricted range of industrial uses which should be broadened to include the whole of the E Class, with B2 and B8 class uses as well. Policy SA2 also does not contain adequate policies for the sustainable development of local food infrastructure. The supporting text also does not reference the importance of nature conservation, biodiversity, landscape character and heritage for both Rivelin and Loxley Valleys. Wardsend Cemetery Heritage Park has been raised to be designated as a Local Nature Reserve. Additionally, the policy does not include any criteria that supports an extension to the Supertram network. There is also no reference to the reopening of the Sheffield – Stocksbridge railway to passengers.

Representations from:

AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Friends of the Loxley Valley, Friends of Wardsend Cemetery, Hague Farming Ltd (Submitted by Barton Willmore), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Joined Up Heritage Sheffield, Natural England, Norfolk Estates (Submitted by JEH Planning Limited), Owlthorpe Fields Action Group, Rivelin Valley Conservation Group, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, South Yorkshire Bat Group, Strata Homes (Submitted by Spawforths) and 5 individuals

Council Response:

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. The housing requirement is calculated on a citywide basis and sufficient deliverable sites have been allocated to meet that requirement. Based on the Whole Plan Viability Assessment (WPVA) the site allocations within the Northwest Sub-Area are viable and deliverable. The deliverability of individual sites is evidenced in the HELAA.

No change is proposed to Strategic Employment Site Allocations that are located within Flexible Use Zones, as Use Class E(g) contains uses which can be carried out in a residential area without detriment to amenity. Employment uses delivered in these areas would not be incompatible with nearby residential uses.

Responses suggesting the strengthening of conditions on development on certain site allocations, relating to protecting green and blue infrastructure assets; heritage and archaeological assets; and protected species/habitats, where necessary, have resulted in several suggested minor amendments to the Sub-Area's site allocations. These amendments either add conditions on development requiring provision of appropriate mitigation measures (e.g., environmental buffers, or removal of protected areas and buffers from the developable area, etc); or require the supply of additional information at the planning application stage, regarding the potential adverse impacts on these assets to inform provision of adequate mitigation measures.

Strategic policy BG1 and Development Management policies GS1 to GS11 make adequate provision for the protection of local food infrastructure. Valuable allotments are normally designated as Urban Green Space Zones, protected from inappropriate development by Policy GS1. Wardsend allotments are privately owned and are now declared surplus to requirements by its owner. The Plan cannot impose retaining the existing allotment; hence no change is needed to Policy SA2.

Northeast Sheffield Sub-Area

Policy SA3: Northeast Sheffield

11 responses received for this policy, 7 were objections, 4 support in full/part.

Main Issues Raised:

The decision not to allocate the Smithy Wood site for development is supported by several environmental groups. Sport England proposed amendments to a number of sites impacted by nearby sports facilities. There is support for the allocation of NES19, it's capacity should be significantly increased to contribute significantly to the government's target of a 35% uplift.

Sites NES09, NES12, NES13, NES16, NES17, NES18, NES20, and NES22 are considered unviable for development and should be deleted, due to various reasons including extensive and costly land contamination mitigation; archaeological evaluation requirements; the need for biodiversity net gain that reduces the usable area; potential limitations due to nearby Environment Agency Waste Permit sites; and the impact of mitigating the proposal's effects on nearby heritage assets.

The Woodland Trust is concerned about the potential adverse impacts of site allocation NES01 on adjacent areas of ancient woodland. There is support for retaining mature trees along Longley Lane in NES18, and concerns are raised about the lack of biodiversity information for sites NES04, NES13, NES23, and NES27. These urban green space sites should be assessed based on relevant national and Draft Sheffield Plan policies, such as National Planning Policy Framework paragraphs 179 and 180, and Policies GS1 and GS5.

Two alternative site allocations have also been proposed for development including: the Shiregreen Arms (Residential Zone) with adjoining greenfield land off Mason Lathe Road, S5 0TL (Urban Green Space Zone); and a garage site in the Green Belt at the rear of 439 Sicey Avenue, S5 0EN. (see [Table 1](#))

Representations from:

AAA Property Group (Submitted by Spawforths), Derwent Development Management Ltd (DDML) (Submitted by Aylward Town Planning Ltd), Ecclesfield Parish Council, Hallam Land Management, Sanctuary Housing Association, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited), Norfolk Estates (Submitted by JEH Planning Limited), Owlthorpe Fields Action Group, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, Strata Homes (Submitted by Spawforths)

Council Response:

Site Allocations NES13, NES22, and NES28 should have an additional condition requiring a Sport and Urban Green Space Impact Assessment at the planning application stage, to assess and mitigate any detrimental impacts on sports activities or the development itself. There is no reasonable justification for increasing the expected density of NES19 beyond that specified in Policy NC9.

The Whole Plan Viability Assessment (WPVA) has determined that the site allocations are viable and achievable. Retaining trees along Longley Lane for NES18's development is supported. For NES01, a condition should be added to exclude Ancient woodland/ Woodland and establish a 15-metre buffer from the edge of the canopy, preventing them from being included in the developable area.

Regarding concerns raised by Natural England, no changes to the allocations are necessary since the submission of an ecological survey and compliance with Biodiversity Net Gain are now mandatory. Where Historic England expressed concerns about the potential negative impacts on nearby heritage assets, the relevant site's heritage condition has been amended to include recommendations from the Heritage Impact Assessment or other suitable mitigation measures. Retaining non-designated heritage assets, when feasible, should also be included as a condition.

Previously developed land that has been landscaped and planted is no longer considered brownfield and is protected as Urban Green Space. The Shiregreen Arms Site will not be allocated for residential development. There are no exceptional circumstances to justify development within the Green Belt beyond the brownfield site at the former Norton Aerodrome.

East Sheffield Sub-Area

Policy SA4: East Sheffield

9 responses received for this policy, 8 were objections and 1 neutral.

Main issues raised:

- Policy makes no reference to developing or enhancing green spaces.
- The policy does not consider the impact of noise pollution on the amenity of future occupiers of sites within the sub-area.
- The sub-area site allocations are unviable.
- The River Don and Sheffield and Tinsley canal corridors are not signposted.
- Policy will not meet the identified need for housing.
- Policy will not meet the identified need for industry and logistics.

Representations from:

AAA Property Group (Submitted by Spawforths), BOC Ltd (Submitted by Savills), Canal & River Trust, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Rula Developments (Submitted by Spawforths), Strata Homes (Submitted by Spawforths) and 1 individual.

Council Response:

- There is an accepted need to reference expansion and enhancement of green spaces. Amendments are proposed to BG1 to reflect this.
- Policy NC14 requires appropriate mitigation for noise sensitive uses within areas with significant background noise including adjoining Trunk Roads/Strategic Roads and those near to industrial areas. No change needed to the sub-area policy.
- The Whole Plan Viability Assessment (WPVA) has determined that site allocations are viable and achievable. Policy BG1 states that very significant weight will be given to the protection and enhancement of Sheffield's blue and green infrastructure, specifically referencing the River Don and Sheffield & Tinsley Canal corridors.
- The Sheffield Plan has identified sufficient deliverable sites to meet the City's housing needs within the Plan period.
- The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

Southeast Sheffield Sub-Area

Policy SA5: Southeast Sheffield

40 representations received for this policy, 9 were objections, 26 support in full/part and 5 neutral.

Main Issues Raised:

A number of the development industry's representatives do not agree with the spatial strategy of not opting for Green Belt release for new housing and question the viability and deliverability of some of the proposed site allocations. They consider that more housing sites are needed in the south-east of the city. There have been a number of other objections to some of the housing site allocations but also support. Several objections relate to potential heritage, ecological and agricultural land impacts.

In addition to comments on the specific policy, it is also worth noting that there has been petitions and 125 representations received for site allocation SES03 (Land to the east of Eckington Way), of which 123 were objections and 2 were neutral. The site allocation is proposed for employment uses and as a site for travelling showpeople. The objections cover issues such as traffic congestion and air pollution in the area, impact on local facilities, loss of agricultural land, the impact on the Local Geological Site, demand on existing utilities infrastructure, impact on wildlife and loss of amenity in the local area, impact on adjoining housing and the impact of the high voltage powerlines.

There has been significant support for the proposed designation of Owlthorpe Fields as a Local Green Space.

It was stated that the allocated sites will not meet the identified need for industrial and logistics uses so further sites should be identified; an objection seeks the allocation of a large area of land ("Orgreave Park") to the east of Handsworth for employment (logistics) purposes.

Support was expressed for the overall approach to the sub-area in Policy SA5 and, in particular, the support given to the re-opening of the Barrow Hill Line to passengers; also, need to include Killamarsh in the list of stations in part g) of the policy. Need to explore the potential for site SES02 to accommodate park & ride use.

There are objections to several site allocations requesting that their site boundaries be changed to exclude the areas designated as Local Wildlife Site (sites SES02, SES04 and SES05).

Representations from:

AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Camstead Ltd (Submitted by Astrum Planning), Ergo Real Estate, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Natural England, Norfolk Estates (Submitted by Savills), North East Derbyshire District Council, Owlthorpe Fields Action Group, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, South Yorkshire Mayoral Combined Authority, Strata Homes (Submitted by Spawforths) and 24 individuals

In addition, proposed site allocation SES03 received representations from: Clive Betts MP, Councillors Kurtis Crossland, Ann Woolhouse, Bob McCann, Gail Smith and Kevin

Oxley, National Grid (Submitted by Avison Young), Natural England, UPS, 4 petitions and 102 individuals.

Council Response:

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

Minor amendments are proposed to some site allocations to ensure soundness but no allocations are proposed for removal. The Whole Plan Viability Assessment (WPVA) has determined that site allocations are viable and achievable.

The allocation of site SES03 indicates that it is suitable for employment and Gypsy/Traveller uses as a result of the site selection methodology that was undertaken. Further planning conditions will be given consideration at a detailed planning application stage if required. However, additional conditions on development are proposed that will ensure an environmental buffer strip is provided between the development and neighbouring housing to mitigate the impact on adjoining housing. Additional conditions on development are proposed that will ensure development should propose a strategy for how the impact of high-voltage powerlines will be reduced through the design of the site. A number of the issues raised are addressed further in the [Strategy & Resources Committee Report \(2nd August\)](#)

No change is proposed in response to objections to several site allocations requesting that their site boundaries be changed to exclude the areas designated as Local Wildlife Site (sites SES02, SES04 and SES05). However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.

The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

A minor change is proposed to include Killamarsh in the list of stations in part g) of the relevant policy (within the Sheffield City boundary).

If a Park and Ride use be proposed on site SES02 in future, in principle this use fits with the general employment area designation of the site.

To ensure that there will be no adverse impact on any key heritage or ecological features of value, conditions on development have been included for the appropriate sites in Annex A of the Plan. There is a pressing need to identify land for employment and housing use, including for accommodation for travellers, and this need outweighs the need to protect small areas of best and most versatile agricultural land.

South Sheffield Sub-Area

Policy SA6: South Sheffield

12 representations received for this policy, 5 were objections, and 7 were support in full/part.

Main Issues Raised:

A number of the development industry's representatives do not agree with the spatial strategy of not opting for Green Belt release for new housing and question the viability and deliverability of some of the proposed site allocations and the lack of diverse housing mix that will be provided as a result. There have been objections to some of the housing site allocations on this basis; also, some of the conditions on development for the site allocations are also considered to make them undeliverable or severely restrict development, such as archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. An alternative site has been put forward as a potential housing site allocation at Totley. There is also support for a number of the proposed housing site allocations.

There is an objection stating that the sub-area will not meet the need for industrial and logistics sites.

There has been support for, and objections to, the main strategic site in the sub-area, the former Norton Aerodrome, with several other comments suggesting that development of this site needs to be subject to caveats and further considerations, such as integrating the development with the tram route.

There should be more emphasis on improving active travel provision in terms of cycle parking.

There are several representations supporting, and one objection to, the proposed Local Green Space designation at Bolehill Wood and a request that a definition of Local Green Space be included in the Glossary.

Representations from:

AAA Property Group (submitted by Spawforths); Mr Charles Rhodes and Star Pubs (submitted by JLL); North East Derbyshire District Council; Owlthorpe Fields Action Group; Rula Developments (submitted by Spawforths); Sheffield and Rotherham Wildlife Trust; Strata Homes (submitted by Spawforths); CPRE Peak District and South Yorkshire; Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited); Natural England; Sanctuary Housing Association; South Yorkshire Mayoral Combined Authority; Tangent Properties and 5 individuals

Council Response:

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

It is considered that the stated conditions on development do not mean that any of the site allocations should be deleted. The Whole Plan Viability Assessment (WPVA) has determined that site allocations are viable and achievable.

A definition of Local Green Space will be added to the Glossary. It is considered that the characteristics of the land at Bolehill Wood merit a Local Green Space designation.

For the site allocation at the former Norton Aerodrome full account of the proximity of the Site of Special Scientific Interest (SSSI) will be taken into account through masterplanning the site and via any future planning application process to ensure that the SSSI - which lies outside the site boundary - is not adversely affected.

Complementary uses and the final capacity of the site will be determined in more detail during the masterplanning exercise. It will also be important to ensure that new residential development in this area is well connected to the existing tram route; this would be a consideration of Policy CO1 which seeks to maximise public transport access to new development, as well as safe cycle and pedestrian routes.

Whilst Policy CO1 supports the delivery of active travel infrastructure associated with new development, Policy T1 supports the broader delivery of active travel infrastructure across the city, aligned with the priorities set out in the Transport Strategies of both Sheffield City Council and the South Yorkshire Mayoral Combined Authority.

The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

Southwest Sheffield Sub-Area

Policy SA7: Southwest Sheffield

13 representations were received, 11 were objections, and 2 neutral.

Main Issues Raised:

A number of the development industry's representatives do not agree with the spatial strategy of not opting for Green Belt release and are concerned about the viability and deliverability of site allocations and the lack of diverse housing mix that will be provided as a result. Some of the conditions on development for the site allocations are also considered to make them undeliverable or severely restrict development, such as

archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application.

Three alternative sites have been put forward as potential housing site allocations in Dore and one site at Little London Road. A respondent noted that the policy does not propose to designate parts of the landscape around Dore as a “transitional landscape” between the uplands of the Peak District to the west and the urban area of Sheffield to the east. It is also suggested that a housing site allocation be proposed at Dore, recognising the Mass Transit Corridor. There are objections to several site allocations on the grounds of potential impact on biodiversity or heritage; also, that there are sites close to the Porter Brook and that there is no mention of previous planning commitments to deliver the relevant section of the Porter Brook Trail.

There is an objection stating that the sub-area will not meet the need for industrial and logistics sites.

There is an objection requesting the redesignation of Queens Road Retail Park to a District Centre.

There is a representation in relation to the Green Belt boundary at Dore, terminology used and housing figures; and also objections that the policy needs more emphasis on active and sustainable travel, including to support District Centres.

Representations from:

AAA Property Group (Submitted by Spawforths), Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Dore Village Society, Hallam Cricket Club, Hft (Submitted by ID Planning), Jonathan Harrison (Submitted by nineteen47), Laver Regeneration (Submitted by Asteer Planning), Orchard Street Investment Management (Submitted by Savills), Rula Developments (Submitted by Spawforths), South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths) and 2 individuals

Council Response:

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

The Whole Plan Viability Assessment (WPVA) has determined that site allocations are viable and achievable.

The proposed site at Little London Road is separated from the nearby residential uses by the River Sheaf and is accessed through the existing business park. The site is clearly more suited to employment uses and the introduction of residential use on this site would create significant restrictions on the operation of the existing businesses.

Conditions on development of allocations related to heritage have been amended to take account of recommendations in the Heritage Impact Assessment. It is considered that the stated conditions on development do not mean that any of the site allocations should be deleted.

The Queens Road Retail Park is a stand-alone retail park divorced from other shops and uses that a District Centre contains and is therefore designated as a Flexible Use Zone rather than a District Centre.

A Mass Transit Corridor from part of the City Centre to the southwest is already referred to in policy SA7. Paragraph 4.72 refers to the extensive areas of countryside and Green Belt in the sub-area and any development proposals must take these into account, as appropriate.

The reference to Green Belt boundaries in SA6 is to provide clarity around boundaries that will remain unchanged when SS17 is removed from the Green Belt. In addition, no other sub-area policies specifically mention protection of Green Belt boundaries as that is implicit in policies in Part 2.

The 'urban area' refers to those areas of the city that are not within the Green Belt (see Glossary) and within the urban area are many different policy zones including residential zones.

The figure of 40 homes for Dore includes those within the Neighbourhood Plan area that have planning permission. It is a gross figure and allows for the fact that windfall sites may come forward during the Plan period.

Whilst Policy CO1 supports the delivery of active travel infrastructure associated with new development, Policy T1 supports the broader delivery of active travel infrastructure across the city, aligned with the priorities set out in the Transport Strategies of both Sheffield City Council and the South Yorkshire Mayoral Combined Authority.

Enhancing sustainable transport connectivity to support modal shift can improve the attractiveness and inclusiveness of the environment, enabling more people to access services in their local or district centre. The Plan includes policies, including SP1 and T1, which support multimodal transport improvements to enhance connectivity, and create an effective, sustainable transport network.

The Logistics Study has identified suitable sites to meet the city's needs and that there is sufficient capacity within the City Region to meet 'wider than local' need for logistics uses.

Stockbridge/Deepcar Sheffield Sub-Area

Policy SA8: Stocksbridge/Deepcar

9 representations received for this policy, 8 were objections, with 1 response in support.

Main Issues Raised :

- A number of the development industry's representatives do not agree with the spatial strategy of not opting for Green Belt release and are concerned about the viability and deliverability of site allocations and the lack of diverse housing mix that will be provided as a result.
- Some of the conditions on development for the site allocations are also considered to make them undeliverable, such as providing open space and upgrading transport infrastructure.
- The Whole Plan Viability Assessment identifies the site allocations in Policy SA8 as being unviable.
- The Stocksbridge/ Deepcar Sub-Area sites will not meet the identified need for Industrial and Logistics sites.
- An alternative site at Townend Lane, Deepcar has been put forward as a potential site allocation in the area and is listed in [table 1](#) (page 103).

Representations from:

AAA Property Group (Submitted by Spawforths), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Rula Developments (Submitted by Spawforths), Speciality Steel UK (Submitted by JLL), Strata Homes (Submitted by Spawforths) and 2 individuals.

Council Response:

No exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development.

Some conditions on development for sites in the sub area such as the provision of riverside open space, have been amended to ensure if that if open space can't be delivered along the riverside the condition allows the open space to be delivered within the site. The Sheffield Housing and Economic Land Availability Assessment (HELAA) sets out the evidence for the deliverability of the sites. Other conditions on development of allocations, like provision of transport services are required to ensure that the residential development in relatively remote locations is sustainable. The site allocation process has concluded that the site allocations are viable and deliverable. The Logistics Study has identified suitable sites to meet the city's needs and there is sufficient capacity within the City Region to meet 'wider than local' needs for logistics uses.

Chapelton/High Green Sheffield Sub-Area

Policy SA9: Chapeltown/High Green

11 representations received for this policy, 9 were objections, and 2 support in full.

Main Issues Raised:

- Lack of evidence regarding the deliverability of the site allocations. The housing chapter of the Plan acknowledges housing supply challenges and insufficient evidence of delivery before 2029. Also, the sites allocated in the policy do not meet the demand for Industrial and Logistics sites.
- Chapeltown, one of Sheffield's two Principal Towns, is a sustainable settlement with transport infrastructure that is capable of accommodating more growth than allocated in the Policy. The shortage of site allocations hampers Chapeltown's function as a Principal Town and fails to address its localised needs.
- The policy aims to deliver 145 dwellings in the Ecclesfield Neighbourhood Plan Area through small windfall sites and larger sites with planning permission. However, it lacks information on the feasibility of the small sites or their adequacy in meeting local requirements.
- Multiple alternative Green Belt sites have been proposed by respondents as potential allocations, including: the Green Lane Site at Ecclesfield, the Whitley Lane site between Ecclesfield and Chapeltown; the Hesley Wood Logistics/'Sheffield Gateway' site; and Land at Top Warren/Warren Lane, Warren.

Representations from:

AAA Property Group (Submitted by Spawforths), Avant Homes Yorkshire (Submitted by Pegasus Group), Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Rula Developments (Submitted by Spawforths), Strata Homes (Submitted by Spawforths), Visionary Planning UK and 2 individuals.

Council Response:

Support for recognition of Chapeltown High Green's status as a principal town is welcomed. The housing requirement is calculated on a city-wide basis and sufficient deliverable sites have been allocated to meet that requirement. Applying the spatial strategy to Chapeltown/High Green sub area where there are fewer development opportunities available than in other sub areas, has resulted in a small number of homes being delivered under the policy. However, the spatial strategy utilises the land available across the city taking account of the need to ensure sustainable patterns of development and that exceptional circumstances exist to release land from the Green Belt beyond the brownfield site at the former Norton Aerodrome. The deliverability of individual sites is evidenced in the Sheffield Housing and Economic Land Availability Assessment (HELAA). The Logistics Study has identified suitable sites to meet the city's needs and there is sufficient capacity within the City Region to meet 'wider than local' needs for logistics uses.

Chapter 5 Topic Policies

Most of the responses received for the introduction to this chapter were in support, followed by neutral (other) comments.

Representations from:

Dore Village Society, Environment Agency, Hft (Submitted by ID Planning), Historic England, Rotherham Metropolitan Borough Council, Sheaf and Porter Rivers Trust, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, Sport England and 5 individuals.

Housing

Policy H1: Scale and Supply of New Housing

26 representations received for this policy, 25 were objections and 1 support in full.

Main Issues Raised:

The approach taken in **Policy H1** will not create a housing market in line with the Plan's aims and objectives to provide quality, choice and affordability. The housing requirement indicated in the policy falls below the Local Housing Need figure derived from the Standard Method. The policy proposes a distribution of housing sites which will result in an unsustainable pattern of development, focussing on the Central Area, that doesn't meet identified housing needs of different areas of Sheffield.

The Central Sub-Area capacity is overambitious, and many sites will not be deliverable, therefore it will be difficult to sustain the required level of delivery proposed. Policy H1 includes Broad Locations for Growth within the supply but there is insufficient evidence of deliverability as suggested in the Council's WPVA. This is also the case with proposed site allocations in the Central Sub-Area. The target for 85% brownfield delivery is not evidenced as deliverable, it is restrictive and difficult to monitor. The policy approach implies that housing growth will be delivered only through existing planning permission, however not all sites with planning permission will be delivered, and policy H1 assumes no lapse rate. Furthermore, site allocations with existing uses on site may not be available. There is over reliance on windfall sites and the windfall allowance is too high. The policy approach will have a negative impact on infrastructure delivery. The impact of delivering new homes on previously developed land risks loss of employment land and has not been properly considered.

The policy focuses on delivering housing on previously developed land which impacts viability of sites and means it will not deliver a mix of housing types such as family housing and specialist older people's housing, including enough affordable housing to address need. For this reason, alternative sustainable greenfield sites in the Green Belt should be allocated. The scale of need for older people's accommodation is not

identified in the Plan. No alternative provision has been identified for New Age Travellers.

Representations From:

AAA Property Group (Submitted by Spawforths), Avant Homes Yorkshire (Submitted by Pegasus Group), Barratt and David Wilson Homes (Submitted by Barton Willmore), Camstead Ltd (Submitted by Astrum Planning), Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Friends of Wardsend Cemetery, Gladman Developments Ltd, Hague Farming Ltd (Submitted by Barton Willmore), Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Hft (Submitted by ID Planning), Home Builders Federation, Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited), McCarthy Stone (Submitted by The Planning Bureau), Norfolk Estates (Submitted by JEH Planning Limited), Norfolk Estates (Submitted by Savills), Strata Homes (Submitted by Spawforths), Upper Don Trail Trust and 1 individual

Council Response:

A small amendment is proposed to part (g) of the policy to reference housing for older people, rather than older people's independent living accommodation, to ensure that a range of typologies are considered. No change is needed in terms of identifying locations for meeting the need for older people's accommodation as this is a citywide need.

The housing requirement is set at a level that recognises Sheffield's constraints, as well as ensuring that enough new homes will be delivered to meet the economic growth aspirations of the city. The site allocations in the Sheffield Plan reflect the spatial strategy. The focus on delivering new homes on brownfield sites as part of urban regeneration is an important principle of the Plan. Although recognising the challenge, the Whole Plan Viability Assessment indicates that there are active schemes in the Central Sub-Area, suggesting that development remains viable. Masterplanning work is being undertaken to enable delivery and diversify the range of housing delivered in the Central Sub-Area.

The HELAA sets out the evidence base for the level of capacity likely to come forward in broad locations for growth. The HELAA takes into consideration both employment and residential sites. Sites proposed for allocation for employment uses would not be expected to come forwards as housing sites. Loss of current employment land for new homes is taken into account within the Employment Land Review in relation to 'churn' within the market.

The Council acknowledges the need for alternative accommodation for the New Age Travellers; policy NC7 provides a criteria-based approach for determining future planning applications for traveller sites including New Age Traveller provision.

Enabling Sustainable Travel

Policy T1: Enabling Sustainable Travel

32 representations received for this policy, with 12 objections and 17 support in full/part and 3 neutral.

Main issues Raised:

- There is a need to strengthen **Policy T1's** approach to securing cycle and pedestrian infrastructure and the policy does not go far enough in proposing to create a fully comprehensive network of joined up and safe active travel routes. The supporting text does not attribute enough importance to cycling and electrically assisted non-vehicular travel including E-Bikes.
- Reference should be made to railway re-opening opportunities in the Upper Don Valley.
- Policy T1 does little to address the declining bus services in Sheffield, it also does not make adequate provision to extend and improve the tram system. It also does not include reference to support the SYMCA's investigation of franchising.
- There is not enough reference in the policy to freight, including the rail freight terminal at Tinsley.
- The policy does not propose a citywide plan for electric vehicle charging and cycle parking.
- Policy T1 does not consider in enough detail the cross-boundary transport impacts.

Representations from:

Age UK Sheffield/Sheffield 50+, Bassetlaw District Council, Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates), Councillor Douglas Johnson, Councillor Ruth Mersereau, Councillor Tom Hunt, CPRE Peak District and South Yorkshire, Derbyshire County Council, Historic England, Norfolk Estates (Submitted by Savills), North East Derbyshire District Council, Sheffield Green Party, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, The British Horse Society and 10 individuals

Council Response:

- The policy aims to deliver priorities for sustainable and active travel which are set out in the Sheffield Transport Strategy and SYMCA Active Travel Implementation Plan, and clarification has been added to ensure this includes any subsequent versions of these strategies. Reference has been added to the importance of

providing for non-standard bikes, including cargo bikes, and electric bikes, particularly given the sometimes more challenging topography of Sheffield.

- Policies SP1, T1, SA2, SA5 and SA8 are being strengthened to support the future re-opening of the Don Valley line and Barrow Hill line.
- The policy supports the need to secure the future of the tram and expansion in future where viable. It also supports the delivery of improvements to bus services through the South Yorkshire Enhanced Bus Partnership and the projects associated with the Mass Transit corridors. SYMCA are currently undertaking a formal assessment of bus franchising and until the outcome of that work is known it isn't appropriate to reference this in the Sheffield Plan.
- A proposed amendment adds additional support for local strategies such as E-Cargo bikes and consolidation hubs.
- Sheffield Plan Policy CO2 (e) supports the inclusion of electric vehicle re-charging infrastructure. South Yorkshire's Electric Vehicle Infrastructure Strategy, once developed, will sit under the South Yorkshire Mayoral Combined Authority.
- Strategic transport modelling is ongoing to establish the more granular impacts of proposed development at key junctions/locations on local and strategic networks, and to identify mitigations to be included in the Infrastructure Delivery Plan. Discussions with neighbouring authorities are ongoing.

Blue & Green Infrastructure

Policy BG1: Blue & Green Infrastructure

A large number of representations were received regarding this policy (51), with the majority being objections (31). The remainder were supportive of the policy in part or in full.

Main Issues Raised:

- Lacks vision/strategy for connecting and extending existing Green Network.
- Potential conflict between protecting /enhancing biodiversity and promoting public access to blue/green infrastructure.
- Doesn't acknowledge role of other charities/agencies involved in work to extend the green network.
- Fails to encourage increased utilisation of blue infrastructure to its full potential e.g. de-culverting, increasing access.
- Policy doesn't adopt Natural England's Green Infrastructure Standards.
- Lacks targets for sustainable development of local food infrastructure.
- Lack of reference to waterways and associated public access routes.
- Industrial heritage associated with waterways lacks protection as part of the blue/green infrastructure.

Representations From:

Canal & River Trust, Environment Agency, Friends of the Loxley Valley, Historic England, Joined Up Heritage Sheffield, Natural England, Regather, Rivelin Valley Conservation Group, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Green & Open Spaces Forum, Sheffield Tree Action Group (STAG), South Yorkshire Climate Alliance, Sport England, University of Sheffield (Submitted by DLP Planning Limited), Upper Don Trail Trust and 27 individuals.

Council Response:

- An amendment has been proposed to include further reference to the South Yorkshire Local Nature Recovery Strategy/Nature Recovery Network, however this work is incomplete. When it is completed, it will be incorporated into a future Supplementary Planning Document.
- An amended has been proposed to cover biodiversity and public access.
- Charities and agencies are acknowledged in Part 2, Chapter 8 introduction. An amendment has been proposed in the policy to provide further reference.
- De-culverting is covered in policies in Part 2 of the Plan. An amendment is also proposed in the policy in relation to access to waterways.
- Reference to Natural England's Green Infrastructure Framework Principles and Standards has been added.
- An amendment has been proposed to cover sustainable development of local food infrastructure.
- Matters with respect to industrial waterway heritage are covered in policy D1 and DE9.

Design Principles and Priorities

Policy D1: Design Principles and Priorities

24 representations received, 5 were objections, 16 support in full/part and 3 neutral.

Main Issues Raised

- Policy needs greater emphasis on quality of design across all development.
- Increase number of heritage categories.
- Policy doesn't refer to various strategies/statements.
- No requirement for rainwater recycling.
- Policy doesn't include reference to biodiversity design features.
- Lacks targets for sustainable development of local food infrastructure.
- Nationally recognised standards and measures to mitigate climate change are not included.
- Areas of Special Character should be designated as Conservation Areas.
- Lack of information on emerging Local Nature Recovery Strategy.

Representations from:

Barratt and David Wilson Homes (Submitted by Barton Willmore), Canal & River Trust, CPRE Peak District and South Yorkshire, Friends of the Loxley Valley, Historic England, Home Builders Federation, Hunter Archaeological Society, Joined Up Heritage Sheffield, NHS Property Services, Regather, Rotherham Metropolitan Borough Council, Sheffield Tree Action Group (STAG), South Yorkshire Climate Alliance and 4 individuals

Council Response:

- Policy amended to cover quality of design across all areas.
- Heritage list covers main categories. Policy amended with encompassing term to cover other heritage assets not listed.
- While specific strategies/statements might not be referenced in policies, the themes they cover are.
- Policy amended to cover rainwater recycling.
- Biodiversity design features covered under GS5. Policy GS5 amended to specify those features which will be mandatory.
- See response to BG1 for sustainable development of local food infrastructure.
- A range of carbon reduction standards were assessed as policy options in the Whole Plan Viability Assessment (WPVA). The Policies within the Draft Plan strike a balance between its various aims whilst maintaining overall plan viability.
- The review of Conservation Areas will progress outside of the Local Plan process as a distinct piece of work.
- See response to Policy BG1 for Local Nature Recovery Strategy/Nature Recovery Network.

Infrastructure Provision

Policy IN1: Infrastructure Provision

12 representations received for this policy, 5 were objections, 5 support in full/part and 2 neutral.

Main Issues Raised:

- Development should not increase flood risk across the city; the wording for this should be clearer so it is not implied that flooding isn't increased elsewhere (including out of the city).
- The policy does not include the tram network in the Transport section.
- The policy does not pinpoint to policy CO3 for further guidance on the requirement for "All new build developments to have physical infrastructure to support gigabit-capable full fibre connections".
- Policy IN1 does not include contributions to community food growing.
- The policy also does not sufficiently meet the needs of sports that are played in the city and is not informed by a Playing Pitch Strategy .

- Concerned whether the policy will be deliverable and effective due to the restrictive nature of developments, viability and thus the funds raised by CIL.
- The policy should prioritise adding to, joining up or developing connected and continuous green spaces throughout industrial, commercial and residential areas.
- The cumulative traffic impact of the site allocations is still being considered, and it is still unknown whether there will be a significant traffic impact at the Strategic Road Network. The policy will need to ensure that this is mitigated appropriately.
- The policy currently does not consider public transport services around site allocations and these meeting the criteria set out for the minimum service frequency standard within Policy NC11.
- Support the policy to improve active travel, the passenger rail network, the rail freight network, the bus network and the strategic highway network.

Representations from:

Environment Agency, South Yorkshire Mayoral Combined Authority, Dore Village Society, Regather, Sport England, Norfolk Estates (Submitted by Savills), Sheffield Tree Action Group (STAG), National Highways, Rotherham Metropolitan Borough Council and 1 individual.

Council Response:

- An amendment has been made in the policy wording to cover all areas regarding flood risk.
- A reference to the tram network has been added.
- There is no need to cross-refer to other policies in the Plan.
- Food production is not considered as an infrastructure issue, but the policy does not exclude consideration of it and it is promoted elsewhere in the Plan.
- The Playing Pitch Strategy will be referenced in the Infrastructure Development Plan as appropriate.
- Viability has been considered in the Whole Plan Viability Assessment with respect to the balance of delivering the various and at times competing requirements of the Plan.
- Policy BG1 and Chapter 8 in Part 2 of the Plan cover green infrastructure, biodiversity and wildlife.

PART 2 Development Management Policies and Implementation

Chapter 1 Introduction to Part 2

5 representations received, 4 were objections and 1 neutral representation.

Main Issues Raised

The level of ambition in the Sheffield Plan is incompatible with the Council's targets for meeting Net Zero Carbon and does not provide enough emphasis on 'Environmental Sustainability'. The Plan does not enforce design standards for parking or include standards to reduce unnecessary light pollution. There is concern about the practical implementation of improved walking and cycling infrastructure including suggested route improvements, connectivity and maintenance. There are no proposals included in the Sheffield Plan for new railway stations on the Upper Don Valley rail line. Additionally, there is no impact assessment of the proposed policy measures by the Council.

Representations From:

South Yorkshire Climate Alliance and 3 individuals

Council Response:

The aim for the City to be net carbon zero by 2030 in response to the Climate Emergency is established. The Plan clearly sets out how it should help the Council meet this target, how it can be achieved and how this will benefit the people of Sheffield.

The Plan includes standards with respect to parking and includes policy to protect against nuisances, such as light pollution. Reference has been added in respect to the Upper Don Valley rail line.

The Plan is underpinned by an extensive evidence base that includes an Integrated Impact Assessment.

Chapter 2 The Policy Zones, Allocated Sites and Other Designations

Policy AS1: Development on Allocated Sites

10 representations received, 5 were objections, 4 support in part and 1 neutral.

Main Issues Raised:

- The policy wording should be clarified to state whether the 80% requirement applies to the net or gross area. The policy should be clarified to make it clear that this is not a density policy but is concerned about controlling potential secondary uses.
- Support the policy wording (i.e. 'should' rather than 'must') but requests flexibility for certain sites.
- In relation to certain City Centre sites the policy is overly restrictive as it would not allow for an appropriate mix of uses on certain sites.

- The draft Sheffield Plan does not allocate any 'Office Sites', therefore this part of the policy is not applicable.
- The 80% and 60% requirements in the policy should be reduced to 50%.

Representations From:

Home Builders Federation, Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), London and Continental Railways (LCR) (Submitted by Lichfields), Sheffield Technology Parks Ltd (Submitted by nineteen47), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), University of Sheffield (Submitted by DLP Planning Limited), British Land (Submitted by Quod) and 2 individuals.

Council Response:

- A proposed amendment to the policy has been put forward to clarify that the requirement applies to floorspace rather than developable area.
- The 20% allowance for other uses provides sufficient flexibility and to reduce the 80% requirement when applied to housing allocations would undermine the strategic policy approach to achieve the stated housing requirement.
- There are Office site allocations in the Plan, for example CW02, SV01, SV02, SV03 and HC01.
- A reduction to 50% would result in the Plan failing to deliver the housing and employment land requirements.

Chapter 3 An Environmentally Sustainable City – Responding to the Climate Emergency

11 representations received for this chapter, 9 were objections, with 2 comments made in support.

Policy ES1: Measures Required to Achieve Net Zero Carbon Emissions Responding to the Climate Emergency

31 representations received, 14 were objections, 16 were support in full/part and 1 neutral.

Main issues raised:

- The policy does not set ambitious enough net zero carbon targets and new dwellings and non-residential should achieve net zero carbon by 2025 not 2030.
- Carbon targets are too ambitious, and a national approach should be followed, rather than setting local targets
- Carbon reduction requirements do not mention the Passivhaus or RIBA Climate Change 2030 standards.
- There is no requirement for Whole Life Cycle Carbon assessments on developments.
- There is insufficient emphasis put on the re-use of existing buildings before demolition.
- Policy ES1 is considered to be unviable and not achievable for some schemes (e.g. non-residential developments) and is not clear what costs have been included in the viability appraisal.
- The policy is based on 2013 Building regulations and does not take account of 2022 uplift.

Representations From:

AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), Churchill Retirement Living Ltd. (Submitted by Planning Issues Ltd.), Derbyshire County Council, Environment Agency, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Historic England, Home Builders Federation, Hunter Archaeological Society, Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), McCarthy Stone (Submitted by The Planning Bureau), Olivia Blake MP, Rula Developments (Submitted by Spawforths), Sheffield Forgemasters Engineering (Submitted by JLL), Sheffield Green Party, Sheffield Hallam University (Submitted by Urbana), South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited) and 7 individuals

Council Response:

- A range of carbon reduction standards were assessed as policy options in the Whole Plan Viability Assessment (WPVA). The Policies within the Draft Plan strike a balance between its various aims whilst maintaining overall plan viability. Achieving net zero sooner, or introducing further standards such as Passivhaus, would therefore render the Plan unviable, unless other policies were amended to compensate.
- Part (c) of ES1 already promotes the re-use of buildings wherever possible. However, this has been strengthened via a proposed amendment.
- It is acknowledged there may be some confusion by relating this policy to the 2013 Building Regulations, and an update is proposed to reflect the current (2021⁷) regulations. To achieve the same end result in reduced carbon emission, a reduction of 64% from the 2021 regulations would be required.

Policy ES2: Renewable Energy Generation

11 representations received, 7 were objections, and 4 were support in full/part.

Main issues raised:

- Duplicates Government legislation to restrict gas boilers in new developments.
- There are additional opportunities for wind energy generation outside of Greenland and Hesley Wood which are not mentioned in the policy. It is also unclear why areas are identified for wind turbines.

Representations From:

AAA Property Group (Submitted by Spawforths), Canal & River Trust, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Historic England, Home Builders Federation, Joined Up Heritage Sheffield, Natural England, Rula Developments (Submitted by Spawforths), South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- Although the government legislation restricting gas boilers from 2025 is expected, it currently carries no weight in planning matters. This policy is intended to bridge that gap in legislation.
- The "Investment Potential of Renewable Energy Technologies in Sheffield" (2014) report identified 2 locations in Sheffield for larger turbines. Larger turbines within the urban area are considered unlikely to be deliverable due to the topography of the city and the high variation in wind velocities.

⁷ Note: the 2021 Regulations incorporates 2023 amendments - [Conservation of fuel and power: Approved Document L - GOV.UK \(www.gov.uk\)](#)

Policy ES3: Renewable Energy Networks and Shared Energy Schemes

6 representations received, 4 were objections, and 2 support in part.

Main issues raised:

- Mandatory connection to available energy networks is too arduous.
- Not strong enough goals to tackle climate change and deliver on the Council's net-zero by 2030 ambition.
- Viability of connection to energy networks has not been thoroughly tested.

Representations From:

AAA Property Group (Submitted by Spawforths), Home Builders Federation, Rula Developments (Submitted by Spawforths), South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- The policy seeks to require connection to renewable and low carbon energy networks where it is feasible. The specifics of feasibility of connection would need to be tested on a site-by-site basis at the planning application stage. Heat networks are acknowledged by the Government as being capable of providing "the lowest cost low carbon heat to the end-consumer".

Policy ES4: Other Requirements for the Sustainable Design of Buildings

9 representations received, 7 were objections, and 2 support in full.

Main issues raised:

- The policy does not incorporate sufficient evidence to apply enhanced water usage standards.
- The 80% requirement for green/blue roofs is too high a threshold.
- The Viability Appraisal does not assess all requirements of the policy.

Representations From:

AAA Property Group (Submitted by Spawforths), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Home Builders Federation, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)

Council Response:

- In recent years research from bodies including the Environment Agency, along with forecasts from water companies have warned that nationally and locally there will be water shortages in the near future, where water demand from the country's rising population outstrips supply as a result of climate change, unless mitigation measures are implemented to address it, including those aimed at reducing water usage.
- A range of standards were assessed as policy options in the Whole Plan Viability Assessment (WPVA). The Policies within the Draft Plan strike a balance between its various aims whilst maintaining overall plan viability.

Policy ES5: Managing Air Quality

4 representations received, 2 were objections, and 2 support in part/full.

Main issues raised:

- Environmental buffers will not be effective enough to mitigate air pollution.
- The policy does not recognise the impacts of aerial emissions on the natural environment and biodiversity.

Representations From:

Dore Village Society, National Highways, Natural England, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- There is established research that indicates buffers can be effective in mitigating air pollution impacts.
- The introductory wording to the policy has been revised to recognise the impacts of aerial emissions on the natural environment and biodiversity.

Policy ES6: Contaminated and Unstable Land

3 representations received, 2 were objections, and 1 support in full.

Main issues raised:

No significant issues were raised.

Representations From:

Environment Agency, The Coal Authority, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- No significant issues were raised.

Managing Natural Resources

Policy ES7: Safeguarding of Mineral Resources and the Exploration, Appraisal and Production of Fossil Fuels

3 representations received, 2 were objections, and 1 support in full.

Main issues raised:

- Policy should require that any exploration of fossil fuels should demonstrate that the proposed scheme will have a net zero impact on climate change.

Representations From:

Camstead Ltd (Submitted by Astrum Planning), Historic England, South Yorkshire Climate Alliance

Council Response:

- A proposed amendment is recommended to Policy ES7; at h) that would state 'demonstrate that the proposed scheme will have a net zero impact on climate change.'

Policy ES8: Use and Production of Secondary and Recycled Aggregates

2 representations received, both were objections.

Main issues raised:

- Policy does not currently encourage reuse of materials before becoming secondary aggregates.

Representations From:

Joined Up Heritage Sheffield

Council Response:

- It is proposed to amend policy wording to highlight re-use.

Chapter 4 Thriving Neighbourhoods and Communities

26 representations received, 16 were objections, 9 neutral, and 1 support in full.

Main Issues Raised:

Sheffield has some larger community centres which are currently underused.

Representations From:

Age UK Sheffield/Sheffield 50+, Derbyshire County Council, Regather, South Yorkshire Climate Alliance, South Yorkshire Mayoral Combined Authority, South Yorkshire Muslim Community Forum, Sport England, Watkin Jones Group and 7 individuals

Council Response:

Policy NC13 protects existing community facilities where they are valued. However, it is difficult to promote increased use of existing facilities within the planning system.

Strategic Housing Sites

Policy NC1: Principles Guiding the Development of Strategic Housing Sites

6 representations received, 1 objection, 4 were neutral, and 1 support in full.

Main Issues Raised:

Policy NC1 does not include the requirement for neighbourhoods to capitalise on historic environment to increase sense of belonging. The policy does not reflect the fact that not all older people's or specialist housing has the same land requirement. It also does not give guidance on the percentage of older people's housing to be delivered on strategic sites and therefore will not be effective. The cumulative impact of development in a wider area will be difficult to consider. Policy NC1 repeats design and environmental requirements in other policies.

Representations From:

Gladman Retirement Living Ltd, Historic England, Joined Up Heritage Sheffield, Sport England, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

A minor change is proposed to Annex 1 to identify strategic sites that this policy will apply to. No further changes are proposed. Whilst policy NC1 reflects the requirements of a range of policies in the Plan, it does not duplicate those requirements but rather draws together the range of factors that would need to be considered through the masterplanning of a Strategic Housing Site, so no additional references to heritage or older people's accommodation are required.

Residential Zones

Policy NC2: Development in the Residential Zones

5 representations received, 3 were objections, and 2 neutral.

Main Issues Raised:

Policy NC2 does not include Purpose Built Student Accommodation as an acceptable use within Residential Zones. It does not consider traditional manufacturing by small businesses in buildings historically occupied by such businesses in Residential Zone as an acceptable use. The policy is generic in nature and does not provide protections for adjoining sensitive land uses such as the Green Belt or adjoining conservation areas in the same way that policy SS17 does.

Representations From:

Joined Up Heritage Sheffield, North East Derbyshire District Council, Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

If a manufacturing process is compatible with residential uses, then it will be a use within Class E(g)(iii), so would be judged on its merits. However, a B2 manufacturing use could cause nuisance issues to sensitive residential uses, so would be inappropriate. A change to the policy is not therefore necessary. No change is proposed in relation to the approach to Purpose Built Student Accommodation as it is not compatible in all residential areas. Other policies offer protection for sensitive areas adjoining residential areas, including GS3 Landscape Character.

Meeting Different Housing Needs

Policy NC3: Provision of Affordable Housing

19 representations received, 14 were objections, and 5 support in part.

Main Issues Raised:

- The overall housing requirement should be uplifted, and more sites allocated in the most viable housing market areas, to meet the affordable housing requirements.
- The level of affordable housing required to be delivered is not viable or achievable.
- The Council should not seek an affordable housing contribution for older persons specialist accommodation (the Council have gone against the recommendation in the Whole Plan Viability Assessment).
- Build to Rent is not part of the policy.

- The policy should not specify the tenure of affordable housing (but instead the policy should be a starting point) and should avoid specifying set transfer values (instead be negotiated between developer and the Registered Provider).

Representations From:

AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), Camstead Ltd (Submitted by Astrum Planning), Churchill Retirement Living Ltd. (Submitted by Planning Issues Ltd.), CPRE Peak District and South Yorkshire, Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Gladman Developments Ltd, Gladman Retirement Living Ltd, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Home Builders Federation, Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited), McCarthy Stone (Submitted by The Planning Bureau), Norfolk Estates (Submitted by JEH Planning Limited), Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited), Watkin Jones Group

Council Response:

The housing requirement proposed in the Plan aligns with the city's jobs growth targets in the City Region Strategic Economic Plan. Simply setting a higher housing requirement does not mean that more affordable homes will be delivered. There is limited scope to increase the % requirements for delivery through planning obligations (S106) as set out in the Whole Plan Viability Assessment, therefore other methods need to be maximised. The Council are already looking beyond S106 delivery at ways to support and facilitate other delivery mechanisms e.g. Registered Providers, the Council.

The Council recognise the challenges in meeting the need for older persons accommodation and delivering this type of accommodation. To balance this the policy (and Government Guidance Paragraph: 007 Reference ID: 10-007-20190509) allows for flexibility and testing through financial appraisal.

The 2018 Strategic Housing Market Assessment (SHMA) found Build to Rent was a new sub-market in private rented sector and found very little evidence of need to inform a policy. Policy CA3 (St Vincent's, Cathedral, St George, University of Sheffield) supports Build to Rent accommodation in these locations. Build to Rent schemes will be required to be policy compliant with affordable housing percentages set out in Policy NC3 and the Council will use the National Planning Policy Framework and National Planning Practice Guidance as a material consideration.

The tenure requirements are in line with the National Planning Policy Framework, and transfer values have been applied in the Whole Plan Viability Assessment.

Policy NC4: Housing for Independent and Supported Living

13 representations received, 11 were objections, and 2 support in part.

Main Issues Raised:

- The Council have not identified a need for or justified the inclusion of the optional higher standards for accessible and adaptable homes (M4(3)) in developments for 50+ homes and for all specialist accommodation which will make schemes unviable.
- The policy is too generic and does not address the overall level of need for older persons housing or distinguish this by the type and tenure.
- The Plan should allocate specific sites for specialist accommodation.
- The policy is too restrictive by only allowing specialist accommodation in areas with health service capacity and doesn't take account of how different types of provision can reduce the impact on local health services.

Representations From:

Access Liaison Group, Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), Camstead Ltd (Submitted by Astrum Planning), Churchill Retirement Living Ltd. (Submitted by Planning Issues Ltd.), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Gladman Retirement Living Ltd, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Home Builders Federation, Inspired Villages (Submitted by DLP Planning Limited), McCarthy Stone (Submitted by The Planning Bureau), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)

Council Response:

A topic paper will provide more detail on the justification for the additional Building Regulations Optional Technical Standards M4(3) and the Whole Plan Viability Assessment has assessed models of specialist housing sheltered and extra care models, alongside M4(2) and M4(3) standards in housing developments. Specific sites have not been allocated for specialist accommodation, but it is an acceptable use on housing sites. An amendment has been proposed to the policy to remove the requirement to assess local health facility capacity.

Policy NC5: Creating Mixed Communities

14 representations received, 12 were objections, and 2 support in part.

Main issues raised:

- Policy does not take a flexible enough approach to housing mix in the City Centre.
- The requirement for unit mix on schemes over 30 units is challenging and impacts deliverability.
- Does not give enough consideration to development of Houses in Multiple Occupation in flood risk areas.

Representations From:

AAA Property Group (Submitted by Spawforths), Access Liaison Group, Barratt and David Wilson Homes (Submitted by Barton Willmore), Environment Agency, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Hague Farming Ltd (Submitted by Barton Willmore), Home Builders Federation, Joined Up Heritage Sheffield, Strata Homes (Submitted by Spawforths), Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)

Council Response:

- The Strategic Housing Market Assessment identified a need for a mix of housing sizes across the city, including the need for larger (2 bedroom +) units in the City Centre. One of the objectives of the Sheffield Plan is to create neighbourhoods that work for everyone. The City Centre Strategic Vision envisages a broader mix of housing in the City Centre. Providing a better mix of homes will support the wider City Centre economy. The proposed policy is considered flexible enough and provides the opportunity for a range of housing types to be delivered across a development. The Central Area Capacity Study & Neighbourhood Priority Framework modelling for sites in the Central Area has included a range of typologies.
- Planning a range of housing types and tenures helps meet the main aims and objectives of the Plan. Housing mix has been tested within the Whole Plan Viability Assessment (WPVA) and is considered viable.
- Additional guidance on flood risk has been added to Policy GS9.

Policy NC6: Purpose-Built Student Accommodation

7 representations received, 3 were objections, and 4 support in part/full.

Main issues raised:

- Policy does not give enough consideration to development of Purpose Built Student Accommodation (PBSAs) in flood risk areas.
- Identification of areas suitable for PBSA are not needed.
- Student-bedspace ratio limits on PBSA is too restrictive.

Representations From:

Access Liaison Group, Environment Agency, Sheffield Hallam University (Submitted by Urbana), Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning), Watkin Jones Group

Council Response:

- The City Centre Priority Neighbourhood Framework identifies several Central Area Neighbourhoods as areas where new PBSA should not be encouraged. This will help achieve a greater mix of housing types for a variety of end users across the Central Area and help achieve the overarching spatial strategy of the Plan.
- The Purpose Built Student Accommodation Market Study identified a student to bed ratio in the City of 1.5:1; an unhealthy level in national terms. Analysis from the study recommended a ratio of between 1.8:1 to 2:1 should be achieved. The policy sets a requirement of 1.8:1 which is considered appropriate and would provide a high-end number of beds without achieving unhealthy levels. The policy allows the Universities to support specific schemes outside of this range where they feel it would bring a significant benefit.
- Additional guidance on flood risk has been added to policy GS9.

Policy NC7: Criteria for Assessing New Gypsy and Traveller and Travelling Showpeople Sites

7 representations received, 5 were objections, 1 neutral, and 1 support in full.

Main Issues Raised:

- Policy criteria to include reference to flood risk policies for proposals in flood zones 2 and 3.

Representations From:

Environment Agency, University of Sheffield (Submitted by DLP Planning Limited) and 5 individuals

Council Response:

No change. Any development would be subject to local and national flood risk policies based on the vulnerability of the use and the flood zone.

Housing Space Standards and Density

Policy NC8: Housing Space Standards

12 representations received, 9 were objections, 1 neutral, and 2 support in part.

Main Issues Raised:

- Need to ensure buildings/external spaces are accessible.
- Oppose introduction of space standards, lack of flexibility in compliance.
- Evidence needs to be provided demonstrating need.
- No transition period incorporated into policy.
- Not enough clarity provided on existing student accommodation space standards or whether space standards are applicable to student accommodation.
- Criteria a, b and c are overly prescriptive.

Representations From:

AAA Property Group (Submitted by Spawforths), Access Liaison Group, Barratt and David Wilson Homes (Submitted by Barton Willmore), Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Gleeson Homes, Home Builders Federation, Strata Homes (Submitted by Spawforths), Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)

Council Response:

- Accessible and inclusive design in the built environment is embedded in Policy D1.
- The draft policy sets out the space standards requirement to ensure new dwellings built in future are fit for purpose.
- The public consultation on the draft policies in early 2023 notified the public of the Council’s intentions. Based on the current Local Development Scheme if the policy is successfully adopted towards the end of 2024, then a transition period has been provided.
- The Council disagrees that the criteria are overly prescriptive.

Policy NC9: Housing Density

10 representations received, 7 were objections, 2 neutral, and 1 support in full.

Main Issues Raised:

Policy NC9 does not allow flexibility in relation to site specific conditions, market aspirations, deliverability, viability and accessibility. Densities are higher than other nearby authorities and do not reflect the character of areas. Policy NC9 conflicts with Policy NC5 as a mix of size and types of homes cannot be delivered above 50 dwellings per hectare. The policy does not provide enough flexibility to take account of other policies in the Plan. The density policy should not have an upper threshold and instead be considered on a site-by-site basis based on site characteristics. The historic

environment is not a consideration in determining appropriate densities. It is not clear whether the Plan's capacity evidence base reflects the ranges provided in Policy NC9.

Representations From:

AAA Property Group (Submitted by Spawforths), Barratt and David Wilson Homes (Submitted by Barton Willmore), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Historic England, Home Builders Federation, Strata Homes (Submitted by Spawforths), Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)

Council Response:

One minor change is proposed to the policy to provide clarity that the historic environment must be taken into account. As the density ranges are broad, they allow for a variety of typologies to be delivered, with sufficient flexibility to allow for quality design reflecting the site's context. No further changes are proposed.

Creating Sustainable Communities

Policy NC10: Development in District and Local Centres

3 representations received, all were objections.

Main Issues Raised:

- The district centre boundary for Crystal Peaks has not been determined in a manner which meets the tests of soundness within the National Planning Policy Framework.
- As offices (Class E(g)(i)) on street level do not fall within the preferred use, it is unclear if they are allowed in district and local centres at all.
- Exhibition spaces are not 'preferred' developments, nor are indoor or outdoor affordable exhibition spaces and artists' studio spaces among the 'local community uses'. Policy also does not make provisions for further art, culture or heritage trails.

Representations From:

Albany Courtyard Investments (Submitted by Tetra Tech), University of Sheffield (Submitted by DLP Planning Limited), Sheffield Visual Arts Group.

Council Response:

- The representation in respect of Crystal Peaks refers to a specific Policy Zone designation rather than the wording of the policy itself. The boundary for the Crystal Peaks District Centre is appropriate - the Sheffield Retail and Leisure Study notes that Crystal Peaks is the second largest District Centre in Sheffield, so the centre is large enough to meet the needs of its catchment and to increase its size could lead to increased vacancy rates in a Centre that already has relatively high rates.

- Paragraph 2.11 in Part 2 explains that the omission of offices from the policy means other considerations will need to be taken into account before deciding whether they are acceptable in principle.
- Local community uses are already included as ‘Acceptable’ in Use Class F1.

Policy NC11: Access to Key Local Services and Community Facilities in New Residential Developments

3 representations received, 1 objection, and 2 neutral.

Main Issues Raised

Need to ensure that requirements in Policy NC11 for public transport minimum service frequency standards can be sustained in the long term. Concerns that many future sites being developed will not meet the policy requirements as the criteria sets an unachievable standard which is too high.

Representations From:

National Highways, Rotherham Metropolitan Borough Council, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

No change is proposed to the policy. Proposed site allocations were tested against the policy requirements to consider if they could be met.

Policy NC12: Hot Food Takeaways

3 representations received, all were objections.

Main Issues Raised:

There is not enough evidence provided to justify how Policy NC12 will achieve its objectives. It is too restrictive and is therefore unsound for the following reasons: it is not effective, justified and lacks consistency with national policy; it is inconsistent, discriminatory and disproportionate; the policy approach taken has been found during the examination of other Plans to be unsound; and it requires further exploration into policies that are more positive, have a reputable evidence base and that comply with the Framework as there is no justification for the ban on expansion. Limiting new hot food take-aways, gives residents less choice with no alternative ‘healthy’ activity offer provided. There is also a lack of evidence to justify link between fast food, school proximity and obesity.

Representations From:

*Councillor Joe Otten, McDonald's Restaurants LTD (Submitted by Planware Ltd),
University of Sheffield (Submitted by DLP Planning Limited)*

Council Response:

Policy NC12 is based on sound and reputable evidence on Sheffield's resident's health and wellbeing linked to the increasing consumption and availability of convenient, energy dense, less nutritious foods that are hot food takeaways' main food offer. The policy together with a range of other initiatives combine to deliver Sheffield's Food and Wellbeing Strategy 2018. The Strategy's overall mission is to "Make good food the easy choice for everyone". Policy NC12 aligns with national planning policy goals outlined in National Planning Policy Framework paragraphs 92c and 93b.

There are an estimated 683 HFTs in the city and the policy focuses on limiting the establishment of new HFTs, particularly concerning secondary school pupils. This means that residents existing food choices are maintained as the existing HFTs and alternatives like cafes and restaurants will remain after adoption. One amendment is proposed to correct the "and" between NC12a and NC12 b to an "or".

Policy NC13: Safeguarding Local Services and Community Facilities

4 representations received, 3 were objections, and 1 support in part.

Main Issues Raised:

- The text is very weak - suggest adding a model policy developed by the Campaign for Real Ale (CAMRA).
- Suggest adding text – "The loss or change of use of existing facilities is part of a wider public service estate reorganization".
- Clarification is required with regards to what is meant by 'Assets of Community Value'.

Representations From:

Sheffield and District CAMRA Committee, NHS Property Services, University of Sheffield (Submitted by DLP Planning Limited).

Council Response:

- The policy as worded provides a robust method for assessing whether a community facility is valued and should be protected.
- The policy is clear that Assets of Community Value are considered community facilities and their status will be used as an indication of the value of that facility.

Policy NC14: Safeguarding Sensitive Uses from Noise, Odours and other Nuisance

1 representation received, 1 objection.

- The policy is not in accordance with the National Planning Policy Framework, paragraph 185 which emphasizes that new development needs to be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

Representations From:

University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- The policy is in accordance with the National Planning Policy Framework, particularly paragraphs 187 and 188 which relate to ensuring that new development can be integrated with existing businesses.

Policy NC15: Creating Open Space in Residential Developments

42 representations received, 38 were objections, 1 neutral, and 3 support in part.

Main Issues Raised:

The majority of representations received related to ensuring that policies in the Plan recognise and allocate land for burial provision to meet the needs of Muslim communities, particularly in certain parts of the city. Other representations sought clarification on the scale and type of development to which the policy applies; where and how playing fields and sports pitches would be created to meet the needs of new development; a recognition that not all greenspaces are of equal value; concerns about the limited number of open space allocations in the central area and the value and accessibility of current greenspaces in that area; the need to specify the type of open space on each development site; the need to ensure that all developments have a space for assistance animals to use for toilet purposes; and general support for the policy.

Representations From:

Access Liaison Group, Baitulmukarram Ja'me Masjid, Barratt and David Wilson Homes (Submitted by Barton Willmore), Bodmin Street Mosque, Guzar-E-Habib Education Centre, Jamia Masjid Ghausia, Makki Mosque, Muslim Burial Forum of Sheffield, Natural England, Regather, Rotherham Metropolitan Borough Council, Sheffield Islamic Centre, Sport England, Tinsley Hanfia Mosque, Trustees of Jamiat Tabligh ul Islam , University of Sheffield (Submitted by DLP Planning Limited) and 6 individuals

Council Response:

The identified need for additional space for Muslim burials highlighted by the community is recognised. No change is needed as the Sheffield Plan does not allocate land for new cemeteries; however, planning applications brought forward to meet this need will be considered under existing national planning policy. The Infrastructure Delivery Plan will also recognise this need.

The constraints around high density and small sites is recognised and the policy takes into account cases where it would be more appropriate to provide or enhance open space off-site within the local area. Regarding Open Space allocations in the Central Area, open space allocations are proposed, and further open spaces will be proposed and implemented as part of future masterplanning exercises and ongoing programmes such as Grey to Green. Current Urban Greenspace Zone designations are considered to be justified and appropriate.

For determining where and how playing fields and sports pitches will be created to meet the needs of new development, the supporting text to policy NC15 states that the Council published a citywide Playing Pitch Strategy in 2022 which will be used to inform decisions on planning applications affecting playing pitches.

It is not practical for every new home to have toilet space for assistance animals – especially in apartments, but these will not be discouraged.

The Definitions below the policy refer to "residential development" being in the Glossary to the Draft Plan which includes residential institutions and purpose-built student accommodation.

Policy NC16: Development in Flexible Use Zones

2 representations received, 1 objection, and 1 support in full.

Main Issues Raised:

- B2 and B8 uses should be acceptable in Flexible Use Zones to allow greater flexibility.
- The policy is sound. It is welcomed that it accommodates a wide range of different uses which gives flexibility for future development.

Representations From:

Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited), University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- It is not considered that B2 and B8 uses should be listed as acceptable in Flexible Use Zones as this would discourage acceptable sensitive uses such as residential.

Policy NC17: Development in the Hospital Zones

3 representations received, all were objections.

Main Issues Raised:

- Developments should conserve and re-use heritage assets and give proper consideration to alternatives to loss.
- Use Class E would need to be a preferred or acceptable use as there is no means of controlling movement of uses within Class E.

Representations From:

Joined Up Heritage Sheffield, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- The protection and promotion of heritage assets is stated elsewhere in the Plan. The policy would allow for Conditions to be placed on any Class E uses to restrict a change within that Use Class.

Chapter 5 A Strong and Growing Economy

5 representations received, 2 were objections, 1 neutral, and 2 support in part/full.

Comments included:

- Agree with the key aims but it is also important to secure successful commercial markets for a wide range of sectors.
- It is helpful that the policy is setting out sub sectors where the Innovation District (ID) has a distinctive advantage. Many of these are developing or using processes which do not rely on fossil fuels.
- It is noted that Sheffield City Council support the proposed Apleyhead logistics site in the submitted Bassetlaw Local Plan, but this site is not supported by Rotherham Council.

Representations From:

St Pauls Developments plc and Smithywood Business Parks Development LLP (Submitted by JEH Planning Limited), Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited), Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), South Yorkshire Climate Alliance, Rotherham Metropolitan Borough Council,

Council Response:

- The comment in relation to successful commercial markets is noted and is addressed in the responses to Policies SP1 and SP2.
- We acknowledge the concerns of Rotherham Metropolitan Borough Council in relation to Apleyhead, but note that this has no direct impact on the policy approach to logistics in the Sheffield Plan.

The Innovation District (ID)

Policy EC1: Development in the Innovation District

6 representations received, 2 were objections, and 4 support in part.

Main Issues Raised:

- The supporting text should include targets for the improved links to existing blue and green infrastructure.
- The policy currently does not acknowledge the location of the Sheffield Innovation Spine (SIS).
- Orgreave Park should be included in the Innovation District.
- The policy approach lacks ambition and clear objectives. It does not include land which is important to the Innovation District outside of the Local Authority boundary.

- The policy does not set out or justify what is meant by “innovation-focussed economic development objectives”.

Representations From:

Canal & River Trust, Sheffield Technology Parks Ltd (Submitted by nineteen47), Sheffield Hallam University (Submitted by Urbana), Norfolk Estates (Submitted by Savills), University of Sheffield (Submitted by DLP Planning Limited), Sheffield Forgemasters Engineering (Submitted by JLL).

Council Response:

- Additional text on blue and green infrastructure is covered in Policy SA4.
- Reference to the SIS will be made in the Sub Area policy for the Central Area.
- The comment regarding Orgreave is about a specific site rather than the policy itself. In any case, the site is greenfield land within the Green Belt so its inclusion within ID would not align with the Spatial Strategy.
- The Plan cannot identify land outside the local planning authority area in which to implement Sheffield Plan policies.
- “Innovation-focussed economic development objectives” are stated as the delivery of advanced manufacturing, health and wellbeing and net-zero processes.

Employment Zones

Policy EC2: Development in the City Centre Office Zones

4 representations received, all were objections.

Main Issues Raised:

- Policy EC2 does not allow for a change of use away from existing offices in circumstances where office use ceases to be dominant in the area, suggesting a lack of demand.
- The Policy does not acknowledge the potential of the Sheffield Innovation Spine and how it can contribute to the creation of new employment space within the City Centre
- The Office Zones are insufficient to meet the need identified in the Employment Land Review (ELR) .
- There is no reference made with regards to street level frontages for new office buildings that should be required to provide complementary uses including café/restaurants etc.
- Allocation CW03 should not be included as an Office Zone to reflect the planning permission.

Representations From:

Canal & River Trust, Sheffield Technology Parks Ltd (Submitted by nineteen47), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning)

Council Response:

- The policy allows for 40% of an area to be non-office uses so contains flexibility.
- The Sheffield Innovation Spine will be referenced in the relevant Sub Area policy. No change is proposed to Policy EC2 to respond to the inferred need for additional employment land identified in the Employment Land Review, as the policy relates to the approach taken to development within the Policy Zone rather than the quantum of site allocations in the Plan.
- We would always encourage active ground floor uses and this is promoted via the relevant design policies. This could include offices.
- There is scope and flexibility for CW03 to be developed in line with the planning permission and the Office Zone policy.

Policy EC3: Development in General Employment Zones

7 representations received, 3 were objections, and 4 support in part/full.

Main Issues Raised:

- Meadowhall should be a retail centre in its own right to permit associated hotel and trade retail uses to capitalise on existing travel journeys and public transport links.
- The boundary for the Crystal Peaks District Centre has not been correctly drawn.
- The Neepsend General Employment Zone should be replaced with a Central Area Flexible Use Zone.
- Greater flexibility should be included, and the policy should not expressly prohibit residential development.
- This draft policy is broadly acceptable.

Representations From:

Meadowhall South Ltd (Submitted by Jigsaw Planning and Development Ltd), Albany Courtyard Investments (Submitted by Tetra Tech), Mr A Spurr (Submitted by Spring Planning), Bolsterstone Group (Submitted by Asteer Planning), Laver Regeneration (Submitted by Asteer Planning), University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- Meadowhall has not been identified as a shopping area in the Plan or recommended as one in the Retail and Leisure Study. However, Hotels are acceptable uses in General Employment Zones and trade retail where classed as sui generis uses or retail would be considered on their individual merits.

- The policy for the General Employment Zones is not relevant to the Crystal Peaks District Centre boundary, but the boundary has been soundly determined as set out in the Retail and Leisure Study.
- The policy promotes employment uses that are incompatible with residential uses.

Policy EC4: Development in Industrial Zones

1 representation received, 1 objection.

Main Issues Raised:

- Hotels (class C1) should not be an 'acceptable' use. Existing industrial businesses would be limited in their operations if new hotel developments were to be built next door.

Representations From:

University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- Hotels can be a complementary use to support businesses and Policy EC6 can be applied to ensure that the development of sensitive uses does not restrict existing businesses.

Assessment of Commercial Proposals Outside Centres

Policy EC5: Assessment of Proposals for Commercial, Business and Service Uses, Retail Warehouse Clubs and Leisure Development outside Centres

3 representations received, all were objections.

Main Issues Raised:

- Policy is not consistent with the National Planning Policy Framework. Specifically, the distances and floorspace thresholds identified at criteria e and h are unjustified, not effective and not consistent with national policy.
- Criteria c) and f) should be deleted and criteria h) should be amended, to require impact assessments as specified in the National Planning Policy Framework.
- The identified thresholds for a retail impact assessment seem to be very low. There is no evidence to justify these and it is inconsistent with national policy.

Representations From:

Derwent Development Management Ltd (DDML) (Submitted by Aylward Town Planning Ltd), Lidl GB (Submitted by ID Planning), University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- The Retail and Leisure Study provides clear evidence for these thresholds for impact assessments and the sequential approach, which area in line with the National Planning Policy Framework, that encourages local thresholds to be set.

Economic Development and Sensitive Uses

Policy EC6: Economic Development and Sensitive Uses

1 representation received, 1 objection.

Main Issues Raised:

- The policy does not clarify what is meant when it refers to the potential impact of growth aspirations of businesses within Industrial Zones and General Employment Zones on new housing developments nearby. It is also unclear if the policy applies Industrial Zones and General Employment Zones or both?

Representations From:

University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- The Definitions section within the policy states this applies to both Industrial and General Employment Policy Zones. The policy is clear that new housing developments should mitigate impacts of nuisance from existing nearby uses for its occupants, so that those nearby businesses in other Policy Zones are not unduly restricted in their operational activities.

Promoting Local Employment Opportunities

Policy EC7: Promoting Local Employment in Development

2 representation received, both were objections.

Main Issues Raised:

- It would be easy and cheap to skill-up local small builders on sustainability issues.
- It is unclear how the policy will be managed, monitored and applied.

Representations From:

University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

Council Response:

- The importance of moving towards new developments incorporating sustainable design is covered elsewhere in the Plan and these requirements will provide opportunities for the building industry to develop new skills.
- The Council will be closely involved in the delivery of this policy via its Employment and Skills Teams.

Development in University/College Zones

Policy EC8: Development in University/College Zones

1 representation received, supportive in part.

Main Issues Raised:

Unclear how Policy EC8 will control uses that are within Class E.

Representations From:

University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- Uses can be controlled by the use of Conditions on planning permissions.

Chapter 6 A Vibrant City Centre

The City Centre

Policy VC1: Commercial, Business and Service Uses and Leisure Developments in the City Centre Primary Shopping Area

3 representations received, 1 objection, and 2 support in part.

Main Issues Raised:

- The policy should give preference to indoor or outdoor affordable exhibition spaces and artists' studio spaces and Art, Culture and Heritage Trails.
- The policy should not excludes certain uses on ground floor street frontages. For example, Purpose Built Student Accommodation (PBSA) should be added.
- The draft policy does not reference Map 5: Shopping, Leisure and Culture Development where the Primary Shopping Area is shown or the relevant policy map
- The City Centre Primary Shopping Area is interrupted at Charter Row by a City Centre Office Zone. For the vitality and proper functioning of the Primary Shopping Area the link between Fargate / High Street and the Moor area should be strengthened.

- Add Build to Rent, Purpose Built Student Accommodation (Sui Generis), Co Living (Sui Generis) and Learning and non-residential institutions for the provision of education and non-education (Class F1) to the list of Acceptable Uses.

Representations From:

Sheffield Visual Arts Group, University of Sheffield (Submitted by DLP Planning Limited), Marks and Spencer (Submitted by JLL).

Council Response:

- Agree that Learning and non-residential institutions would be appropriate and should be added to the list of Acceptable Uses.
- Purpose Built Student Accommodation is only suitable in certain parts of the Primary Shopping Area, therefore it is most appropriate not to list it and consider it on its merits.
- There is no need to cross reference Map 5 that appears after the policy, nor the Policy Zones to which many of the policies in Part 2 apply.
- The comment on the Office Zone relates to the Policies Map rather than the policy wording itself, but the Office Zone does not break up the Primary Shopping Area and the uses promoted are complementary to the PSA.
- Build to Rent schemes would be generally fall within the C3 use class and therefore are already covered by the policy. Co-living is a newly developing market and doesn't have a proper definition so it would not be appropriate to list it in the policy. F1 uses are generally more appropriate elsewhere so should be judged on their merits.

Policy VC2: Development in the Cultural Zones

1 representation received, 1 objection.

Main Issues Raised:

Policy VC2 does not consider use-classes C3 and C4 unacceptable, which is not clear or justified. There is no clarity provided on how policy will be monitored. The policy does not justify the requirement for dominance of preferred uses being at least 70% of the ground floor area. There is no reference to what this proportion currently is or why residential accommodation above ground floor level could not be appropriate.

Representations From:

University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

No changes are proposed to the policy in relation to this comment. The Cultural Zone reflects the location of existing key City Centre institutions and the policy is designed to support their continued vitality.

Policy VC3: Development in the Central Area Flexible Use Zones

5 representations received, 2 objections, 2 support in part and 1 neutral.

Main Issues Raised:

Policy VC3 does not include Purpose Built Student Accommodation as an acceptable use within the Central Area Flexible Zone. It is not clear why residential institutions (C2) is included as an acceptable use within Policy NC16 but not Policy VC3. There is a lack of promotion for the development of exhibition spaces among preferred developments, as well as cultural and heritage sites. Policy does not consider what happens to sites with existing permitted uses and any future proposal for that same permitted use that would be incompatible with the requirements of Policy VC3.

Representations From:

HD Sports (Submitted by Avison Young), Lidl GB (Submitted by ID Planning), Sheffield Visual Arts Group, Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- The policy approach is consistent with the requirements of Paragraph 119 of the National Planning Policy Framework in regards to making effective use of land. The Central Sub Area is key to delivering future housing and retail growth as well as commercial activity to ensure long-term viability to the city centre. Flexible Use Zones allow for a wide variety of uses and are not considered restrictive to future development. They do not prevent current operational uses; any future proposals will be dealt with at application stage.
- Purpose Built Student Accommodation is only suitable in certain parts of the Primary Shopping Area and therefore it is most appropriate not to list it and consider it on its merits.
- Policies DE8 and DE9 adopt a positive approach towards the showcasing of cultural and heritage sites and provides more information on the requirements set out by the Local Plan.

Chapter 7 A Connected City

Transport

Policy CO1: Development and Trip Generation

9 representations received, 5 were objections, 3 support in part and 1 neutral.

Main Issues Raised:

- Strengthen the policy wording to require improvements and add reference to electric bikes.

- It should be confirmed that where a development proposal represents a change of use the thresholds in Table 3 are still relevant.
- The policy does not include protection for existing active travel infrastructure, and for new infrastructure to be designed to the latest standards.

Representations From:

Canal & River Trust, National Highways, Sheffield CTC and Cycle Sheffield, South Yorkshire Climate Alliance, Sport England, University of Sheffield (Submitted by DLP Planning Limited) and 2 individuals

Council Response:

- The wording of policy CO1 has been amended to strengthen the principle of provision, and our ability to secure cycling and walking improvements and infrastructure. It is not proposed to change the wording of the guidance in Annex B as this sets out how this should be provided appropriately to the development. The cycle parking standards are minimums, there is an omission in the table heading which will be amended to clarify this. A reference to electric bikes has also been added for clarity.
- A footnote has been added to Policy CO1, Table 3 heading to clarify that where a development proposal represents a change of use the thresholds in Table 3 are still relevant.
- Provision to support the re-allocation of existing road space to more sustainable modes to reduce private car use and to safeguard land to enable the delivery of the city's transport programme, including active travel schemes is included in Policy T1

Policy CO2: Parking Provision in New Development

8 representations received, 4 were objections, 3 support in full/part and 1 neutral.

Main Issues Raised:

- The Policy currently does not extend the use of innovative alternatives for cycle parking referred to in the guidelines to Purpose Built Student Accommodation, only dwellings.
- The Policy does not require the provision of charging points for E-bikes.
- Parking standards for retail class E(a) in the Central Area only include operational parking.
- The car free requirements present an issue for category 3 wheelchair adaptable/accessible properties which are likely to have different parking requirements. The policy must include provision for accessibility specific active travel mobility devices.

Representations From:

Access Liaison Group, Lidl GB (Submitted by ID Planning), National Highways, Sheffield CTC and Cycle Sheffield, Sport England, Unite Group Plc (Submitted by ROK Planning), University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

Council Response:

- The wording relating to innovative solutions for cycle storage will be amended to clarify that this relates to all residential development, including Purpose Built Student Accommodation, to allow developers to propose alternative solutions to meet the requirements
- A reference to e-bikes has been added for clarity to support the uptake of zero emission vehicles. Charging for electric bikes is already referenced in Annex B Parking Guidelines.
- It is not agreed that additional parking (except for operational and disabled parking provision) is appropriate for food retail developments in the city centre. The Plan provides policies which support a car free, sustainable approach for city centre living, whereby everyday needs can be met locally, by active modes or public transport.
- Annex B Parking Guidelines has been amended to clarify the requirement for disabled accessible parking in car free housing developments. An amendment is also proposed to ensure all category 3 dwellings include a car parking space, and in addition accessible spaces are provided for 5% of the total dwellings. The Plan makes provision for consideration of non-standard cycle parking spaces through its policies (CO2 and Annex B: Parking Guidelines).

Telecommunication Masts and Digital Connectivity

Policy CO3: Broadband and Telecommunications

4 representations received, 3 were objections and 1 support in part.

Main Issues Raised:

- The policy should refer to the need to ensure that heritage assets are not adversely affected by telecommunication apparatus and alternative locations are considered.
- Traditional landline infrastructure equipment should be included in developments and telecoms equipment on footways must contrast with paving surfaces and should be orientated to not cause an obstruction.
- The policy is not clear on how it will ensure that development involving the construction of new buildings or other structures will not cause interference to broadcast or telecommunication services.

Representations From:

Access Liaison Group, Joined Up Heritage Sheffield, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- With regard to heritage assets, it is agreed that reference should be made in the policy (in part b) to heritage assets.
- With regard to traditional landline infrastructure equipment being included in developments, traditional copper-based landlines are in the process of being phased out and replaced with IP based services which is part of the Public Telephone Switch Network (PSTN) switch off which will be completed by 2025. Telecare providers are aware of this and working towards replacing the equipment. There is therefore no change needed to the Plan.
- Reference to ensuring that development involving the construction of new buildings or other structures will not cause interference to broadcast or telecommunication services is not required as this is a repetition of national guidance in the National Planning Policy Framework.

Chapter 8 A Green City – Responding to the Biodiversity Emergency

Development in Urban Green Space Zones

Policy GS1: Development in Urban Green Space Zones

22 representations received, 14 were objections, 7 support in full/part and 1 neutral.

Main Issues Raised:

The policy needs to guard against the loss of open spaces for sporting activities when alternative replacement facilities are only to be found across the city.

All items are negatively linked by “or” except (c) and (f) which are positive, which is open to an interpretation different to the one intended.

Support the identification of Urban Greenspace Zones in the plan and the recognition that greenspace often contributes to the significance of designated heritage assets and to the character and enjoyment of the historic environment more generally.

Some emphasis on the value of allotments and the need to maintain or increase their coverage in the city would be welcome.

The South Yorkshire ‘Access to Nature – capacity and demand maps and the Natural England Green Infrastructure (GI) Framework should be used to identify GI gaps and opportunities as a GI layer on the interactive spatial maps.

The Sheffield Open Space Assessment 2022 has identified that Sheffield does not meet the Natural England Accessible Natural Greenspace Standards (ANGSt) but a lower standard of 15-minute walk time to an accessible natural greenspace has been

suggested in the Assessment. There is no explanation of this and no strategic policies to address the gaps identified by both Natural England Accessible Natural Greenspace Standards (ANGSt) and this locally suggested lower standard.

Suggest rewording of policy GS1 part b to refer also to “fail to reduce a break in” the city’s blue and green infrastructure. There is no clear blue and green infrastructure network in either map or strategy form. Table 4 which supports policy GS1 refers to ‘Access Standards’ but it is unclear where this list has come from.

Playing fields and sports pitches should be provided in accordance with the needs and demands set out in the Sheffield Playing Pitch Strategy and not by a standards-based approach.

The supporting text only refers to ‘recreation’ but the policy refers to sports and recreational provision; the eight different criteria make this policy very restrictive.

Reference to Natural England Accessible Natural Greenspace Standards (ANGSt) is supported and a minimum size requirement for the provision of green infrastructure in new development. Policy and supporting text should set minimum accessibility, quantitative and quality requirements for new green infrastructure. The Plan should also reference a number of green infrastructure policy standards such as the Green Flag award-

Policies in the Plan should seek to recognise and allocate land for burial provision to meet the needs of Muslim communities.

Need to ensure that proposals for housing developments are reviewed early to make sure that plots bordering green spaces/playing field sites aren’t potentially at risk from sporting activity.

Land at Crimicar Road Sports Ground and at Hollin Busk and Wood Royd Lane, Stocksbridge should be designated as Local Green Space.

Representations From:

CPRE Peak District and South Yorkshire, Dore Village Society, Hallam Cricket Club, Historic England, Joined Up Heritage Sheffield, Natural England, Regather, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, Sheffield Green & Open Spaces Forum, South Yorkshire Climate Alliance, Sport England, University of Sheffield (Submitted by DLP Planning Limited) and 4 individuals

Council Response:

Policy GS1 (ii) is consistent with national planning policy in the NPPF which states that open space may be lost if it is replaced by equivalent or better provision in terms of quantity and quality "in a suitable location". It is agreed that the policy should be amended to resolve the issue of negative linking, as suggested. Reference is also proposed to be added to supporting local food production within the Part 1 policy on Blue and Green Infrastructure, BG1.

It is agreed that reference should be included to the Sheffield Open Space Assessment 2022 in a footnote to Table 4. The Sheffield Open Space Assessment states that accessibility to natural green space will be assessed through a combination of Natural England Accessible Natural Greenspace Standards (ANGSt) and 15 minutes' walk time, including consideration of access to smaller greenspaces below 2 hectares in size. Aim to incorporate Natural England's 'Green Infrastructure Framework' to help strengthen policy.

No change is needed to respond to the suggestion regarding development that fails to reduce a break in and Urban Greenspace Zone. The wording "fail to reduce" a break would introduce a double negative into part b) of the policy; also, given that the policy applies to *Urban Greenspace Zones*, the land is already likely to be predominantly green in character so development could cause or increase a break but it is hard to see how it would fail to reduce a break if the site is already green. In relation to Blue and Green Infrastructure work on the Local Nature Recovery Strategy has not yet been completed to incorporate in the draft Plan. Aim to include it when complete in an SPD and/or in the Plan at next review stage.

Agree to add the following wording in "Further Information" to the policy: "The Council's Playing Pitch Strategy, approved in September 2022, should be referred to for evidence relating to recommendations for playing pitch requirements and their provision".

The policy relates to sport and recreation provision. The criteria in the policy are intended to protect open space and recreation sites whilst allowing some flexibility in certain circumstances. The Sheffield Open Spaces Assessment 2022, published as part of the Draft Plan public consultation, provides an evidence base.

The identified need for additional space for Muslim burials highlighted by the community is recognised. No change is needed as the Sheffield Plan does not allocate land for new cemeteries; however, planning applications brought forward to meet this need will be considered under existing national planning policy. This need is also highlighted in the Infrastructure Delivery Plan.

It is agreed that additional wording be added to the supporting text of the policy NC15 (Creating Open Space In Residential Developments) to highlight the need to ensure that there is no conflict between sporting activities and adjacent uses. In addition, when any planning applications are received the application/Pre-App process will ensure that these issues are fully taken into account.

Support for the proposed Local Green Space designation at Owlthorpe is noted. However, in relation to the request for land at Crimicar Lane Sports Ground and at Wood Road and Hollin Busk in Stocksbridge to be similarly designated, this land is proposed to be protected from development by Urban Greenspace Zone at Stocksbridge and the land at Crimicar Lane is designated as Green Belt.

Policy GS2: Development in the Green Belt

9 representations received, 3 were objections, 5 support in full/part and 1 neutral.

Main Issues Raised:

Green Belt protection should be strengthened to make it the same as in the UDP. There is an inconsistent approach to the relationship between the sub-area policies and Policy GS2. Norton Aerodrome is not referenced as a Green Belt development in the policy. The repetition of national policy should be removed from the supporting text. It is not clear whether Criteria d) will exclude infilling in other locations not listed.

Representations From:

Dore Village Society, Friends of the Loxley Valley, Historic England, Mr Charles Rhodes and Star Pubs (Submitted by JLL), Rivelin Valley Conservation Group, South Yorkshire Climate Alliance, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

Council Response:

The policy approach builds on the NPPF and takes forward those elements of the suite of UDP Green Belt policies that remain appropriate. A minor change is proposed to part d) for clarification around infilling. No further changes are proposed to the policy. Sites put forward for removal from the Green Belt are not proposed to be taken forward as they would conflict with the spatial strategy.

Policy GS3: Landscape Character

Most of the comments received on this policy were neutral in subject, some objections and one response in support were also made.

Main Issues Raised:

Policy GS3 does not define the landscape character areas referred to. The approach to extensions is not explicit in the policy. The policy does not reference National Landscape Character Areas. The policy does not account for or include heritage significance of blue/green infrastructure. The policy does not include the requirement for proposals that affect the setting of the National Park to require a Landscape and Visual Impact Assessment. There is no reference to the Peak District National Park Management Plan in the policy. The policy does not refer to major development exceptional circumstances text within National Parks. The policy does not include the requirement to consult the Peak District National Park Authority on relevant applications.

Representations From:

Dore Village Society, Historic England, Joined Up Heritage Sheffield, Natural England, Rivelin Valley Conservation Group, Sheaf and Porter Rivers Trust, University of Sheffield (Submitted by DLP Planning Limited) and 2 individuals

Council Response:

A small number of minor amendments are proposed to ensure soundness. To enable the policy to be unambiguous about implementation additional text is proposed in the definitions that refers to the sub-areas in the Landscape Character Assessment which will be made available. No change is proposed in relation to the requirements for LVIA or to consult the Peak District National Park on applications as it would not be appropriate to make a blanket requirement. This is required on a site-by-site basis dependent on the circumstances of a planning application. No change is proposed to exclude the policy being applied to extensions.

Policy GS4: Safeguarding the Best and Most Versatile Agricultural Land

7 representations received, 2 were objections, 4 support in full/part and 1 neutral.

Main Issues Raised:

Policy GS4 does not contain adequate reference to sustainable development of local food infrastructure. The policy is not clear on how it will resolve any tension arising between agriculture and the potential for Biodiversity Net Gain investments.

Representations From:

Natural England, Regather, South Yorkshire Climate Alliance, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

Council Response:

No changes are proposed to the policy to reference sustainable food infrastructure, although additional references are proposed in Policy BG1. National guidance around implementation of BNG regulations will steer appropriate locations for investment; this policy should not specifically limit locations for BNG provision.

Policy GS5: Development and Biodiversity

27 representations received, 12 were objections, 12 support in full/part and 3 neutral.

Main Issues Raised:

- Lack of clarity on the extent to which biodiversity design features are required.
- Increase list of biodiversity design features.
- Lack of information on the Local Nature Recovery Strategy/Nature Recovery Network.
- Historic waterway infrastructure needs greater protection from potential biodiversity measures.
- Policy needs to recognise importance of biodiversity value of buildings.

- No explanation provided as to which local and national vulnerable species policy applies to.
- Need to include minimum habitat buffer distances, along with suggested buffer distances for main rivers.
- Need to include Ramsar sites in policy.
- Policy should include the mitigation hierarchy.
- Policy needs to provide further clarification when harm to a local site is acceptable and irreplaceable habitat exclusions.

Representations From:

Environment Agency, Friends of the Loxley Valley, Joined Up Heritage Sheffield, Natural England, Owlthorpe Fields Action Group, S11Swifts, Sheffield and Rotherham Wildlife Trust, Sheffield Green & Open Spaces Forum, Sheffield Street Tree Partnership (SSTP), Sheffield Swift Network, South Yorkshire Bat Group, South Yorkshire Climate Alliance, Swifts Local Network, University of Sheffield (Submitted by DLP Planning Limited) and 9 individuals

Council Response:

- An amendment has been proposed to provide clarity on requirement for swift bricks and bat boxes.
- The biodiversity design features list is not comprehensive and provides some examples, while acknowledging there are more.
- For Local Nature Recovery Strategy/Nature Recovery Network see BG1 response.
- Policy BG1 amended regarding conservation of heritage assets.
- Biodiversity value of buildings is already covered in policy.
- Further detail on local and national vulnerable species will be provided in a future Supplementary Planning Document.
- Buffer distances will be covered in more detail in a future SPD.
- Policy amended to include Ramsar sites.
- Mitigation hierarchy covered in policy GS6.
- Policy amended to cover when harm to a local site is acceptable and irreplaceable habitat exclusions.

Policy GS6: Biodiversity Net Gain

23 representations received, 17 were objections, 5 support in full/part and 1 neutral.

Main Issues Raised:

- Minimum 10% Biodiversity Net Gain (BNG) not ambitious enough.
- Exceeding minimum 10% BNG in certain situations is unrealistic.

- Policy needs to clarify it's a minimum 10% BNG for all types of biodiversity unit on a site.
- Little reference to riverine habitats/and riparian zone.
- Policy doesn't refer to habitats of strategic importance, where a higher biodiversity unit score is applied.
- Policy doesn't set out approach to achieving BNG on sites of low/nil biodiversity value.
- Policy doesn't specify that sites should not be cleared before a baseline BNG assessment is carried out.
- Not clear whether policy applies to householder applications.
- An SPD should be provided to support the policy with more detail.
- Policy doesn't clarify how offsite delivery will be achieved.
- Historic waterway infrastructure needs greater protection from potential biodiversity measures.
- BNG calculation can be problematic on certain habitats e.g. Open Mosaic Habitat.
- BNG conflicts with redevelopment of brownfield sites and their viability.

Representations From:

AAA Property Group (Submitted by Spawforths), Camstead Ltd (Submitted by Astrum Planning), CPRE Peak District and South Yorkshire, Environment Agency, Home Builders Federation, Hunter Archaeological Society, Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), McCarthy Stone (Submitted by The Planning Bureau), Natural England, Rula Developments (Submitted by Spawforths), S11Swifts, Sheffield and Rotherham Wildlife Trust, Sheffield Swift Network, South Yorkshire Bat Group, South Yorkshire Climate Alliance, Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited) and 4 individuals

Council Response:

- Policy amended to cover 10% BNG for all types of biodiversity unit on site.
- Riparian habitats will be covered in more detail in a future SPD.
- Policy amended to cover habitats of strategic importance.
- Policy D1 amended to refer to adoption of Natural England's Green Infrastructure Framework, which includes Urban Greening Factor standard, which will help to deliver biodiversity net gains on sites of low/nil biodiversity value.
- Degradation/clearance will be covered in more detail in a future SPD.
- Definitions set out criteria for what qualifies for the Small Sites Metric. Further information on exemptions will be provided in a Supplementary Planning Document.
- Further information on BNG, including offsite delivery will be provided in a Supplementary Planning Document.
- Policy BG1 amended regarding conservation of heritage assets.

- Open Mosaic Habitat included in latest Biodiversity Metric, where applicable this will calculate Biodiversity Net Gain units to be delivered by development onsite and/or offsite if required.

A minimum 10% requirement for BNG, and higher percentage under certain circumstances, was assessed as policy option in the Whole Plan Viability Assessment (WPVA). The Policies within the Draft Plan strike a balance between its various aims whilst maintaining overall plan viability.

Policy GS7: Trees, Woodland and Hedgerows

22 representations received, 8 were objections, 13 support in full/part and 1 neutral.

Main Issues Raised:

- Tree planting requirements will have an impact on density and viability.
- The wording 'where new streets provided' regarding new street tree planting requirements is not clear and does not specify if this relates to low density or high-density housing.
- Policy GS7 does not make any reference to tree planting strategies.
- Alternative suggestions for 'Definition' of 'Good Quality Trees'.
- Policy GS7 does not specify that it relates to 'street trees' either.
- Policy does not refer to planning applications conforming with Natural England & Forestry Commission's guidance on protecting ATWVT (Ancient Trees and Woodland and Veteran Trees) from development.
- Recommend a target of 20% tree canopy cover rather than specified tree planting requirements in policy.
- Policy does not incorporate the Woodland Trust's 'Woodland Access Standard', which is 2ha of woodland within 500m & 20ha within 4km.
- Criteria a) should not allow trees/vegetation to be damaged/felled before BNG baseline assessment.
- There is a concern that the requirements of Criteria a) for the replacement of trees on ratio greater than 1 for 1 and minimum size to be extra heavy standard may not be appropriate on every site.
- Any felled trees should be replaced like for like or with native trees good for wildlife.
- Recommend incorporating into policy use of Capital Asset Value for Amenity Trees (CAVAT) valuation tool to ascertain number of replacement trees.
- Criteria b) does not include 'Ancient Trees' or 'Street Trees'.
- Policy needs amending to cover tree species selection, including in accordance with Sheffield Street Tree Partnership guidance.
- Policy needs to cover trees to be considered from outset of design process.
- Policy needs to refer to 'Right tree, right place' approach.
- Criteria (b) - Could clarification be provided on what 'exceptional circumstances' are?

- Policy needs amending on tree management/maintenance and responsibility for failures.

Representations From:

AAA Property Group (Submitted by Spawforths), Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Home Builders Federation, Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), Natural England, Owlthorpe Fields Action Group, Rula Developments (Submitted by Spawforths), Sheffield and Rotherham Wildlife Trust, Sheffield Street Tree Partnership (SSTP), Sheffield Tree Action Group (STAG), Strata Homes (Submitted by Spawforths), University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning) and 6 individuals

Council Response:

- Policy GS7 (d & e) allows flexibility, where tree planting would not be feasible e.g., city centre locations, where the whole development plot is often maximised by the building footprint. Street trees are only required on major residential applications where new streets are provided, leaving minor residential applications exempt as plots can often be infill sites using existing highway making the inclusion of street trees difficult to accommodate.
- Policy amended to refer to strategies.
- Definition amended to cover ‘Good Quality Trees’.
- ‘Street trees’ covered under term ‘Trees’ in policy title.
- Policy amended to cover guidance on protecting ancient trees, woodland and veteran trees.
- Policy introduction amended to include city target of 20% tree canopy cover, however tree planting requirements unchanged.
- Woodland Access Standard not compatible with city’s growth strategy, due to a large proportion of sites located in city centre, outside of distance to woodland standard.
- Felling/damage to trees on site before a biodiversity baseline assessment can be carried out is covered under amended Policy GS6.
- Policy amended to cover tree replacement reflecting best practice methodologies.
- Policy criteria (b) amended to include ‘ancient trees’. ‘Street trees’ already covered under criteria (h).
- Policy amended to cover tree species selection.
- Policy amended to cover trees considered from outset of design process.
- Policy amended to cover ‘right tree, right place’ approach.
- ‘Exceptional circumstances’ are covered under paragraph 180(c) and footnote 63 of the National Planning Policy Framework.
- Management, maintenance and replacements covered by policy. No change.

Policy GS8: Safeguarding Geodiversity

6 representations received, 3 were objections, 2 support in part, and 1 neutral.

Main Issues Raised:

- Criteria a)-d) does not include 'historical significance' after 'geological' reference.
- Supporting text does not include material on metal trades.
- Paragraph 3.21 also does not allow for geological examination of recently exposed surface material at new development sites.
- Policy GS8 criteria and supporting text does not address potential harm to Local Geological Sites (LGS) from stone extraction and need for a prior assessment to identify suitable areas, if any.

Representations From:

Historic England, Joined Up Heritage Sheffield, Sheffield Area Geology Trust, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- Reference to heritage already covered in criteria GS8(a).
- Text on metal trades is too detailed for policy.
- Text on geological examination is too detailed for policy.
- Balance between geology and heritage will be considered at planning application stage.

Policy GS9: Managing Flood Risk

17 representations received, 13 were objections, 3 support in part and 1 neutral.

Main issues raised:

- The policy is not clear enough when it refers to different flood zones.
- The policy does not explain what is meant by 'high probability of flooding'.
- The policy repeats the NPPF in some places which is not needed.
- Culverting criteria is weaker than what was written in the Core Strategy 2009 Policy CS67.
- Not enough consideration on how windfall sites will be assessed.
- The buffers proposed in the policy do not consider impact on Local Wildlife Sites.

Representations From:

Environment Agency, Historic England, Joined Up Heritage Sheffield, Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, University of Sheffield (Submitted by DLP Planning Limited) and 5 individuals

Council Response:

- Rewording of introductory paragraphs and the policy has been undertaken. This addresses issues raised on definitions, different flood zones and probabilities. It also adds additional information on windfall sites and strengthens wording around deculverting watercourses.

- Any impacts on designations such as Local Wildlife Sites would be assessed under proposed policy GS5 (Development and biodiversity), plus NPPF requirements. This assessment could lead to the establishment of a wider buffer on specific sites.

Policy GS10: Protection and Enhancement of Water Resources

9 representations received, 7 were objections and 2 support in part.

Main issues raised:

- Policy prioritises the conservation of watercourses and the return to a 'natural state' at the expense of industrial heritage.
- Water Framework Directive commitments should continue if the Water Framework Directive is repealed from UK law following Brexit.
- 'GS10 (c)' does not include reference to water quality.
- Policy does not encourage new development to support the objectives of the Don and Rother Catchment Management Plan and the Sheffield Waterways Strategy.
- The requirement to 'enhance' the quality of water bodies is not justified under the Water Framework Directive.
- Policy is unclear on how development proposals can achieve the goal of not negatively impacting water bodies or increasing risk of groundwater pollution.
- Recommend inclusion of policy addressing risks of drought and water resources to help prepare for water shortages and weather extremes.
- Recommend a policy is included to protect groundwater from oil/gas/mineral extraction and development of Petrol Filling Stations.
- Highlighted Cross Connection Drainages issues, as causes pollution problems to watercourses.
- Recommend amendments to the Plan in relation to Regulated Sites and mitigation requirements for developers, including a check of site allocations against regulated sites to identify any mitigation measures needed in site conditions.

Representations From:

Joined Up Heritage Sheffield, Lidl GB (Submitted by ID Planning), Sheaf and Porter Rivers Trust, Sheffield and Rotherham Wildlife Trust, University of Sheffield (Submitted by DLP Planning Limited), Environment Agency and 3 individuals

Council Response:

- Policy D1 in Part 1 of the Plan already refers to Sheffield's distinctive heritage associated with water-powered industries, and Policy DE9 states that regard will be paid to these assets. An amendment has also been made to Policy BG1 to reference conservation of heritage assets.
- The Water Framework Directive has been retained in UK law following Brexit.
- 'Water Quality' is covered under Policy GS10(a)(ii).

- The council disagrees that the word 'enhance' is not justified. As well as avoiding deterioration of water bodies, the Water Framework Directive requires water bodies to reach good status by 2027, which emphasizes the need for improvements.
- Text supporting the Environment Agency approach to groundwater protection will be added. This will provide sufficient guidance regarding what measures can be taken not to increase groundwater pollution.
- Policy ES4 covers measures to address risks caused by drought/dry weather.
- Preventing risk of contamination to groundwater is already covered in the policy by criteria (e)
- Cross connection drainage issues are considered to be outside of remit of Local Plan.
- Regulated sites have been considered as part of the site allocation process and a site condition attached where applicable for assessment to be considered as part of any planning application.

Policy GS11: Sustainable Drainage Systems

6 representations received, 5 were objections and 1 support in part.

Main issues raised:

- Policy does not expect development to conserve heritage assets including historic waterpower infrastructure.
- Policy does not consider the risk of pollution to controlled waters by Sustainable Urban Drainage (SuDs) infiltration devices.
- The plan does not include a groundwater policy which is compliant with the Environment Agency's groundwater protection position statements.
- The policy does not include elements of detail such as incorporating edge detection along foot and roadways.
- There is no inclusion of a long-term strategy for the maintenance, monitoring and funding of existing SuDS schemes.

Representations From:

Access Liaison Group, Environment Agency, Joined Up Heritage Sheffield, Natural England, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- Policy D1 in Part 1 of the Plan already refers to Sheffield's distinctive heritage associated with water-powered industries, and Policy DE9 states that particular regard will be paid to these assets.
- A reference has been added in relation to the Environment Agencies approach to groundwater protection in Policies GS11 and GS10. However, no specific groundwater policy is warranted.

- A supplementary planning document will be produced which will provide more specific information about SuDS policy.

Chapter 9 A Well-Designed City

Requirements for Good Design

Policy DE1: Local Context and Development Character

7 representations received, 2 were objections and 5 support in part.

Main Issues Raised:

- Refer to Urban Design Compendium in policy as useful design guidance document.
- Concerns with the approach to potential quality of new character in areas currently lacking distinctiveness.
- Final paragraph raises concerns that the policy may give the wrong impression to developers in that the highest standards of design are to only be expected in specific areas rather than throughout the city.
- Policies don't contain adequate provision to cover sustainable local food growing infrastructure.
- Refer to South Yorkshire Historic Environment Characterisation (SYHEC) in Policy DE1.
- The policy would benefit from inclusion of the Government definition of 'beautiful' development.
- Suggest generic criteria are replaced by a place-based design guide or code.

Representations From:

Historic England, Hunter Archaeological Society, Joined Up Heritage Sheffield, Regather, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

Council Response:

- 'Further Information' section amended to include reference to City Centre Design Guide, which will update the Sheffield Urban Design Compendium in the future.
- Policy amended to cover concerns of potential quality in areas lacking distinctiveness.
- Policy amended removing reference to specific areas so high design standards required across all areas of the city.
- See response to Policy BG1 for sustainable development of local food infrastructure.
- 'Further Information' amended to include reference to SYHEC (South Yorkshire Historic Environment Characterisation).
- Definition of 'Beautiful' development added to Policy D1.
- It has been necessary to include the relevant criteria due to the continued poor quality of some site appraisals submitted as part of planning applications, which have resulted in a weak response to the local context and character.

Policy DE2: Design and Alteration of Buildings

8 representations received, 1 objection and 7 support in full/part.

Main Issues Raised:

- Concerns over quality of extensions, including upward extensions and permitted development rights.
- Concern that the quality of schemes will be watered down through planning conditions, non-material amendments or new planning applications resulting in a negative potential impact on heritage assets.
- Concerns over practicality, buildability and deliverability, need to ensure enough detail provided to demonstrate proposals achievable.
- Suggest the list as set out in the policy could be made more concise as question practicality of achieving all criteria.
- Policy needs cross referencing with Policy DE1 for buildings to reflect character of locality
- Need to ensure utility and amenity areas are accessible.

Representations From:

Access Liaison Group, Historic England, Hunter Archaeological Society, Joined Up Heritage Sheffield, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

Council Response:

- Upward extensions are subject to a separate prior approval or planning approval process.
- Quality of schemes being watered down is discouraged via paragraph 135 of the NPPF.
- The premise for a planning application is that a proposal is buildable. This is covered by Building Regulations.
- The criteria covered in the policy have been included to address recurring issues and ensure buildings provide a positive intervention within their context, are functional, safe and legible while sensitively responding to their surroundings.
- Ensuring buildings are accessible is covered in Policy D1.

Policy DE3: Public Realm and Landscape Design

7 representations received, 2 were objections and 5 support in full/part.

Main Issues Raised:

- Suggest list of criteria could be made more concise as question practicality of achieving all criteria.
- Policies don't contain adequate provision to cover sustainable local food growing infrastructure.

- Criteria d) should be cross-referenced with Policy GS7 Criteria a) to ensure that public realm schemes achieve an equivalent amenity value from trees at the time of development & includes tree planting.
- Criteria d) should also reference incorporating heritage features that contribute to character, and expanding the features listed to include 'historic street pattern'.
- Criteria h) should include planting of native species for wildlife.
- Criteria n) should include text to include safety of women.

Representations From:

Historic England, Hunter Archaeological Society, Regather, Sheffield Tree Action Group (STAG), Sport England, University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

Council Response:

- The criteria covered in the policy have been included to address recurring issues and ensure public realm design provides a positive intervention within its context, is functional, safe and legible while sensitively responding to its surroundings.
- See response to Policy BG1 for sustainable development of local food infrastructure.
- Tree planting requirements are covered in Policy GS7.
- Policy amended to include historic street patterns.
- Policy amended with cross-reference to Policies GS5-7 to cover biodiversity and plant species selection.
- Policy amended to cover safety 'for all' to ensure inclusivity.

Policy DE4: Design of Streets, Roads and Parking

7 representations received, 1 objection, 5 support in part, and 1 neutral.

Main Issues Raised:

- Policy does not include reference to the provision of safe, accessible connections to public transport infrastructure for all.
- The policy should encourage greater enforcement of road traffic laws to make highways safer for pedestrians, cyclists and vehicles and help reduce pollution.
- The policy does not identify roads and footpaths for maintenance.
- The policy does not adhere to the latest national guidelines on walking and cycling infrastructure.
- Criteria c) encourages shared surfaces which cause conflict between pedestrians and cyclists and many disabled people. The policy wording should discourage the use of them.
- Criteria m) does not promote the preservation of historic street patterns.

Representations From:

Access Liaison Group, Sheffield CTC and Cycle Sheffield, Sheffield Street Tree Partnership (SSTP), South Yorkshire Mayoral Combined Authority, University of Sheffield (Submitted by DLP Planning Limited) and 2 individuals

Council Response:

- 'Safe, accessible connections to public transport for all' is already covered by Policy T1.
- Enforcement of road traffic laws are outside remit of Local Plan.
- Maintenance of roads and footpaths in new development is secured by planning condition as appropriate and is also governed by Highways legislation/agreements.
- The maintenance of existing roads/footpaths is outside the remit of the Local Plan.
- Policy amended to cover adherence to latest national guidelines on walking and cycling infrastructure.
- Policy amended to remove reference to 'shared surfaces'.
- Policy amended to include reference to 'historic street patterns'.

Policy DE5: Design of Shop Fronts

4 representations received, 1 objection, and 3 support in full/part.

Main Issues Raised:

Policy DE5 does not include a requirement for level access entry as part of shop fronts (wherever practicable). The policy does not consider the protection and enhancement of new and replacement shop fronts.

Representations From:

Access Liaison Group, Historic England, Hunter Archaeological Society, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- The policy is townscape led and seeks to achieve shopfronts that are specific to their context.
- A modification is proposed to secure level access when achievable.

Policy DE6: Design of Tall Buildings and Protection of Views in the City Centre

9 representations received, 5 were objections, 3 neutral, and 1 support in part.

Main Issues Raised:

- The policy does not consider in enough detail where tall buildings are appropriate, in order to avoid negatively impacting on distinctive character of existing lower storey buildings/areas.

- Concerns that buildings with only a single lift access to enable level access to/from accommodation can trap people who rely on it when it fails. Suggest policy reworded to require minimum 2 lifts in buildings.
- Tall Building Areas and Landmark Buildings are referred to in the policy, however, are not shown on the Policies Map.
- Criteria d) refers to the need for 'exceptional design quality' of tall buildings within 'Tall Building Areas' however it does not define what is meant by 'exceptional design quality.'

Representations From:

Access Liaison Group, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Historic England, Joined Up Heritage Sheffield, Rotherham Metropolitan Borough Council, University of Sheffield (Submitted by DLP Planning Limited)

Council Response:

- A Tall Building Area review/assessment will form part of the new City Centre Design Guide, which is currently work in progress. This will update the Tall Building Zone study in the Urban Design Compendium and identify appropriate locations for tall buildings, taking into consideration the surrounding context.
- The number of lifts required in buildings will be covered by Building Regulations.
- Tall buildings can bring positive benefits, perform as landmark structures in areas of strategic importance and contribute positively to the skyline. However, by reason of their height, scale and design, they have the capacity to result in broader city-wide visual impacts as well more localised negative effects in respect of scale, presence, microclimate etc. Their potential to result in significant negative impacts demands exceptional design quality is achieved to ensure they make a positive contribution to the skyline and image of the city, as well as respond with care to their immediate environs.

Policy DE7: Advertisements

6 representations received, 4 were objections, 1 support in full, and 1 neutral.

Main Issues Raised:

The criteria in Policy DE7 do not meet the requirements of the NPPF as it has been written from a design perspective whereas national policy makes it clear that advertisements should be subject to control only in the interests of amenity and public safety. Policy Criteria j) is too restrictive and is not consistent with the NPPF. Criteria c) d) e) and i) do not mention that heritage assets need protection from excessive signage. The policy is not sufficiently effective in highlighting the hazard of excessive glare from illuminated and digital advertising displays.

Representations From:

Access Liaison Group, Joined Up Heritage Sheffield, Marks and Spencer (Submitted by JLL), University of Sheffield (Submitted by DLP Planning Limited) and 1 individual

Council Response:

- The policy is townscape led and seeks to achieve shopfronts that are specific to their context. Assessments will be on case-by-case basis.
- It is considered that Strategic Policy D1 addresses the protection of heritage assets under all circumstances.

Policy DE8: Public Art

9 representations received, all supportive in full/part.

Main Issues Raised:

Policy DE8 does not consider or ensure the retention or sensitive relocation of existing artwork nor the reinstatement of previously removed artworks. The policy also does not reflect national policy on statues and commemorative objects. The policy does not mention support for collaborative and transparent working (with interested parties). It also does not cover support of the labelling of existing public art. Policy criteria does not promote new development to include locally distinctive artwork which reflects the character and culture of existing communities. The policy does not cover an approach towards street art and requirements regarding it. The policy does not include art, culture and heritage trails nor does it plan for the provision of them.

Representations From:

Hunter Archaeological Society, Joined Up Heritage Sheffield, Sheffield Visual Arts Group, University of Sheffield (Submitted by DLP Planning Limited), Urbo (Submitted by Asteer Planning) and 2 individuals

Council Response:

- Several of the comments made would require a level of detail to be included that is too granular for Local Plan policy. It is considered that the principles in the emerging Sheffield Design Guide and or a Public Art Strategy will address many of the points raised. The Council also have a public art officer in post to implement the policy, who takes into account the site-specific situations while advising on proposals.
- There is no need to repeat national policy.
- The emerging Sheffield Design Guide will provide further detail in relation to contributions towards public art. Any further details on future proposals and their contributions to public art will be dealt with at application stage.

Development Affecting Heritage Assets

Policy DE9: Development and Heritage Assets

23 representations received, 18 were objections, 4 support in full/part and 1 neutral.

Main Issues Raised:

- Need reinstatement of protection for 'Areas of Special Character' or to designate them as Conservation Areas e.g., Castlegate.
- Other heritage assets need greater protection including landscapes, Historic Waterway Infrastructure and Public Houses.
- The Plan does not meet the requirement for a positive strategy for the conservation and enjoyment of the historic environment.
- Policy needs to provide for creation, maintenance and expansion of Local Heritage List.
- Suggest new policy item to cover requirement for Heritage Statement.
- Suggest new policy item to cover 'harm' to Heritage Assets.

Representations From:

Environment Agency, Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited), Friends of the Loxley Valley, Hallamshire Historic Buildings, Historic England, Hunter Archaeological Society, Joined Up Heritage Sheffield, Rivelin Valley Conservation Group, Sheffield Forgemasters Engineering (Submitted by JLL), Sheffield Green Party, University of Sheffield (Submitted by DLP Planning Limited), Yellow Arch Studios and 7 individuals

Council Response:

Review of Conservation Areas and the designation process is outside of scope in respect to local plans. Policy D1 covers heritage asset categories and has been amended to include an encompassing term to cover relevant other categories not previously listed. The Local Plan as drafted is considered to represent a positive strategy with respect to Sheffield's heritage. The policy supports the Local List process. Heritage Statements are required to accompany planning applications. An assessment in respect to 'harm' is covered by the policy and within national policy.

Chapter 10 Developer Contributions

Policy DC1: The Community Infrastructure Levy (CIL) and other Developer Contributions

11 representations received, 8 were objections, 2 support in full, and 1 neutral.

Main Issues Raised:

- Support expressed for the Policy from NHS Property Services and Rotherham Metropolitan Borough Council.
- The cost of the policy is estimated in the Whole Plan Viability Assessment but has not been fully justified and may not be affordable.
- A proportion of CIL should be passed to parishes and Local Neighbourhood Forums.
- Infrastructure Delivery Plans should be prepared for all Strategic Sites, not just Strategic Housing Sites.
- Contributions to community food growing should be included in the policy.
- Older person's housing schemes should be excluded from the policy requirement.
- Insufficient evidence in the Whole Plan Viability Assessment as to how the assumption of £1,500 per dwelling as a developer contribution has been derived.
- The Viability Appraisal states that £30/m² has been assumed for commercial floorspace towards infrastructure. Concern that there is no supporting evidence for this assumption.

Representations From:

NHS Property Services, Home Builders Federation, Dore Village Society, Historic England, Regather, McCarthy Stone (Submitted by The Planning Bureau), Rotherham Metropolitan Borough Council, AAA Property Group (Submitted by Spawforths), Rula Developments (Submitted by Spawforths), Strata Homes (Submitted by Spawforths).

Council Response:

- The Whole Plan Viability Assessment has appraised all policies as a whole in the Plan and concluded that they will be affordable on the majority of sites.
- It is unnecessary to repeat existing CIL legislation, that requires and proportion of CIL to be passed to parishes and the local community.
- Housing sites will normally have greater infrastructure needs to support the resident population, such as healthcare, education, open space and community facilities.
- Food production is not generally considered to be an infrastructure item, but the policy does not exclude it if it is considered relevant.
- All housing schemes should make a contribution to infrastructure where appropriate and viable.

Chapter 11 Implementation

4 representations received, 2 were objections, and 2 neutral.

Main Issues Raised:

The list of funding sources in Chapter 11 is out of date and needs updating. The 4th bullet point also mentions the Local Growth Fund which no longer exists. There is not much detail about the potential to protect Council-owned heritage assets and the potential cooperation with developers to facilitate the protection of heritage assets within the chapter. Network Rail has not been included in the list of delivery agencies.

Representations From:

Joined Up Heritage Sheffield, South Yorkshire Mayoral Combined Authority

Council Response:

Amendments have been made to the list of funding sources to remove reference to the Local Growth Fund. Updated text has also been added to reflect the need to protect heritage assets. Network Rail have been added to the list of delivery agencies.

Chapter 12 Monitoring

4 representations received, all were objections.

Main Issues Raised:

- Recommend extending monitoring to include indicators demonstrating amount and type of Biodiversity Net Gain provided by development.
- Insufficient detail is given to show how the Plan will be monitored and what actions will be taken to address any issues identified.
- Proposals to monitor the change in numbers of designated heritage assets cannot be used as a measure of the success of heritage policies in the Plan, and no assessment of the impacts on non-designated heritage assets is proposed.
- There are no indicators relating to sport and leisure, pitches and sports facilities.
- No indicators relating to active travel.
- Terminology within some policies is not specific enough to be monitored effectively.

Representations From:

Home Builders Federation, Hunter Archaeological Society, Sport England, Natural England and 1 individual

Council Response:

- The indicators are considered to provide a proportionate and appropriate framework for monitoring implementation. Targets are implicit in a number of policies – for examples SP1 sets the annual housing requirement (target).
- Biodiversity Net Gain: amount and type has been added to monitoring indicators.

APPENDIX A: LIST OF SITE ALLOCATIONS

The majority of responses received objected to Appendix A.

See Appendix 2 Schedule 5 for the representations received on each site allocation and the council response.

APPENDIX B: PARKING GUIDELINES

16 representations received, 7 were objections and 9 support in full/part.

Main Issues Raised

A wide range of comments were received, including:

- Appendix B does not require developers to provide infrastructure and facilities to encourage the use of E-bikes.
- Wording to require cycle parking improvements is not strong. Cycle parking standards are not sufficient and need to be strengthened further.
- In the Appendix, parking allowance for residential dwellings in the Central Area are not consistent with the parking guidelines.
- The minimum disabled parking provision requirements should be increased from 5% of spaces to 10-25% of spaces.
- There is an objection to a minimum parking standard as there should not be any additional off-street vehicle parking in order to reduce impacts of vehicles on pollution and affordability.
- There is no requirement for inclusion of 100% EV charging ports to ensure future needs are met.
- The maximum car parking standards are not high enough and will impact on the highways network negatively.
- Car free requirements present an issue for category 3 wheelchair adaptable/accessible properties which are likely to have different parking requirements.
- No provision for accessibility specific active travel mobility devices.
- The requirements for unallocated spaces does not have a robust clarification, it also does not require surplus available accessible spaces to meet need and demand.
- Appendix B does not require cycle parking beyond requirements for new development, specifically in shopping areas, and a cycle hub at the main hospitals.
- Appendix B does not cover City Centre Parking in relation to general retailer/visitor parking
- The current standards in Appendix B may result in the over provision of cycle parking for Purpose Built Student Accommodation.
- There is a lack of clarity in regard to terminology used in the parking guidelines which could be interpreted as optional. .
- Appendix B wording is not strong enough to reduce car parking provision required on sites well served by public transport, it also does not make enough provision for continued vehicle use as this will not significantly reduce (there will be more EV's).

Representations From:

Access Liaison Group, Cycle Sheffield (Submitted by Sheffield CTC), Gladman Retirement Living Ltd, National Highways, Sheffield CTC and Cycle Sheffield, South Yorkshire Mayoral Combined Authority, Unite Group Plc (Submitted by ROK Planning) and 8 individuals

Council Response:

- The wording of policy CO1 has been amended to strengthen the principle of provision and the ability to secure cycling and walking improvements and infrastructure. It is not proposed to change the wording of the guidance in Annex B as this sets out how this should be provided appropriately to the development, within the principle that has now been strengthened in the policy. The cycle parking standards are minimums, there is an omission in the table heading which will be amended to clarify this. The Parking Guidelines already make provision for consideration of non-standard cycle parking and the introductory text to policy T1 has been expanded to explain the importance of provision for non-standard bikes, including cargo bikes, and electric bikes.
- The policy wording of CO2 has been amended to mirror the Parking Guidelines which say 1 space per 10 dwellings for the Central Sub Area.
- The Accessible car parking standards are in accordance with BS8300 and are minimums.
- The parking guidelines respond to the need to increase sustainable trips, and support a car free or low car city centre as well as responding to the Council's declaration of a Climate Emergency. Car parking guidelines are maximums for all Use Classes, the only exception is residential development outside the Central Sub Area where an Expected standard is included to reduce the impact of overspill parking. Policy CO2 provides criteria to allow provision below the expected level where appropriate.
- It is not realistic to require 100% provision of EV charge points, which is far above the Building Regulation requirements.
- An amendment is proposed to ensure all category 3 dwellings include a car parking space, and in addition accessible spaces are provided for 5% of the total dwellings.
- The purpose of the Parking Guidelines is to set out requirements in relation to new development.
- An ambitious approach to cycle parking is required to ensure sufficient provision is made to support future modal shift. However, the wording relating to provision of alternative innovative solutions to meet cycle parking requirements has been

amended to include all residential development such as Purpose-Built Student Accommodation.

- The Parking Guidelines and Policy CO2 include provisions to reduce car parking in highly accessible areas with good public transport accessibility.

EVIDENCE BASE

The majority of responses received in regard to the Evidence Base were objections, with some neutral comments received.

Main Issues Raised

Green Belt Review

Two objectors commented that promoted sites should be considered for removal from the Green Belt, and disagreed with the Green Belt purpose scores given for those areas of land in the Green Belt Review.

Habitat Regulation Assessment (HRA)

An individual consultee commented that land at the former Norton Aerodrome is protected and should be remediated for use as a green space. Natural England commented on aspects of the Plan, in relation to aspects of the HRA that needed additional work. Work is ongoing to address this, including dialogue with Natural England.

IDP Part 1: Infrastructure Needs Assessment

National Highways confirmed that it is yet to be ascertained whether the traffic impact of the site allocations will be in line with the scale presented within Part 1 of the Infrastructure Delivery Plan (IDP) and also whether the impact will be limited to the Strategic Road Network (SRN) junctions listed or whether other individual junctions will be impacted upon. They confirmed that they will continue to work collaboratively with the Council.

Integrated Impact Assessment (IIA)

The IIA does not assess smaller Green Belt sites with capacity of less than 1,000 homes. The comments suggest that the IIA assessment of smaller Green Belt sites should be carried out and the Plan's spatial strategy reconsidered.

Strategic Flood Risk Assessment

The Environment Agency note that the Plan is currently unsound due to the Level 2 Strategic Flood Risk Assessment not yet being complete. They note that the Council is actively engaging with the Environment Agency on this.

Sport and Leisure Strategy

There is no reference to the Sport and Leisure Strategy (currently not formally published).

Other Comments

It would be helpful to include the Sheffield Midland and Sheaf Valley Development Framework, and emerging Interim Planning Guidance as part of the Evidence Base.

Representations From:

Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), National Highways, Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited), Mr R Cooling (Submitted by DLP Planning Limited), Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited), Environment Agency, South Yorkshire Mayoral Combined Authority, 1 individual

Council Response:

- No changes are felt to be needed to the Green Belt Review. The proposed changes would not be consistent with the spatial strategy.
- It is the intention that a large proportion of the former Norton Aerodrome site will be kept open/improved as open space, taking into account ecological interests on the site. A masterplan will be drafted in accordance with the site's status as a strategic housing and open space site.
- An addendum to the Habitat Regulation Appropriate Assessment is being prepared to address a representation received from Natural England. The comments from Highways England are noted in regard to the IDP and we welcome the ongoing collaborative working.
- No changes are needed in respect to the IIA as this work confirms the impacts of developing smaller urban extensions in the Green Belt was considered in the 2015 Citywide Options for Growth (introduced as option E in 5.3.5). It also reiterates the findings of the Interim IIA Report 2020 that sat alongside the 2020 Issues and Options Consultation and included both spatial options B and C that could have resulted in smaller Green Belt sites being released. Paragraph 7.1.9 of the IIA explains the rationale for the alternative strategic growth approach considered in relation to potential larger Green Belt releases, as opposed to smaller sites.
- Comments made in relation to the Heritage Impact Assessment (HIA) with reference to specific sites, by Historic England, have been picked up within proposed amendments to relevant sites. A Statement of Common Ground is being prepared in partnership with Historic England that documents how the Council has responded to their comments.
- The lack of a Level 2 SFRA is acknowledged and is a result of updated guidance being introduced at national level in advance of the Regulation 19 public consultation. The Council is proactively working with the Environment Agency on producing a Level 2 SFRA.
- The Sport and Leisure Strategy is a work in progress and is unpublished; when published it can be taken into account as a document that helps inform decisions on planning applications and the broader need for sport and leisure.

- The Sheffield Midland and Sheaf Valley Development Framework, and emerging Draft Supplementary Planning Guidance have not been published yet.

GLOSSARY

13 representations received, 6 were objections and 7 neutral.

Main Issues Raised

- Add definitions for Priority Locations and Catalyst Sites.
- Definition of "20-minute neighbourhoods" and "Category 'C' charging Clean Air Zones" should be added to the Glossary.
- The 800m catchment should also include rail stations.
- Archaeological sites should be included under the definition of "Heritage Asset".
- There would be difficulty in understanding the precise definitions of each of the types of "urban green space" and "open space" and secondly applying them to specific planning applications.
- It would be more appropriate to refer to the 'former Sheffield City Region' area if referring to this former geography.
- The Strategic Road Network is generally defined as the network managed by National Highways i.e. the M1 and A616 in Sheffield. The description currently set out, more closely matches the 'Major Road Network.'
- Scooters and mobility scooters should be added to the list of sustainable transport modes.
- No definition of mass transit corridors is included in the glossary

Representations From:

Joined Up Heritage Sheffield, Owlthorpe Fields Action Group, Rivelin Valley Conservation Group, South Yorkshire Mayoral Combined Authority and 2 individuals

Council Response:

- Glossary amended to include definitions for 'Priority Location', 'Catalyst Site', rail stations, local green space and Mass Transit Corridors
- 20-minute neighbourhoods are defined within Policy NC11.
- Categories of Clean Air Zones are defined under national legislation.
- The definition of 'Sheffield City Region' has been updated to make clear the relationship to the South Yorkshire Mayoral Combined Authority.
- The definitions have been amended to distinguish local strategic roads from the 'Strategic Road Network' which is managed by National Highways.

- The Glossary uses the definition for Sustainable transport modes as set out in the NPPF, which covers any means of transport which has an overall low impact on the environment.
- It is accepted that the term 'Trunk Road' is no longer used, so it will be replaced with 'Strategic Road Network' In the Glossary the entry for 'Trunk Roads' will be deleted.

GENERAL COMMENTS

8 representations received, 2 were objections, and 6 neutral.

Main Issues Raised

General comment concerning the public consultation included: poor quality presentation, uncoordinated collection of feedback forms, consultation was not as inclusive as it could have been and not enough time given.

One representation suggests a new strategic policy addressing culture within the Local Plan. Another suggested that there are not enough attractions/retail/leisure facilities in the city centre to want people to commute there. Comments also suggest that they do not like the scale of new buildings being built.

Representations From:

Jamia Masjid Anwar-E-Mustapha, Joined Up Heritage Sheffield, Meadowhall South Ltd (Submitted by Jigsaw Planning and Development Ltd) and 4 individuals

Council Response:

- Comments and observations noted. The Consultation Statement shows that all Local Plan consultations have been undertaken in accordance with the requirements of the Local Planning regulations and the Council's Statement of Community Involvement.

POLICIES MAP

60 representations received, 38 were objections, 13 support in full/part and 9 neutral. See Appendix 2 Schedule 5 for specific site allocation comments and responses.

Table 1: New Sites Suggested as part of the Regulation 19 Consultation

PDSP Reference	Description/Address	HELAA site reference
PDSP.016.006 to PDSP.016.011	Starbuck Farm, Beighton	S03049
PDSP.018.001	Aldene Road	S03260
PDSP.019.009	Springwood Lane, High Green	S03040
PDSP.020.001	High Riggs Farm, Stannington	S04128
PDSP.026.001	Land at Langsett Road North, Oughtibridge	S01187
PDSP.027.003	Land to the south of Hathersage Road, S17 3ET	S01883
PDSP.034.012, PDSP.034.013, PDSP.034.014, PDSP.034.005, PDSP.034.001	Land bordered by M1, Thorncliffe Road, Warren Lane and White Lane, S35 2YA	S03112, S03113, S03312
PDSP.041.001	Broomfield Lane, Stocksbridge and Oakes Park, Norton	S04144, S01220
PDSP.043.001	Adj. Moor Valley	S02904, S04030
PDSP.044.001	Land E of Long Lane, Worrall.	S03482
PDSP.046.010	The Elms, Old Hay Lane, Dore	S03069
PDSP.048.001	Dore Moor Nursery	S04637
PDSP.049.002	Old Hay Lane	S03069
PDSP.050.001	Land at Little London Road	S02429
PDSP.052.001	Land at Chapeltown Road, Land at Wheel Lane and Middleton Lane, S35 8PU	S03038, S03039, S03035
PDSP.054.004	Land between Whitley Lane and Cinder Hill Lane, S35 8NH	S03096
PDSP.059.001	Loicher Lane	S02833
PDSP.061.001	Between 68 – 86 Loxley New Road	S00136
PDSP.062.001 and PDSP.062.002	Hillfoot Road and Penny Lane, Totley	S03070
PDSP.064.001	Adjacent 457 Loxley Road	S03098
PDSP.065.004	Spa Lane	S02468
PDSP.066.018	Moorview Golf Driving Range	S02437
PDSP.067.001	Holme Lane Farm, Grenoside and Land off Midhurst Road, Fox Hill	S03100, S03028, S03143
PDSP.068.003	Orgreave Park, east of Handsworth	S03061
PDSP.069.001	Myers Grove Lane	S03625
PDSP.071.001, PDSP.071.007	Hesley Wood logistics site/'Sheffield Gateway'	S04639
PDSP.072.002	Lavender Way, Wincobank, S5 6DD	n/a

PDSP Reference	Description/Address	HELAA site reference
PDSP.072.003	Shiregreen Arms and adjoining land, Mason Lathe Road, S5 0TL	n/a
PDSP.072.004	Land to the Rear of 439 Sicey Avenue, S35 1QP	S03086
PDSP.072.012	Green Lane, Ecclesfield	S04108
PDSP.074.002	Totley Hall Road	S01586
PDSP.078.001	Smithywood	S03195
PDSP.078.005	Land to the south of the M1 Motorway Junction 35, S35 1QP	S04101
PDSP.079.007 and PDSP.079.009	Townend Lane, Stocksbridge and Whitley Lane, Ecclesfield	S03031, S03050
PDSP.080.001	Land at Top Warren/Warren	S03312

Conclusion

Section 3 and Appendix 1 (including Schedule 1) explain which bodies and persons the local planning authority invited to make representations under Regulation 18 and how they were invited to make representations, having regard to the plan-making Regulations and the Council's SCI 2020. Summaries and full reports of the main issues raised by the representations made pursuant to Regulation 18 are provided and include an explanation of how these were taken into account in the preparation of the Sheffield Plan, with a summary provided in Appendix 1 Schedule 2. The Council has therefore met the requirements of Regulation 22(1)(c) (i) to (iv).

Section 3 and Appendix 2 (including Schedules 1 to 5) explain which bodies and persons were invited to make representations under Regulation 19 and how, in accordance with the plan-making Regulations and the Council's SCI 2020. Schedules 2 to 5 set out the number of representations made pursuant to regulation 20 and a summary of the main issues raised in those representations. The Council has therefore met the requirements of Regulation 22(1)(c) (v).

Appendix 1 (Regulation 18)

This appendix addresses the requirements of Regulation 22(1)(c) (i) to (iv) and sets out:

- (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
- (ii) how those bodies and persons were invited to make representations under regulation 18,
- (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
- (iv) how any representations made pursuant to regulation 18 have been taken into account; ...

1) Introduction

The Council published the Local Plan Issues and Options document for consultation on 1st September 2020, under Regulation 18 of the of the Town and Country Planning (Local Planning) (England). The Plan was subject to 6 weeks of consultation until 13th October 2020 and comments were accepted up to 29th October 2020. Section 2 of this Appendix clarifies which bodies and persons were invited to make representations consulted and how that was undertaken.

A total of 575 individuals or organisations responded to the consultation. A precis of the main issues raised in Plan order is contained in Section 3 below. This includes the response of the Council indicating how such comments were taken into account in the next stage of Plan preparation.

Section 4 sets out a conclusion on the efficacy of the Regulation 18 consultation process.

2) Who was consulted under Regulation 18 and how that was undertaken?

Upon publication, a formal notification letter or email was sent to around 1,598 persons or organisations to invite them to make representations on the consultation document. A full list of organisations notified is available in [Schedule 1](#).

The Council also issued a press release and contacted individuals and organisations that had signed up to receive Council news alerts.

The Council followed the principles for consultation as set out in the Council's Statement of Community Involvement (revised July 2020). The consultation took place during the Covid-19 pandemic and meant that the usual public meetings, drop-in sessions and briefings were wholly replaced by an online consultation.

The Issues and Options document was available to download and make comments on it at Citizen Space: <https://www.sheffield.gov.uk/home/planning-development/emerging-sheffield-plan-draft.html>

Consultees were strongly encouraged to comment online using Citizen Space. This would allow their comments to be accurately linked to the document and also allowed us to more easily assess their comments.

The Council also held briefings with the following organisations via online Zoom sessions:

- Broomhill, Broomhall, Endcliffe, Summerfield, Tapton (BBEST) Neighbourhood Forum
- Dore Neighbourhood Forum
- Kelham and Neepsend Neighbourhood Forum
- Access Liaison Group Sheffield Green City Partnership
- Sheffield Property Association
- Sheffield Age Friendly Forum
- Sheffield Equalities Partnership: LGBT and Partner's
- Bradfield Parish Council Ecclesfield Parish Council
- Stocksbridge Town Council

The Council also held 3 public Zoom sessions (on 3rd, 16th and 23rd September 2021) that were advertised on the Council's website and in the emails and letters sent to consultees on the Local Plan database. 34 members of the public attended the public sessions. Notes from the 3 [online question and answer sessions](#) are available on the Council website.

A further session was run specifically for planning agents and developers.

Further information and event details were provided on the Citizen Space landing page.

The full Issues and Options document and supporting documents are available on [The Sheffield Plan](#) dedicated webpage.

3) *Main Issues raised in Plan order including the Council response/action*

Section 2 to 27 of the Sheffield Plan Issues and Options [Interim Consultation Report](#) (March 2021) provides a detailed summary of the comments that were made in response to the 29 main questions (and sub-questions) in the Issues and Options document, along with who made the comments.

Section 2 to 5 of the Sheffield Plan Issues and Options [Consultation Report](#) (published as 'supporting documents' for the Regulation 19 consultation in January 2023) set out the main issues that were raised in response to the Issues and Options document. The responses to the Issues and Options document have informed the content of Publication (Pre-Submission) Draft Sheffield Plan (published under Regulation 19). This document therefore explains in broad terms how the issues have been addressed in the Publication Draft Plan.

4) *Conclusion*

The summary above explains which bodies and persons the local planning authority invited to make representations under Regulation 18 and how they were invited to make representations, having regard to the plan-making Regulations and the approach set out in the Council's Statement of Community Involvement 2020. Links have also been provided to previously published summaries and full reports of the main issues raised by the representations made pursuant to Regulation 18, which includes an explanation of how these were taken into account in the preparation of the Draft Sheffield Local Plan. Further detail is provided in [Schedule 1](#) of this Appendix. The Council has therefore met the requirements of Regulation 22(1)(c) (i) to (iv).

Appendix 1: Schedule 1 – List of Organisations and Bodies Contacted Directly as part of the Regulation 18 Issues and Options Consultation

Abbey Developments Ltd
Abbeyland Properties Ltd
Ackroyd and Abbott
Airport Planning & Development (APD) LTD
Andrews Estate Agents
Antony Hill
ARBA Group
Architectural Services
Arcus Consultancy Services Ltd
ARUP
ARUP
Astill Planning Consultants Ltd
Aston cum Aughton Parish Council
Atkins
Avison Young
Axis Architecture
Aylward Town Planning Ltd
Banister Bros & Co Ltd
Banks Group
Barnsley Metropolitan Borough Council
Barratt Homes
Barton Kendal
Barton Willmore
Bassetlaw District Council
BBEST Neighbourhood Forum
Beechcroft Homes
Bloor Holdings Limited
Bloor Homes
Blue Deer Ltd
BNP Paribas
BNP Paribas Real Estate UK
BOC
Bolsover District Council
Bond Bryan
Bradfield Parish Council
Brinsworth Parish Council
British Land
Brownill Vickers & Platts

Burnell Briercliffe Architects
Burnett Planning & Developments Ltd
Bussey and Armstrong Homes
CALA Homes
Caldecotte Group
Campbell Homes
Capita Symonds
Caricks Commercial Property Consultants
Carter Jonas
Catcliffe Parish Council
CBRE Limited
CgMs Consulting
Champion Hire Ltd
Chase and Partners
Chatsworth Estate
Chesterfield Borough Council
Chris Gothard Associates Ltd
Civil Aviation Authority
CL:AIRE
Clarke and Simpson
Cliff Walsingham and Company
Cluttons
Coal Authority
Coda Planning
Coda Studios Ltd
Commercial Estates Group
Conneely Tribe
Cordonier Escafeld Architects
Core Commercial
Country Land & Business Association
Countryside Properties (Northern) Ltd
Crowley Associates
Cushman & Wakefield
Dacres Commercial
Dalton Warner Davis
David Lock Associates

Deeley Homes Ltd
Deloitte
Deloitte LLP
Deloitte Real Estate
Derbyshire County Council
Derbyshire Dales District Council
Deriaz Slater Commercial
Derwent Group
Derwent Living
Devonshire Group
Devonshire Property Group
DevPlan
Directions Planning Consultancy
DLA Piper
DLP Planning Ltd
Doncaster Metropolitan Borough Council
Dore Village Society
Dovey Estates Ltd
DPP
Dronfield Town Council
DTZ
Ecclesall Design
Ecclesfield Parish Council
Eckington Parish Council
EE
Elden Minns & Co Ltd
Emerson Group
Emery Planning Partnership Ltd
Entec UK
Environment Agency
Equity Housing Group
Esh Construction
Fairhurst
Fernie Greaves
Field & Sons
Fisher German
Five Rivers Cohousing
Framptons
Framptons
Fusion
George Moss & Sons Ltd
George Wimpey Strategic Land
Gerald Duniec Chartered Surveyors
GL Hearn
Gleeson Homes

Gleeson Homes
Gower Homes
Green Estate Ltd
Green Estate Ltd
Greene King Pub Partners
Grosvenor Securities Ltd
Guy Rusling Commercial Surveyors
GVA Grimley Ltd
H J Banks & Co Ltd
H L M Architects
Habinteg Housing Association Ltd
Hadfield Cawkwell Davidson Ltd
Hallam Historic Buildings
Hallam Land Management Ltd
Hammerson UK Properties PLC
Hanover Housing Association
Hartnell Taylor Cook
Harworth Estates Ltd
HBD
Highways England
Historic England
Hollins Strategic Land
Holmesfield Parish Council
Home Builders Federation
Home Group
Homes England
Housing 21
HOW Planning LLP
Hunshelf Parish Council
Hunter Page Planning
Hurst Warne Ltd
Husband and Brown Limited
Ian Baseley Associates
ID Planning
Indigo Planning Limited
J A B Short Ltd
J F Finnegan Ltd
J K M Building Design Limited
Jacobs UK Limited
James A Baker Chartered Surveyors
JMP Consultants
JMW Planning Ltd
John Box Associates
Johnson Mowat Planning Ltd
Jones Day

Joseph Adamson (Hyde) Ltd
JRP Associates
JS Bloor (Services) Ltd
JTS Partnership
JVH Town Planning Consultants Limited
JWPC Limited
Kavanaghs
Kebbell Development Ltd
Kelham and Neepsend Neighbourhood Forum
Keyland Developments Limited
Killamarsh Parish Council
Kirkwells
Koopmans
Langsett Parish Council
Leith Planning Ltd
Lion Design
Longhurst Housing Association
LSO Ltd
Maddox Associates
Marsh Family Trust
Melling Ridgeway And Partners
MHA Archtiects
Midsummer Estates Ltd
Miller Homes Yorkshire
Millwood Designer Homes
MIS Group
Mono Consultants Ltd
Moody Homes
Mott MacDonald
N J L Consulting LLP
Nathaniel Lichfield & Partners Limited
National Grid Property Holdings
Natural England
Network Rail
NHS England North Regional Team - South Yorkshire and Bassetlaw
NJL Consulting
North East Derbyshire District Council
Northern Powergrid
Norton Newman Investments Ltd
Office of Rail Regulation
Orgreave Parish Council

Orion Homes
Ove Arup & Partners
Panther Securities plc
Paul Daniel Chartered Surveyors
Peacock and Smith
Peak District National Park Authority
Pegasus Group
Persimmon Homes
Persimmon Homes (West Yorkshire)
Persimmon Homes North East
Persimmon Homes South Yorkshire
Peter Brett Associates LLP
Places for People
Plainview Planning
Planning and Design Consultants
Planning Inspectorate
Planning Potential
Planning Prospects
Planware Limited
Property Market Analysis
Pygott Crone
Quod
Quod North (Planning Consultancy)
Race Cottam Associates Ltd
Rae Watson Development Surveyors
Railway Housing Association & Benefit Fund
Rapleys LLP
rg+p Ltd
Robin Ashley Architect Ltd
Robin Ashley Architects LLP
Robinson Layer
Rotherham Metropolitan Borough Council
Salvation Army Housing Association
Sanctuary Housing
Sanderson Weatherall
Savills
Self Architects
Severn Trent Water
Sheffield and Rotherham Wildlife Trust
Sheffield City Region LEP
Sheffield Health and Social Care

Sheffield Partnership Rivers in Town Environment C.I.C
Sibbett Gregory
Sirius Planning
Smith Young Partnership Ltd
Smiths Gore
South Yorkshire Building Services
South Yorkshire Housing Association
South Yorkshire Passenger Transport Executive
South Yorkshire Police
South Yorkshire Police and Crime Commissioner
Spawforths
SSA Planning
Stocksbridge Town Council
Stonham
Swift & Co
Tangent Properties
Tankersley Parish Council
Tatlow Stancer Architects
Tetlow King Planning
The Gardens Trust
Townsend Planning Consultants
Turley
Turner & Townsend
UK Coal plc
Urbana Town Planning
Vodafone and O2
W Redmile & Sons Ltd
Wales Parish Council
Ward Hadaway Solicitors
Wardell Armstrong
Wates Homes Ltd
Waystone Limited
WCEC Architects
Wentworth Parish Council
Wilbys
Windle Cook Architects
Woods Hardwick Planning Ltd
Wortley Construction Ltd
Wortley Parish Council
Wright Investments
WYG

Yorkshire Ambulance Services NHS Trust
Yorkshire Water

Appendix 2 (Regulation 19)

This appendix addresses the requirements of Regulation 22(1)(c)(v):

(v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations

1) Introduction

The Council published the Publication (Pre-Submission) Draft Sheffield Local Plan document for consultation on 9th January 2023, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England). The Plan was subject to 6 weeks of consultation from 9th January to 20th February 2023.

Section 2 of this Appendix, along with Schedules 1 to 3, sets out who was consulted and how that was undertaken.

413 separate responses were received (including some responses received after the deadline for responding). The respondents made **1,985 comments** on different aspects of the Plan.

An overview of the consultation results is contained in Section 3 of this Appendix.

A summary of the main issues raised in Plan order are contained in Section 3.2 of the Consultation Statement, along with [Schedule 5](#) of this Appendix, which includes the response of the Council to all the comments made, for Annex A site allocations and the policies map.

2) Who was consulted under Regulation 19 and how that was undertaken?

Upon publication on the Council's consultation webpage, a formal notification letter or email was sent to around 1,300 persons, organisations, businesses and individuals who are registered on the Sheffield Plan database, alerting them to the start of the consultation. The full list is in **Appendix 2, Schedule 1**. Copies of all the representations will be available separately for the submission to the Secretary of State in September 2023.

The notification email included a link to the statement of representations procedure and to the Regulation 19 representation form (using the format recommended in the Planning Inspectorate's guidance on local plan examinations); as well as to the web-page that included the proposed submission documents and associated supporting documents (Integrated Impact Assessment, Habitat Regulations Assessment, evidence base, reports on the

consultation undertaken under Regulation 18, and Duty to Cooperate Position Statement). All copies of notification materials are in **Appendix 2, [Schedule 2](#)**.

Stakeholders were advised they could submit representations using the on-line consultation portal, or by post or email using the word version of the form provided.

Hard copies of the Publication Draft Sheffield Plan and Policies Map, statement of representations procedure and representations form were made available in all libraries and at the Council's First Points, along with an explanation of how to access the other supporting documents by using a computer within a library.

The consultation was also publicised through social media and through Local Area Committee (LAC) mailings. A range of meetings and drop-in sessions were held during the consultation period, including presentations and/or staffed exhibitions with all 7 LACs; a full list of the events is set out at **Appendix 2, [Schedule 3](#)**.

3) Overview of Results

413 separate responses were received (including some responses received after the deadline for responding). The respondents made **1,985 comments** on different aspects of the Plan. There were:

- 249 responses from individual members of the public
- 77 responses from landowners/developers
- 8 responses from statutory consultees (e.g. Environment Agency; Historic England; Natural England)
- 7 responses from other Local Authorities (incl. South Yorkshire Mayoral Combined Authority)
- 59 responses from community groups or representative bodies
- 9 responses from political parties/MPs/councillors

4 petitions (270, 654, 2,823 and 635 signatures) were received relating to the proposed Gypsy & Traveller/industrial site at Eckington Way (Site SES03). A further petition, relating to a greenfield housing site on land to the East of Moor Valley Way (Site SES10), has not been formally submitted to the Council but remains live on the Change.Org website. This has 902 signatures to date.

[Schedule 4](#) of this appendix lists all respondents who made a representation on the Sheffield Plan.

4) Main Issues raised in Plan order including the Council response/action

[Schedule 5](#) is a list of the responses/main issues raised by the Regulation 19 consultation. This is organised by Annex A – site allocations the policies map. Exceptionally the Council has considered the need for further proposed amendments for soundness to the proposed submission plan and where justified this is explained within the table (a separate schedule of proposed amendments for soundness is available with the [Strategy & Resources Report \(2nd August\)](#))

Full copies of all the representations received pursuant to Regulation 19/20 will be available separately for the submission to the Secretary of State in September 2023.

5) Conclusion

The summary above, in combination with [Schedule 1](#) of this Appendix, explains which bodies and persons were invited to make representations under Regulation 19 and how in accordance with the plan-making Regulations and the approach set out in the Council's Statement of Community Involvement 2020. Section 3 and 4 above and Schedules 1 to 5 of this Appendix set out the number of representations made pursuant to regulation 20 and a summary of the main issues raised in those representations. The Council has therefore met the requirements of Regulation 22(1)(c) (v).

Appendix 2: Schedule 1 –List of Organisations and Bodies Contacted Directly as part of the Pre-Submission (Regulation 19) Consultation

In addition, 584 individuals/members of the public were contacted.

Name	Type
Aston cum Aughton Parish Council	Statutory Consultee
Barnsley Metropolitan Borough Council	Statutory Consultee
Bassetlaw District Council	Statutory Consultee
BBEST Neighbourhood Forum	Statutory Consultee
BOC	Statutory Consultee
Bolsover District Council	Statutory Consultee
Bradfield Parish Council	Statutory Consultee
Brinsworth Parish Council	Statutory Consultee
Catcliffe Parish Council	Statutory Consultee
Chesterfield Borough Council	Statutory Consultee
Civil Aviation Authority	Statutory Consultee
Coal Authority	Statutory Consultee
Derbyshire County Council	Statutory Consultee
Derbyshire Dales District Council	Statutory Consultee
Doncaster Metropolitan Borough Council	Statutory Consultee
Dore Village Society	Statutory Consultee
Dronfield Town Council	Statutory Consultee
Ecclesfield Parish Council	Statutory Consultee
Eckington Parish Council	Statutory Consultee
EE	Statutory Consultee
Environment Agency	Statutory Consultee
Highways England	Statutory Consultee
Historic England	Statutory Consultee
Holmesfield Parish Council	Statutory Consultee
Homes England	Statutory Consultee
Hunshelf Parish Council	Statutory Consultee
Kelham and Neepsend Neighbourhood Forum	Statutory Consultee
Killamarsh Parish Council	Statutory Consultee
Langsett Parish Council	Statutory Consultee
National Grid	Statutory Consultee
Natural England	Statutory Consultee
Network Rail	Statutory Consultee
NHS England North Regional Team - South Yorkshire and Bassetlaw	Statutory Consultee
North East Derbyshire District Council	Statutory Consultee
Northern Powergrid	Statutory Consultee

Name	Type
Office of Rail Regulation	Statutory Consultee
Orgreave Parish Council	Statutory Consultee
Peak District National Park Authority	Statutory Consultee
Planning Inspectorate	Statutory Consultee
Rotherham Metropolitan Borough Council	Statutory Consultee
Severn Trent Water	Statutory Consultee
Sheffield and Rotherham Wildlife Trust	Statutory Consultee
Sheffield City Region LEP	Statutory Consultee
Sheffield Health and Social Care	Statutory Consultee
South Yorkshire Mayoral Combined Authority (SYMCA)	Statutory Consultee
South Yorkshire Passenger Transport Executive	Statutory Consultee
South Yorkshire Police	Statutory Consultee
South Yorkshire Police and Crime Commissioner	Statutory Consultee
Stocksbridge Town Council	Statutory Consultee
Tankersley Parish Council	Statutory Consultee
The Gardens Trust	Statutory Consultee
Virgin Media	Statutory Consultee
Vodafone and O2	Statutory Consultee
Wales Parish Council	Statutory Consultee
Wentworth Parish Council	Statutory Consultee
Wortley Parish Council	Statutory Consultee
Yorkshire Water	Statutory Consultee
CLlr Abdul Khayum	City Councillors and MPs
CLlr Abtisam Mohamed	City Councillors and MPs
CLlr Alan Hooper	City Councillors and MPs
CLlr Alan Woodcock	City Councillors and MPs
CLlr Alexi Dimond	City Councillors and MPs
CLlr Andrew Sangar	City Councillors and MPs
CLlr Angela Argenzio	City Councillors and MPs
CLlr Ann Whitaker	City Councillors and MPs
CLlr Ann Woolhouse	City Councillors and MPs
CLlr Barbara Masters	City Councillors and MPs
CLlr Ben Curran	City Councillors and MPs
CLlr Ben Miskell	City Councillors and MPs
CLlr Bernard Little	City Councillors and MPs
CLlr Bob McCann	City Councillors and MPs
CLlr Brian Holmshaw	City Councillors and MPs
CLlr Bryan Lodge	City Councillors and MPs
CLlr Christine Gilligan Kubo	City Councillors and MPs
CLlr Cliff Woodcraft	City Councillors and MPs
CLlr Colin Ross	City Councillors and MPs
CLlr Craig Gamble Pugh	City Councillors and MPs
CLlr David Barker	City Councillors and MPs

Name	Type
Cllr Dawn Dale	City Councillors and MPs
Cllr Denise Fox	City Councillors and MPs
Cllr Dianne Hurst	City Councillors and MPs
Cllr Douglas Johnson	City Councillors and MPs
Cllr Fran Belbin	City Councillors and MPs
Cllr Gail Smith	City Councillors and MPs
Cllr Garry Weatherall	City Councillors and MPs
Cllr George Lindars-Hammond	City Councillors and MPs
Cllr Henry Nottage	City Councillors and MPs
Cllr Ian Auckland	City Councillors and MPs
Cllr Jackie Drayton	City Councillors and MPs
Cllr Jackie Satur	City Councillors and MPs
Cllr Janet Ridler	City Councillors and MPs
Cllr Jayne Dunn	City Councillors and MPs
Cllr Joe Otten	City Councillors and MPs
Cllr Julie Grocutt	City Councillors and MPs
Cllr Karen McGowan	City Councillors and MPs
Cllr Kevin Oxley	City Councillors and MPs
Cllr Kurtis Crossland	City Councillors and MPs
Cllr Lewis Chinchin	City Councillors and MPs
Cllr Maleiki Haybe	City Councillors and MPs
Cllr Marieanne Elliot	City Councillors and MPs
Cllr Mark Jones	City Councillors and MPs
Cllr Maroof Raouf	City Councillors and MPs
Cllr Martin Phipps	City Councillors and MPs
Cllr Martin Smith	City Councillors and MPs
Cllr Mary Lea	City Councillors and MPs
Cllr Mazher Iqbal	City Councillors and MPs
Cllr Mick Rooney	City Councillors and MPs
Cllr Mike Chaplin	City Councillors and MPs
Cllr Mike Drabble	City Councillors and MPs
Cllr Mike Levery	City Councillors and MPs
Cllr Minesh Parekh	City Councillors and MPs
Cllr Mohammed Mahroof	City Councillors and MPs
Cllr Nabeela Mowlana	City Councillors and MPs
Cllr Nighat Basharat	City Councillors and MPs
Cllr Paul Turpin	City Councillors and MPs
Cllr Paul Wood	City Councillors and MPs
Cllr Penny Baker	City Councillors and MPs
Cllr Peter Garbutt	City Councillors and MPs
Cllr Peter Price	City Councillors and MPs
Cllr Richard Shaw	City Councillors and MPs
Cllr Richard Williams	City Councillors and MPs

Name	Type
Cllr Roger Davison	City Councillors and MPs
Cllr Ruth Mersereau	City Councillors and MPs
Cllr Ruth Milsom	City Councillors and MPs
Cllr Safiya Saeed	City Councillors and MPs
Cllr Shaffaq Mohammed	City Councillors and MPs
Cllr Simon Clement-Jones	City Councillors and MPs
Cllr Sioned Richards	City Councillors and MPs
Cllr Sophie Thornton	City Councillors and MPs
Cllr Sophie Wilson	City Councillors and MPs
Cllr Steve Ayriss	City Councillors and MPs
Cllr Sue Alston	City Councillors and MPs
Cllr Sue Auckland	City Councillors and MPs
Cllr Talib Hussain	City Councillors and MPs
Cllr Terry Fox	City Councillors and MPs
Cllr Tim Huggan	City Councillors and MPs
Cllr Tom Hunt	City Councillors and MPs
Cllr Tony Damms	City Councillors and MPs
Cllr Tony Downing	City Councillors and MPs
Cllr Vickie Priestley	City Councillors and MPs
Cllr Victoria Bowden	City Councillors and MPs
Cllr Zahira Naz	City Councillors and MPs
Clive Betts MP	City Councillors and MPs
Gill Furniss MP	City Councillors and MPs
Louise Haigh MP	City Councillors and MPs
Miriam Cates MP	City Councillors and MPs
Olivia Blake MP	City Councillors and MPs
Paul Blomfield MP	City Councillors and MPs
A & E Transport Limited	Organisation
Abbey Developments Ltd	Organisation
Abbeydale Gospel Hall Trust	Organisation
Abbeyfield Park	Organisation
Abbeyland Properties Ltd	Organisation
AC Liani Limited	Organisation
Ackroyd and Abbott	Organisation
ADAS	Organisation
Age UK	Organisation
Airport Planning & Development (APD) LTD	Organisation
AJ Marsh Building Surveyors	Organisation
Allahi Mosque and Cultural Centre	Organisation
Alpha Plus Ltd	Organisation
Andrews Estate Agents	Organisation
Antony Hill	Organisation
ARBA Group	Organisation

Name	Type
Arbourthorne Home for Learning Disabilities	Organisation
Arbourthorne Tenants And Residents Association	Organisation
ArcHeritage	Organisation
Architectural Innovation Ltd	Organisation
Architectural Services	Organisation
Arcus Consultancy Services Ltd	Organisation
Arqiva	Organisation
Artserve	Organisation
ARUP	Organisation
Astill Planning Consultants Ltd	Organisation
Atkins	Organisation
Avison Young	Organisation
Axis Architecture	Organisation
Aylward Planning	Organisation
Bangladesh Allaya Mosque	Organisation
Bangladesh Welfare Association	Organisation
Bangladeshi Community Development Group	Organisation
Bangladeshi Mohila Lunch Club & Cultural Organisation	Organisation
Bangladeshi Women Association/Training Group	Organisation
Bangladeshi Womens Youth Club	Organisation
Banister Bros & Co Ltd	Organisation
Banks Group	Organisation
Banner Cross Neighbourhood Group	Organisation
Barnsley Canal Group	Organisation
Barratt Homes	Organisation
Barton Kendal	Organisation
Barton Willmore	Organisation
Batemoor & Jordanthrope Community Forum	Organisation
Batemoor New Tenants & Residents Association	Organisation
BBEST	Organisation
Beauchief Environment Group	Organisation
Beechcroft Homes	Organisation
Beighton Community Centre	Organisation
Beighton Villages Development Trust	Organisation
Benfield ATT Ltd	Organisation
Berwin Leighton Paysner	Organisation
Bloor Homes	Organisation
Blue Deer Ltd	Organisation
BMW	Organisation
BNP Paribas	Organisation
Bolsterstone Community Group	Organisation
Bond Bryan Architects	Organisation
Botanical Area Community Association	Organisation

Name	Type
Botanical Gate Community Association	Organisation
Bradway Action Group	Organisation
Bradway Neighbourhood Watch	Organisation
Brindley Tenants And Residents Association	Organisation
British American Tobacco	Organisation
British Deer Society	Organisation
British Land	Organisation
British Pipeline Agency	Organisation
Broomhill Action Neighbourhood Group	Organisation
Broomhill Forum	Organisation
Brownill Vickers & Platts	Organisation
Burnell Briercliffe Architects	Organisation
Burnett Planning & Developments Ltd	Organisation
Bussey and Armstrong Homes	Organisation
Cadbury Trebor Bassett Ltd	Organisation
CALA Homes	Organisation
Caldecotte Group	Organisation
Campaign for Real Ale	Organisation
Campbell Homes	Organisation
Canal Users Group	Organisation
Caricks Commercial Property Consultants	Organisation
Carlm Design Ltd	Organisation
Carter Jonas	Organisation
Carter Knowle and Millhouses Community Group	Organisation
Carterknowle & Dore Medical Practice	Organisation
Cartwright Pickard	Organisation
CBRE Limited	Organisation
Cenex	Organisation
CgMs Consulting	Organisation
Champion Hire Ltd	Organisation
Chase and Partners	Organisation
Chatsworth Estate	Organisation
Chatsworth Settlement Trustees	Organisation
Chilypep	Organisation
Choices Not Barriers Group	Organisation
Chris Gothard Associates Ltd	Organisation
Christian Peoples Alliance Party	Organisation
CL:AIRE	Organisation
Clarke and Simpson	Organisation
ClientEarth	Organisation
Cliff Walsingham and Company	Organisation
Club Soyo	Organisation
Cluttons	Organisation

Name	Type
Cockshutts Lane (Oughtibridge) Residents	Organisation
Coda Planning	Organisation
Colliers International	Organisation
Commercial Estates Group	Organisation
Confederation of British Industry	Organisation
Conneely Tribe	Organisation
Conservative Disability Group	Organisation
Cordonier Escafeld Architects	Organisation
Core Commercial	Organisation
Country Fresh Foods	Organisation
Country Land & Business Association	Organisation
Countryside Properties (Northern) Ltd	Organisation
CPRE South Yorkshire	Organisation
Crookes/Walkley Tenants And Residents Association	Organisation
Crookesmoor Community Forum	Organisation
Crosspool & District Youth Sports Trust	Organisation
Crosspool Forum	Organisation
Crowley Associates	Organisation
Crown Estate	Organisation
Cultural Industries Quarter Agency	Organisation
Cushman & Wakefield	Organisation
Dacres Commercial	Organisation
Dalton Warner Davis	Organisation
Darnall & Attercliffe Asian Mens Luncheon Club	Organisation
Darnall Forum	Organisation
David Cormack Architecture	Organisation
David Lock Associates	Organisation
DBA Management	Organisation
DBS Managed Offices	Organisation
Deerlands and Chaucer Tenants And Residents Association	Organisation
Deloitte	Organisation
Department for Business, Innovation and Skills	Organisation
Department for Communities and Local Government	Organisation
Deriaz Slater Commercial	Organisation
Derwent Group	Organisation
Derwent Living	Organisation
Development Education Centre (South Yorkshire)	Organisation
Development Forum	Organisation
Devonshire Property Group	Organisation
Devonshire Quarter Traders Association	Organisation
DevPlan	Organisation
Dimensions (UK) Ltd	Organisation
Diocese of Hallam Pastoral Centre	Organisation

Name	Type
Directions Planning Consultancy	Organisation
DLA Piper	Organisation
Dore and Totley Golf Club	Organisation
Dore and Totley Labour Party	Organisation
Dore Village Centre Residents' Association	Organisation
DPP	Organisation
DTZ	Organisation
E.ON Climate and Renewables UK Developments Ltd	Organisation
East End Quality of Life Initiative	Organisation
Ecclesall Design	Organisation
Edenthorpe Tenants Group	Organisation
Edward Street Flats Tenants And Residents Association	Organisation
Elden Minns & Co Ltd	Organisation
Emerson Group	Organisation
Emery Planning Partnership Ltd	Organisation
Endcliffe Corner Community Organisation	Organisation
English Heritage	Organisation
Enritch Design Ltd	Organisation
Entec UK	Organisation
Equinox Co-operative	Organisation
Equity Housing Group	Organisation
Esh Construction	Organisation
Fairhurst	Organisation
Ferne Greaves	Organisation
Field & Sons	Organisation
Fisher German	Organisation
Five Rivers Cohousing	Organisation
Flower Estate Tenants And Residents Association	Organisation
FMCG Retail and Sales Consultancy Limited	Organisation
Footprint Tools	Organisation
Forestry Commission	Organisation
Foxhill Tenants And Residents Association	Organisation
Framptons	Organisation
Freeths	Organisation
Freight Transport Association	Organisation
Friends of Blake Street Nature Park	Organisation
Friends of Graves Park	Organisation
Friends of Grenoside Woodlands	Organisation
Friends of Hackenthorpe Park	Organisation
Friends of Heeley & Meersbrook Allotments	Organisation
Friends of High Hazels Park	Organisation
Friends of Millhouses Park	Organisation
Friends of Norfolk Heritage Park	Organisation

Name	Type
Friends of Parkwood Springs	Organisation
Friends of Porter Valley	Organisation
Friends of Richmond Park	Organisation
Fusion	Organisation
G9 Design	Organisation
George Moss & Sons Ltd	Organisation
George Wimpey Strategic Land	Organisation
Gerald Duniec Chartered Surveyors	Organisation
Girls Day School Trust	Organisation
GL Hearn	Organisation
Gleadless Valley Community Action Group	Organisation
Gleadless Valley Wildlife Group	Organisation
Gleeson Homes	Organisation
Global Justice Sheffield	Organisation
GO Sheffield	Organisation
Gower Homes	Organisation
Granny's Gang	Organisation
Graysons Solicitors	Organisation
Green Estate Ltd	Organisation
Green Party Sheffield	Organisation
Greene King Pub Partners	Organisation
Greenhill Bradway Tenants Association	Organisation
Grenoside Conservation Society	Organisation
Grosvenor Securities Ltd	Organisation
Guy Rusling Commercial Surveyors	Organisation
GVA Grimley Ltd	Organisation
H J Banks & Co Ltd	Organisation
Habinteg Housing Association Ltd	Organisation
Hadfield Cawkwell Davidson Ltd	Organisation
Hall Lane Farmland Trust	Organisation
Hallam Historic Buildings	Organisation
Hallam Land Management Ltd	Organisation
Hallam Primary School	Organisation
Hammerson UK Properties PLC	Organisation
Hanover Housing Association	Organisation
Hanover Tenants Association	Organisation
Hartnell Taylor Cook	Organisation
Harworth Estates Ltd	Organisation
HBD	Organisation
Heeley City Farm	Organisation
Heeley Development Trust	Organisation
Heeley Green Party	Organisation
High Green Development Trust Ltd	Organisation

Name	Type
Highfield Tenants & Residents Association	Organisation
Highland Solicitors Property Centre Ltd	Organisation
Hillsborough Golf Club	Organisation
Hillsborough Residents Association	Organisation
HLL Humberts Leisure	Organisation
HLM Architects	Organisation
Hollins Strategic Land	Organisation
Home Builders Federation	Organisation
Home Group	Organisation
Housing 21	Organisation
HOW Planning LLP	Organisation
Hulbert Group International Power Presses	Organisation
Hunter Page Planning	Organisation
Hurst Warne Ltd	Organisation
Husband and Brown Ltd	Organisation
Hydra Clarkson	Organisation
Ian Baseley Associates	Organisation
ID Planning	Organisation
Ideal Developments Ltd	Organisation
Indigo Planning Limited	Organisation
Industry Road Mosque	Organisation
Inland Waterways Association	Organisation
Institute of Directors	Organisation
J A B Short Ltd	Organisation
J F Finnegan Ltd	Organisation
J K M Building Design Limited	Organisation
Jacobs UK Limited	Organisation
Jaguar Estates	Organisation
James A Baker Chartered Surveyors	Organisation
JLL UK	Organisation
JMP Consultants	Organisation
JMW Planning Ltd	Organisation
John Box Associates	Organisation
John Bramall Associates - IMCORE	Organisation
John Eaton Almhouse	Organisation
John G Dean	Organisation
Johnson Mowat Planning Ltd	Organisation
Joined Up Heritage Sheffield	Organisation
Jones Brothers Weston Rhyn Ltd	Organisation
Jones Day	Organisation
Jordanthorpe Tenants And Residents Association	Organisation
Joseph Adamson (Hyde) Ltd	Organisation
JRP Associates	Organisation

Name	Type
JS Bloor (Services) Ltd	Organisation
JTS Partnership	Organisation
JVH Town Planning	Organisation
JVN Architecture Ltd	Organisation
JWPC Limited	Organisation
Kavanaghs	Organisation
Kebbell Development Ltd	Organisation
Kelham Island & Neepsend Community Alliance	Organisation
Kevin Oliver	Organisation
Keyland Developments Limited	Organisation
Kirkwells	Organisation
Koopmans	Organisation
Land Connection	Organisation
Landscape Contract Designs Ltd. (LCD)	Organisation
Langsett & Walkley Community Association	Organisation
Lawn Tennis Association	Organisation
Leppings Lane Area Residents Group	Organisation
Lexus Sheffield	Organisation
Lichfield & Tamworth Chamber of Commerce	Organisation
Lidl UK	Organisation
Lion Design	Organisation
Living Streets	Organisation
Logistics UK	Organisation
Longhurst Housing Association	Organisation
Low Edges Community and Safety Forum	Organisation
Loxley Valley Protection Society	Organisation
LSO Ltd	Organisation
Lynne Barker Ltd	Organisation
Maddox Associates	Organisation
Magnus Ltd	Organisation
Makki Mosque Organisation	Organisation
Manor & Castle Development Trust	Organisation
Manor Park Tenants And Residents Association	Organisation
Marsh Family Trust	Organisation
Martin H Seddon Ltd	Organisation
Meersbrook Park Users Trust	Organisation
Melling Ridgeway And Partners	Organisation
MHA Archtiects	Organisation
Michael Rogers	Organisation
Middlewood Rovers JFC	Organisation
Midsummer Estates Ltd	Organisation
Miller Homes Yorkshire	Organisation
Millhouse Animal Sanctuary	Organisation

Name	Type
Millhouses Freehold Allotment Society	Organisation
Millwood Designer Homes	Organisation
MIS Group	Organisation
Mono Consultants Ltd	Organisation
Moody Homes	Organisation
Mookau	Organisation
Moor Traders Association	Organisation
Mosborough Village Action Group	Organisation
Moss Valley Wildlife Group	Organisation
Mott MacDonald	Organisation
Mott MacDonald Ltd	Organisation
Multilingual City Forum	Organisation
Museum & Gallery Trust	Organisation
Museums Sheffield	Organisation
N J L Consulting LLP	Organisation
Nathaniel Lichfield and Partners	Organisation
National Farmers Union NE Region	Organisation
National Federation of Gypsy Liaison Groups	Organisation
National Grid Property Holdings	Organisation
National Gypsy Traveller Federation	Organisation
National Trust	Organisation
Neighbourhood Watch	Organisation
Nether Edge Neighbourhood Group	Organisation
NFU Mutual Sheffield	Organisation
NHS	Organisation
NHS - NICE	Organisation
NHS Property Services	Organisation
NJL Consulting	Organisation
North East Sheffield Conservation Group	Organisation
Northern Trust	Organisation
Norton Newman Investments Ltd	Organisation
Nottinghamshire County Council	Organisation
Notun Bangla United Group	Organisation
Oakleaf Architecture Ltd	Organisation
One Nation Community Centre	Organisation
Openreach	Organisation
Orbit Enterprises London Ltd	Organisation
Orion Homes	Organisation
Otto's Restaurant	Organisation
Oughtibridge Village Community Association	Organisation
OVCA	Organisation
Ove Arup & Partners	Organisation
Owlthorpe Community Forum	Organisation

Name	Type
Owlthorpe Local & Natural History Group	Organisation
Owlthorpe Medical Centre	Organisation
Pakistan Advice Centre	Organisation
Pakistan Muslim Advice Centre	Organisation
Panther Securities plc	Organisation
PAR Architectural Ltd	Organisation
Paul Daniel Chartered Surveyors	Organisation
Peacock and Smith	Organisation
Peak and Northern Footpaths Society	Organisation
Pedal Ready - Sheffield Cycle Training Co-operativ	Organisation
Pegasus Group	Organisation
Persimmon Homes	Organisation
Peter Ashley Ltd	Organisation
Peter Brett Associates LLP	Organisation
Places for People	Organisation
Plainview Planning	Organisation
PlanInfo Research Team	Organisation
Planning Aid	Organisation
Planning and Design Consultants	Organisation
Planning Potential	Organisation
Planning Prospects	Organisation
Plans For Extensions	Organisation
Planware Limited	Organisation
Planware Ltd	Organisation
Polish Catholic Centre	Organisation
Property Market Analysis	Organisation
Property Search Group	Organisation
Pygott Crone	Organisation
Quarry Motors	Organisation
Quod	Organisation
Quod North (Planning Consultancy)	Organisation
Race Cottam Associates Ltd	Organisation
Rae Watson Development Surveyors	Organisation
Railway Housing Association & Benefit Fund	Organisation
Ranmoor Preservation Society	Organisation
Rapleys LLP	Organisation
rehoboth group	Organisation
Religious Society of Friends	Organisation
Resident of Wadsley Park Village	Organisation
Residents Association	Organisation
Residents of Underwood Rd, Scarsdale Road	Organisation
RFCA for Yorkshire and the Humber	Organisation
rg+p Ltd	Organisation

Name	Type
Richard Wood Associates	Organisation
Rivelin Valley Conservation Group	Organisation
Robin Ashley Architect Ltd	Organisation
Robinson Layer	Organisation
ROK Planning	Organisation
Rural Action Yorkshire	Organisation
Rural Solutions	Organisation
Salmon & Trout Association	Organisation
Salvation Army Housing Association	Organisation
Sanctuary Housing	Organisation
Sanderson Weatherall	Organisation
Savills	Organisation
Schools & Homes Energy Education	Organisation
Self Architects	Organisation
SEMEA	Organisation
Sharrow Community Forum	Organisation
Sharrow Stakeholders	Organisation
Sharrow Vale Community Association	Organisation
Sharrow Vale Market	Organisation
Sheffield & Rotherham Wildlife Trust	Organisation
Sheffield 50+	Organisation
Sheffield Agencies for the Vulnerable and Excluded	Organisation
Sheffield Allotment and Leisure Gardeners Federation	Organisation
Sheffield and Peak Against Urban Encroachment	Organisation
Sheffield Antiques Quarter	Organisation
Sheffield Area Geology Trust	Organisation
Sheffield Bird Study Group	Organisation
Sheffield Business Park	Organisation
Sheffield Campaign for Climate Change	Organisation
Sheffield Care Trust	Organisation
Sheffield Cathedral	Organisation
Sheffield Chamber of Commerce and Industry	Organisation
Sheffield Chinese Christian Church	Organisation
Sheffield Chinese Community Centre	Organisation
Sheffield City Region	Organisation
Sheffield City Walking Tours	Organisation
Sheffield Climate Alliance	Organisation
Sheffield Community Renewables	Organisation
Sheffield Environment Week	Organisation
Sheffield Flood Trail Group	Organisation
Sheffield Futures	Organisation
Sheffield General Cemetery Trust	Organisation
Sheffield Green Party	Organisation

Name	Type
Sheffield Hallam University	Organisation
Sheffield Health & Social Care NHS Foundation Trust	Organisation
Sheffield Housing Company	Organisation
Sheffield International Venues	Organisation
Sheffield Islamic Centre	Organisation
Sheffield Israac Somali Community	Organisation
Sheffield Organic Food Initiative	Organisation
Sheffield Partnership: Rivers in the Town Environment	Organisation
Sheffield Theatres Trust	Organisation
Sheffield Town Trustees	Organisation
Sheffield United Football Club	Organisation
Sheffield University Conservation Volunteers	Organisation
Sheffield Visual Arts Group	Organisation
Sheffield Wednesday Football Club	Organisation
Shirebrook Conservation Group	Organisation
Shiregreen Tenants & Residents Association	Organisation
Showroom Media & Exhibition Centre Ltd	Organisation
Sibbett Gregory	Organisation
Sirius Planning	Organisation
Sivil Group Ltd	Organisation
Smith Young Partnership Ltd	Organisation
Smiths Gore	Organisation
Somali Community Cultural School	Organisation
Sorby Geology Group	Organisation
Sorby Natural History Society	Organisation
South Yorkshire Badger Group	Organisation
South Yorkshire Biodiversity Research Group	Organisation
South Yorkshire Building Services	Organisation
South Yorkshire Housing Association	Organisation
Southey Wolves Football Club	Organisation
Space Studios	Organisation
Spawforths	Organisation
Sport England	Organisation
Springwater Catholic Community Centre	Organisation
SSA Planning	Organisation
St Matthews Church	Organisation
St Stephens Tenants And Residents Association	Organisation
Stainton Planning	Organisation
Staniforth & Wilson	Organisation
Stannington Tenants And Residents Association	Organisation
Stocksbridge and Upper Don Tenants And Residents Association	Organisation
Stocksbridge Community Forum	Organisation
Stocksbridge Design Statement Group	Organisation

Name	Type
Stocksbridge High School	Organisation
Stokes Tiles	Organisation
Stonham	Organisation
Strategic Land Group	Organisation
Stubbin Tenants And Residents Association	Organisation
Sunrise and Hope (Sheffield)	Organisation
Support Care Ltd	Organisation
Sustainable Building Solutions Ltd	Organisation
Swift & Co	Organisation
Tangent Properties	Organisation
Tatlow Stancer Architects	Organisation
Taylor Tuxford	Organisation
Tetlow King Planning	Organisation
The Banks Group	Organisation
The Terminus Initiative	Organisation
The University of Sheffield	Organisation
Tillotson Tenants And Residents Association	Organisation
Tinsley Bridge Group	Organisation
Tinsley Forum	Organisation
Totley Residents Association	Organisation
Townsend Planning Consultants	Organisation
Transport 17 Ltd	Organisation
Transport for All	Organisation
Turley	Organisation
Turner & Townsend	Organisation
TZ	Organisation
UK Coal plc	Organisation
UK Islamic Mission	Organisation
United Living	Organisation
Uppethorpe Tenants And Residents Association	Organisation
Urbana Town Planning	Organisation
URS Infrastructure & Environment UK Limited	Organisation
Voluntary Action Sheffield Lunch Clubs Support Service	Organisation
W Redmile & Sons Ltd	Organisation
Waitrose	Organisation
Walkley Community Recreational Trust	Organisation
Ward Hadaway Solicitors	Organisation
Wardell Armstrong	Organisation
Wates Homes Ltd	Organisation
Waystone Limited	Organisation
WCEC Architects	Organisation
West View Residents Association	Organisation
Westfield Contributory Health Scheme	Organisation

Name	Type
Westways Primary School	Organisation
Whirlow Hall Farm Trust Ltd	Organisation
White Design Ltd	Organisation
Wilbys	Organisation
Wildstone Planning	Organisation
Windle Cook Architects	Organisation
Wisewood Tenants And Residents Association	Organisation
Woodland Trust	Organisation
Woods Hardwick Planning Ltd	Organisation
Workers' Educational Association	Organisation
Worrall Environment Group	Organisation
Wortley Construction Ltd	Organisation
Wright Investments	Organisation
WYG	Organisation
Yorkshire Forward	Organisation
Yorkshire Gardens Trust	Organisation
Yorkshire Naturalist Union	Organisation
Yorkshire Terrier	Organisation
Yorkshire Wildlife Trust	Organisation
Youth Association of South Yorkshire	Organisation
YWCA	Organisation

Appendix 2: Schedule 2 – Notification Materials as part of the Pre-Submission (Regulation 19) Consultation

Publication (Pre-submission) Draft Sheffield Plan 2022

Consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

We are preparing a new local plan, which, when adopted, is expected to be called “the Sheffield Plan”. Following public consultation on ‘Issues and Options’ in 2020, the Publication (Pre-submission) Draft Sheffield Plan is now ready for consultation.

The Publication Draft Plan represents the Council’s formal proposals on how the city should grow and develop over the period to 2039. It covers the whole of Sheffield except for the part of the city that is in the Peak District National Park.

We are asking for comments and feedback on whether the Plan has been prepared in accordance with legal and procedural requirements, and whether it is sound. Plans are sound if they are:

1. **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
2. **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
3. **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
4. **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework and other statements of national planning policy, where relevant.

The statutory public consultation is available for a 6-week period from Monday 9 January to Monday 20 February 2023. A full Statement of the Representations Procedure is attached to this email/letter.

You can read the Publication Draft Sheffield Plan on the [Consultation Portal](#) on the Council's website. You can also view the other supporting documents that we will be seeking comments on, together with other background documents that you may find helpful to refer to.

To make your comments visit the Consultation Portal from 9th January. Please make your comments no later than 11.59 pm on Monday 20th February.

Details of all the consultation events are also available on the Consultation Portal (which can also be accessed from the Council's website).

Why we are writing to you

We are writing to you as you as a statutory consultee or because you have previously expressed an interest in being kept informed about the new local plan. Consequently, you are on our mailing list of contacts for this group and will have signed up to our 'terms and conditions'.

The data you give us

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Sheffield City Council is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.sheffield.gov.uk/utilities/footer-links/privacy-notice>

How to contact us

If you would have difficulty accessing any of the consultation documents via our website or accessing the Consultation Portal, or you need any further advice or information, please contact us at sheffieldplan@sheffield.gov.uk. You can call us on 0114 2735274.

Please also email us at the above address if you no longer want us to contact you about the Sheffield Plan.

Yours faithfully

Simon Vincent

Simon Vincent
Strategic Planning Service Manager
Planning Service
Sheffield City Council

Publication (Pre-submission) Draft Sheffield Plan 2022 – Statement of Representations Procedure

- **Title of document**

Sheffield Plan: Our City, Our Future – Publication (Pre-Submission) Draft

1) Subject matter

The new Sheffield Plan is Sheffield Council's draft Local Plan which we propose to submit to the Government. The draft Plan sets out the council's strategy for future growth and change through to 2039 and will help to deliver Sheffield City Council's objectives for delivering a fairer city for everyone. The plan consists of:

1. Part 1 – Vision, Spatial Strategy, Sub-Area Policies and Site Allocations
2. Part 2 – Development Management Policies and Implementation
3. A policies Map
4. Annex A – Site Allocations Schedule
5. Annex B – Parking Guidelines
6. Glossary

The role of this consultation is to provide the opportunity for representations to be made on the 'soundness' and legal compliance of the plan before it is submitted to the Government for Examination. See Item 5) below for more information.

2) Period for submission of representations

The period for representations will run for 6 weeks from 9 January until 20 February 2023.

4) Where to view the plan and supporting documents

You can view and download the plan and supporting documents on the council's website -

<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>

Hard copies of the plan will also be available to view in the city's libraries and FirstPoints from 9 January 2023. Supporting documents can be viewed at our main office, Howden House.

5) Things to consider when making a representation

We are asking for people to consider two specific questions when making representations on the plan:

1) Is the plan legally compliant?

Does the plan comply with the relevant legislation and regulations in the way it has been prepared, and in its content?

2) Is the plan 'sound'?

Has the plan been 'positively prepared'? Is it robustly justified and evidence-led? Will it be effective in what it sets out to achieve? And is it consistent with regional and national planning policy?

If you would like to be heard at the independent examination in public, please tell us in your representation. Please double check that the contact details you include with your representation are correct so we can contact you regarding this.

6) How to submit your representation:

Online through our consultation hub webpage:

<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>

or

By Email at sheffieldplan@sheffield.gov.uk

or

By post at

Strategic Planning Team

Planning Service

City Futures

4th Floor, Howden House

Union Street

Sheffield

S1 2SH

Please note: all comments will be made public and will be submitted to the Secretary of State. We will not consider confidential or anonymous responses. Your comments and name will be published but other personal information will remain confidential.

7) Notification of next stages

The next stages of the Plan are:-

8. the submission of the local plan for independent examination under section 20 of the Act,
9. the publication of the recommendations of the person appointed to carry out an independent examination of the local plan under section 20 of the Act, and
10. the adoption of the local plan.

If you wish to be contacted about any of these stages, please tell us in your representation when and how you would like to be contacted.

8) Contact for more information:

Please contact the Strategic Planning team using the contact details above.

Sheffield Plan Consultation Representation Form January – February 2023

Please use this form to provide representations on the Sheffield Local Plan. Sheffield City Council must receive representations by **5pm on 20th February 2023**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at:
<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>
- an e-mail attachment using the comment form below to sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.
- Please read the guidance note, attached or available on the Council's webpage, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage.

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Sheffield City Council is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.sheffield.gov.uk/utilities/footer-links/privacy-notice>

Due to the Data Protection Act 2018, Sheffield City Council now needs your consent to hold your personal data for use as part of the Sheffield Plan

process. If you would like the Council to keep you informed about the Sheffield Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Sheffield Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing sheffieldplan@sheffield.gov.uk or by calling 01142735897.

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

Please tick as appropriate to confirm your consent for Sheffield City Council to publish and share your name/ organisation and comments regarding the Sheffield Plan.

I confirm my consent for Sheffield City Council to share my name/ organisation and comments regarding the Sheffield Plan including with the Planning Inspectorate.

Yes

No

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Sheffield Plan.

I would like to opt in to receive information about the Sheffield Plan.

Yes

No

Printed Name:

Signature:

Date:

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

- **Personal Details**

Name:
Organisation (if applicable):
Address:
Postcode:
Tel:
Fax:
Email:

- **Agent Details (if applicable)**

Agent:
Organisation (if applicable):
Address:
Postcode:
Tel:
Fax:
Email:

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation:

- **To which part of the Sheffield Plan does your representation relate?**

Policy Number:
Paragraph Number:
Policies Map:

- **Do you consider the Sheffield Plan is:**
Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) Legally Compliant

Yes

No

4.(2) Sound

Yes

No

4.(3) Complies with the Duty to Cooperate

Yes

No

- **Please give details of why you consider the Sheffield Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Sheffield Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Continue on a separate sheet if necessary

- **Please set out the modification(s) you consider necessary to make the Sheffield Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Sheffield Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

- **If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

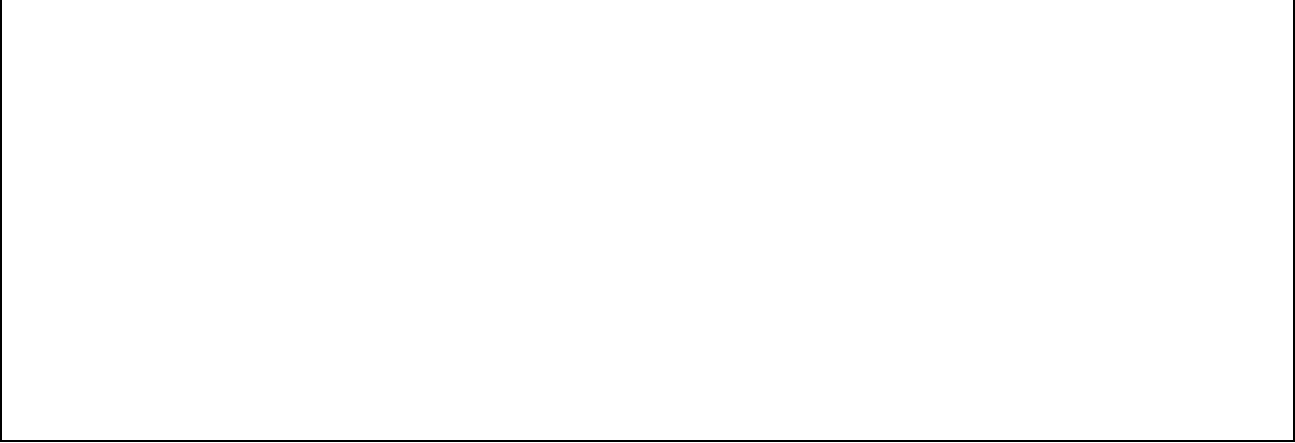
Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

- **If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**



Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

The Sheffield Plan: Our City, Our Future - Regulation 19 Consultation

Public Consultation Event Information

Sheffield City Council is carrying out the Regulation 19 stage of Public Consultation for the new Local Plan, from the 9th January until 20th February 2023. Please see details regarding face to face events below, where you can talk to officers and find out how to submit representations.

- Monday 9th January, 10am - 4pm: Winter Gardens, S1 2LH
- Tuesday 10th January, 5:30pm - 9pm: Greystones School, S11 7GL
- Wednesday 11th January, 5:30pm - 9pm: South Yorkshire Fire & Rescue Service, S13 9QA
- Thursday 12th January, 5pm - 7:30pm: Terry Wright Community Hall, S2 2BT
- Monday 16th January, 3pm - 7pm: The Venue, Stocksbridge, S36 1DY
- Tuesday 17th January, 2:45pm - 7pm: Shiregreen Neighbourhood Centre, S5 0AA
- Wednesday 18th January, 5pm - 8pm: Forge Valley School S6 5HG
- Saturday 21st January, 10am - 4pm: Moor Market, S1 4PF
- Wednesday 25th January, 5pm - 8pm: English Institute of Sport, S9 5DA
- Thursday 26th January, 5pm - 8pm: Burton Street Foundation, S6 2HH
- Wednesday 1st February, 1:30pm – 2:30pm: Online Q&A session
- Thursday 2nd February, 10am – 4pm: Winter Gardens, S1 2LH
- Monday 6th February, 6:30pm – 7:30pm: Online Q&A session

To register to attend the online sessions, please email sheffieldplan@sheffield.gov.uk

All Local Plan submission documents can be viewed on the consultation portal at <http://haveyoursaysheffield.uk.engagementhq.com/login>, as well as hard copies within libraries and First Points.



Draft Sheffield Plan – Guidance Note

Introduction - Guidance

The Plan has been published by Sheffield City Council (SCC) as the Local Planning Authority in order for representations to be made on it before it is submitted for examination by a Planning Inspector. The Planning and Compulsory Purchase Act 2004, as amended, states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by SCC.

To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. SCC will therefore ensure that the names of those making representations can be made available (including publication on the Council's website) and taken into account by the Inspector.

Legal Compliance

You should consider the following before making a representation on legal compliance:

- The plan should be included in the Council's Local Development Scheme (LDS) and the key stages set out in the LDS should have been followed. The LDS sets out the key stages in the Plan and should be on the LPA's website and available at its main offices.
- The process of community involvement for the Plan should also be in general accordance with the Council's Statement of Community Involvement, (SCI), which sets out the strategy for involving the community in the preparation and revision of the Plan.
- A Sustainability Appraisal should identify the process by which the Council will help to achieve relevant environmental, economic and social objectives.
- The Plan should comply with all other relevant requirements of the Planning and Compulsory Purchase Act 2004, and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended (the Regulations).

Soundness

The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

General advice

If you wish to make a representation seeking a modification to a plan or part of a plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified. You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues they identify. Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

To: All libraries and First Points

From: Strategic Planning, City Futures, Sheffield City Council

Re: Sheffield Plan Regulation 19 consultation

Between Monday 9th January 2023 and Monday 20th February 2023 we are consulting on the Publication Draft Sheffield Plan, under Regulation 19 of the Town and Country Planning Act. In order to fulfil our statutory requirements the documents associated with the consultation must be made publicly available in hard copy format in locations across Sheffield, including Council and volunteer run libraries.

Please find attached the pack of consultation documentation which we would like you to retain and make available on request for any member of the public who wishes to view it during the consultation period noted above.

For further information please refer to the Local Plan pages on the Council's website: <https://www.sheffield.gov.uk/planning-development/emerging-sheffield-plan-draft>

Or contact SheffieldPlan@sheffield.gov.uk

Pack contains:

- Sheffield Plan part 1
- Sheffield Plan part 2
- Annex A
- Annex B
- Glossary
- 9 x folder sub-area policies maps

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Home > Strategy and Resources > Draft Local Plan

Draft Local Plan

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Consultation has concluded

We expect a summary report of the consultation outcomes and any proposed amendments to the Publication Draft Plan, in response to representations, to be reported the [Strategy & Resources Policy Committee](#) in July 2023. These would then be considered by full Council in September before being submitted to the Government alongside the Publication Draft Plan later that month. We would like to thank everyone for their contributions.

We are working on a new Draft Local Plan (The Sheffield Plan) which will guide the future of the city by setting out how and where development will take place up to 2039.

We previously consulted on an Issues and Options document ("Sheffield Plan: Our City, Our Future - Issues and Options 2023" in September/October 2020). We have now progressed the Sheffield Plan to the next formal stage known as Regulation 19 (Publication). The Regulation 19 Draft Sheffield Plan is the document that will be submitted to central government for examination in public. It is the version that we seek to adopt, subject to that examination, as the future framework for decision making on planning.

The Publication Draft Sheffield Plan is made up of the following documents:

- Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations
- Part 2: Development Management Policies and Implementation
- Annex A: Site Allocations (2.17 MB) (pdf)
- Annex B: Parking Guidelines (202 KB) (pdf)
- Key Diagram (2.79 MB) (jpg)
- Policy Map (interactive map)
- Glossary (1.25 MB) (pdf)
- Integrated Impact Assessment (9.31 MB) (pdf)
- Habitat Regulations Assessment (23.3 MB) (pdf)

All these documents plus supporting documents are available under the 'Draft Sheffield Plan' and 'Supporting Documents' sections on the right hand side of the page.

If you have any queries regarding this consultation, you can contact us by email at: sheffieldplan@sheffield.gov.uk

[RECAPTCHA](#) to get involved

Draft Sheffield Plan Documents

- Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations (24.9 MB) (pdf)
- Part 2: Development Management Policies and Implementation (23.5 MB) (pdf)
- Annex A: Site Allocations (2.17 MB) (pdf)
- Annex B: Parking Guidelines (202 KB) (pdf)
- Key Diagram (2.79 MB) (jpg)
- Policy Map (interactive map)
- Glossary (1.25 MB) (pdf)
- Integrated Impact Assessment (9.31 MB) (pdf)
- Habitat Regulations Assessment (23.3 MB) (pdf)
- Supporting Documents
- Supporting Documents - Whole Plan Viability Assessment
- Supporting Documents - Economy, Employment Land, Retail and Logistics
- Supporting Documents - Housing
- Supporting Documents - Transport
- Supporting Documents - Central Area and City Centre
- Supporting Documents - Heritage and Archaeology
- Supporting Documents - Open Spaces, Playing Field Sites
- Supporting Documents - Green Belt and Landscape Character
- Supporting Documents - Flood Risk
- Supporting Documents - Infrastructure
- Supporting Documents - Policies Map

[Survey](#) [Guidance on submitting representations](#)

CLOSED This survey has concluded.

Publication Draft Sheffield Plan representation

Consultation has concluded

[Facebook](#) [Twitter](#) [LinkedIn](#) [YouTube](#)

Key Dates

-  Public consultation on Draft Local Plan begins
28 January 2022
-  Public drop-in event: Winter Gardens, 10am - 4pm
29 January 2022
-  Public drop-in event: Clapham School, 5.30pm - 7.30pm
29 January 2022
-  Public drop-in event: SFFF Training Centre, Bower Hill Road, 6.30pm - 7.30pm
29 January 2022
-  Public drop-in event: Terry Wright Community Centre, Clevedon Road, 9am - 4pm
29 January 2022
-  Public drop-in event: The Verdes, Stockbridge, 9am - 3pm
30 January 2022
-  Public drop-in event: Shingayear Neighbourhood Centre, 2-4pm - 4.45pm
31 January 2022
-  Public drop-in event: Forge Valley School, Derwenton, 9am - 4pm
19 January 2022
-  Public drop-in event: Moor Market, City Centre, 10am - 4pm
21 January 2022
-  Public drop-in event: English Institute of Sport (EIS), 9am - 4pm
22 January 2022
-  Public drop-in event: Sutton Street Foundation, 9am - 4pm
26 January 2022
-  Online public question and answer meeting, 3.30pm - 2.30 pm
27 February 2022
-  Public drop-in event: Winter Gardens, 10am - 4pm
22 February 2022
-  Online public question and answer meeting, 6.30pm - 7.30 pm
18 February 2022
-  Public consultation on Draft Local Plan ends
22 February 2022

Sheffield Plan

our city, our future




Have your say on the new Local Plan

Sheffield City Council is carrying out public consultation on its draft Local Plan (the 'Sheffield Plan'). The Plan will guide development in the city to 2039.

What is a Local Plan?

A Local Plan sets out a vision and framework for the future development of an area. It will address the needs and opportunities relating to economic growth, housing, regeneration, infrastructure, and community facilities through the implementation of planning policies and site allocations.

In addition, the Local Plan must consider the safeguarding of the environment, adapt in line with the climate emergency, as well as secure high-quality design. The Local Plan is a key tool for guiding decision making on individual planning applications, but also sets out an overall strategy for how to meet the required number of new homes and provide land for jobs and other developments.

Where can I find more information?

Planning Officers will be available to answer your questions at a number of arranged events during the consultation period (9th January to 20th February).

Printed copies of the Draft Sheffield Plan are available in libraries and at FirstPoints.

<https://www.sheffield.gov.uk/planning-development/emerging-sheffield-plan-draft>

How can I have my say?

- Through the online consultation portal via the website or QR code below:

<https://www.sheffield.gov.uk/emerging-sheffield-plan-draft>

- By emailing: sheffieldplan@sheffield.gov.uk

- By post to: Strategic Planning, Howden House, 1 Union Street, S1 2SH



Our Draft Sheffield Plan

The Sheffield Plan sets out how the Council thinks the city should grow and develop over the period to 2039. It covers the whole of Sheffield except for the part of the city that is in the Peak District National Park.

We are asking for comments and feedback on whether the Plan:

- will meet future development needs and protect the environment?
- is properly justified?
- is deliverable?
- is consistent with Government planning policies?



The Sheffield Plan: Our City, Our Future

The Sheffield Plan will encourage economic growth, create inclusive places to live and work, and attract businesses to support regeneration by:

- Allocating land for around 35,530 new homes across the city, including affordable housing, different sizes and types of homes to reflect the needs of our communities
- Encouraging development in the most sustainable locations, including in our city centre and main district centres to promote the '20-minute neighbourhood'
- Delivering employment land to support the creation of 43,000 new jobs
- Protecting the Green Belt and valuable greenspaces
- Ensuring that new buildings and public spaces are well designed
- Reducing carbon dioxide emissions and responding to climate change
- Protecting and enhancing wildlife

This leaflet is also available in other formats and languages.



Appendix 2 : Schedule 3 –List of Consultation Events held as part of the Pre-Submission (Regulation 19) Consultation

Date	Venue	Time
	General Public Events/Meetings	
Monday 9th January 2023	Winter Garden drop-in	10am-4pm
Tuesday 10th January 2023	Greystones School (SW LAC)	5.30pm-9pm
Wednesday 11th January 2023	SYFR Training Centre, Beaver Hill Road (SE LAC)	5.30pm-9pm
Thursday 12th January 2023	Terry Wright Community Centre, Gleadless Road (S LAC)	5pm-7.30pm
Monday 16th January 2023	The Venue, Stocksbridge	3pm-7pm
Tuesday 17th January 2023	Shiregreen Neighbourhood Centre & Beck Road School (NE LAC)	2.45pm-7pm
Wednesday 18th January 2023	Forge Valley School, Stannington (N LAC)	5pm-8pm
Saturday 21st January 2023	Moor Market drop-in	10am-4pm
Wednesday 25th January 2023	English Institute of Sport (E LAC)	5pm-8pm
Thursday 26th January 2023	Burton Street Foundation (C LAC)	5pm-8pm
Wednesday 1st February 2023	Online "question and answer" session 1	1.30-2.30pm
Thursday 2nd February 2023	Winter Garden drop-in	10am-4pm
Monday 6th February 2023	Online "question and answer" session 2	6.30-7.30pm
Thursday 9th February 2023	Shortbrook Primary School (SE LAC follow-up - Site SES03)	6pm-8pm
	Parish & Town Councils	
Wednesday 25th January 2023	Bradfield Parish Council	7pm
Thursday 2nd February 2023	Ecclesfield Parish Council	7.15pm

Thursday 9th February 2023	Stocksbridge Town Council	6.30pm
	Organisations	
Tuesday 17th January 2023	CPRE	3-4pm
Wednesday 18th January 2023	Access Liaison Group	10-12.30pm
Tuesday 24th January 2023	Agents' Forum	4-6pm
Monday 30th January 2023	Sheffield Property Association	4-6pm
Tuesday 31st January 2023	Environmental groups online	3-5pm
Thursday 2nd February 2023	SADACCA	2-4pm
Monday 6th February 2023	Celebrating Diversity drop-in event	10.30-2pm
Monday 6th February 2023	Women's wellbeing café Q&A	6.30-7.30pm
Monday 13th February 2023	Age UK	1-3pm
Monday 13th February 2023	Kelham Island and Neepsend Community Association (KINCA)	6-8pm

Appendix 2 : Schedule 4 –List of Respondents by category to the Pre-Submission (Regulation 19) Consultation

Statutory consultee: 8 responses in total

Name	Respondent ID
Canal & River Trust	PDSP.001
Environment Agency	PDSP.002
Historic England	PDSP.003
National Grid (Submitted by Avison Young)	PDSP.004
National Highways	PDSP.005
Natural England	PDSP.006
Sport England	PDSP.007
The Coal Authority	PDSP.008

Other Local Authority/Parish Council/Mayoral Combined Authority 7 responses in total

Name	Respondent ID
Bassetlaw District Council	PDSP.009
City of Doncaster Council	PDSP.010
Derbyshire County Council	PDSP.011
Ecclesfield Parish Council	PDSP.012
North East Derbyshire District Council	PDSP.013
Rotherham Metropolitan Borough Council	PDSP.014
South Yorkshire Mayoral Combined Authority	PDSP.015

Landowner, Developer or Business: 77 responses in total

Name	Respondent ID
AAA Property Group (Submitted by Spawforths)	PDSP.016
Albany Courtyard Investments (Submitted by Tetra Tech)	PDSP.017
Aldene Developments (Submitted by Urbana)	PDSP.018
Avant Homes Yorkshire (Submitted by Pegasus Group)	PDSP.019
Barratt and David Wilson Homes (Submitted by Barton Willmore)	PDSP.020
Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning)	PDSP.021
BOC Ltd (Submitted by Savills)	PDSP.022
Bolsterstone Group (Submitted by Asteer Planning)	PDSP.023
British Land (Submitted by Quod)	PDSP.024
Camstead Ltd (Submitted by Astrum Planning)	PDSP.025
CEG (Submitted by Lichfields)	PDSP.026
Chatsworth Settlement Trustees (CST) (Submitted by Richard Wood Associates)	PDSP.027
Churchill Retirement Living Ltd. (Submitted by Planning Issues Ltd.)	PDSP.028

Name	Respondent ID
Commercial Estates Group (CEG) (Submitted by Lichfields)	PDSP.029
Commercial Property Partners (Submitted by Urbana)	PDSP.030
Derwent Development Management Ltd (DDML) (Submitted by Aylward Town Planning Ltd)	PDSP.031
DeVeer Prescient (No1) Limited (Submitted by Quod)	PDSP.032
Ergo Real Estate	PDSP.033
Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited)	PDSP.034
Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited)	PDSP.035
Gerald Duniec	PDSP.036
Gladman Developments Ltd	PDSP.037
Gladman Retirement Living Ltd	PDSP.038
Gleeson Homes	PDSP.039
Hague Farming Ltd (Submitted by Barton Willmore)	PDSP.040
Hallam Land Management (Submitted by DLP Planning Limited)	PDSP.041
Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	PDSP.042
Hartwood Estates (Submitted by Urbana)	PDSP.043
Heritage Estates Yorkshire (Submitted by Urbana)	PDSP.044
HD Sports (Submitted by Avison Young)	PDSP.045
Hft (Submitted by ID Planning)	PDSP.046
Ideal Developments Ltd	PDSP.047
Inspired Villages (Submitted by DLP Planning Limited)	PDSP.048
Jonathan Harrison (Submitted by nineteen47)	PDSP.049
Laver Regeneration (Submitted by Asteer Planning)	PDSP.050
Lidl GB (Submitted by ID Planning)	PDSP.051
Lime Developments (Submitted by DLP Planning Limited)	PDSP.052
London and Continental Railways (LCR) (Submitted by Lichfields)	PDSP.053
Lovell Developments (Yorkshire) Ltd and J England Homes Limited (Submitted by JEH Planning Limited)	PDSP.054
Marks and Spencer (Submitted by JLL)	PDSP.055
McCarthy Stone (Submitted by The Planning Bureau)	PDSP.056
McDonald's Restaurants LTD (Submitted by Planware Ltd)	PDSP.057
Meadowhall South Ltd (Submitted by Jigsaw Planning and Development Ltd)	PDSP.058
MHH Contracting (Submitted by Urbana)	PDSP.059
Mr A Spurr (Submitted by Spring Planning)	PDSP.060
Mr and Mrs Shaw (Submitted by Spring Planning)	PDSP.061
Mr Charles Rhodes and Star Pubs (Submitted by JLL)	PDSP.062
Mr J Hartley, Arthur's Skips (Submitted by DLP Planning Limited)	PDSP.063
Mr Lalley and Miss Knight (Submitted by Townsend Planning Consultants)	PDSP.064
Mr R Cooling (Submitted by DLP Planning Limited)	PDSP.065
Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited)	PDSP.066
Norfolk Estates (Submitted by JEH Planning Limited)	PDSP.067
Norfolk Estates (Submitted by Savills)	PDSP.068
OBO Quinta Developments (Submitted by Urbana)	PDSP.069
Orchard Street Investment Management (Submitted by Savills)	PDSP.070

Name	Respondent ID
Rula Developments (Submitted by Spawforths)	PDSP.071
Sanctuary Housing Association	PDSP.072
Sheffield Forgemasters Engineering (Submitted by JLL)	PDSP.073
Sheffield Hallam University (Submitted by Urbana)	PDSP.074
Sheffield Hospital Charity (Submitted by DLP Planning Limited)	PDSP.075
Sheffield Technology Parks Ltd (Submitted by nineteen47)	PDSP.076
Speciality Steel UK (Submitted by JLL)	PDSP.077
St Pauls Developments plc and Smithywood Business Parks Development LLP (Submitted by JEH Planning Limited)	PDSP.078
Strata Homes (Submitted by Spawforths)	PDSP.079
Susan Housley (Submitted by Visionary Planning UK)	PDSP.080
Tangent Properties	PDSP.081
Tesco Stores (Submitted by Redline Planning)	PDSP.082
The House Skatepark	PDSP.083
Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited)	PDSP.084
Unite Group Plc (Submitted by ROK Planning)	PDSP.085
University of Sheffield (Submitted by DLP Planning Limited)	PDSP.086
UPS	PDSP.087
Urbo (Submitted by Asteer Planning)	PDSP.088
Various Clients (Submitted by DLP Planning Limited)	PDSP.089
Visionary Planning UK	PDSP.090
Watkin Jones Group	PDSP.091
Yellow Arch Studios	PDSP.092

Community and interest Groups: 59 responses in total

Name	Respondent ID
Access Liaison Group	PDSP.093
Age UK Sheffield/Sheffield 50+	PDSP.094
Baitulmukarram Ja'me Masjid	PDSP.095
Bodmin Street Mosque	PDSP.096
Broomhall Park Association	PDSP.097
Cemetery Road Action Group	PDSP.098
CPRE Peak District and South Yorkshire	PDSP.099
Cycle Sheffield (Submitted by Sheffield CTC)	PDSP.100
Don Valley Railway	PDSP.101
Dore Village Society	PDSP.102
Friends of Parkwood Springs	PDSP.103
Friends of the Loxley Valley	PDSP.104
Friends of Wardsend Cemetery	PDSP.105
Groves Community Group	PDSP.106
Groves Residents Group	PDSP.107
Guzar-E-Habib Education Centre	PDSP.108
Hallam Cricket Club	PDSP.109

Name	Respondent ID
Hallamshire Historic Buildings	PDSP.110
HCYA (Hallam Community & Youth Association)	PDSP.111
Home Builders Federation	PDSP.112
Hunter Archaeological Society	PDSP.113
Jamia Masjid Anwar-E-Mustapha	PDSP.114
Jamia Masjid Ghausia	PDSP.115
Joined Up Heritage Sheffield	PDSP.116
Makki Mosque	PDSP.117
Muslim Burial Forum of Sheffield	PDSP.118
NHS Property Services	PDSP.119
Owlthorpe Fields Action Group	PDSP.120
Regather	PDSP.121
Rivelin Valley Conservation Group	PDSP.122
RSPB Sheffield local group	PDSP.123
S11Swifts	PDSP.124
Sheaf and Porter Rivers Trust	PDSP.125
Sheffield and District CAMRA Committee	PDSP.126
Sheffield and Rotherham Wildlife Trust	PDSP.127
Sheffield Area Geology Trust	PDSP.128
Sheffield Conservation Advisory Goup	PDSP.129
Sheffield CTC and Cycle Sheffield	PDSP.130
Sheffield Green & Open Spaces Forum	PDSP.131
Sheffield Islamic Centre	PDSP.132
Sheffield Islamic Centre Madina Masjid Trust	PDSP.133
Sheffield Property Association	PDSP.134
Sheffield Street Tree Partnership (SSTP)	PDSP.135
Sheffield Swift Network	PDSP.136
Sheffield Tree Action Group (STAG)	PDSP.137
Sheffield Visual Arts Group	PDSP.138
South Yorkshire Bat Group	PDSP.139
South Yorkshire Climate Alliance	PDSP.140
South Yorkshire Industrial History Society (Submitted by Sheffield Historic Buildings Trust)	PDSP.141
South Yorkshire Industrial History Society CIO	PDSP.142
South Yorkshire Muslim Community Forum	PDSP.143
Superfast South Yorkshire	PDSP.144
Swifts Local Network	PDSP.145
The British Horse Society	PDSP.146
The Victorian Society	PDSP.147
The Woodland Trust	PDSP.148
Tinsley Hanfia Mosque	PDSP.149
Trustees of Jamiat Tabligh ul Islam	PDSP.150
Upper Don Trail Trust	PDSP.151

Political group or elected politician: 9 responses in total

Name	Respondent ID
Clive Betts MP	PDSP.152
Councillor Douglas Johnson	PDSP.153
Councillor Joe Otten	PDSP.154
Councillor Ruth Mersereau	PDSP.155
Councillor Tom Hunt	PDSP.156
Councillors Kurtis Crossland, Ann Woolhouse, Bob McCann, Gail Smith and Kevin Oxley.	PDSP.157
Crookes & Crosspool Branch Labour Party	PDSP.158
Olivia Blake MP	PDSP.159
Sheffield Green Party	PDSP.160

Petition: 4 responses in total

Name	Respondent ID
Petition submitted by Ian Horner - 263 signatories	PDSP.161
Petition submitted by Libby Cookland - 654 signatories	PDSP.162
Petition submitted by Michael Chilton - 2823 signatories	PDSP.163
Petition submitted by Michael Chilton - 635 signatories	PDSP.164

Individual: 249 responses in total

Name	Respondent ID
Adnan Hussain	PDSP.165
Adrian Hinson	PDSP.166
Alan14	PDSP.167
Alex	PDSP.168
Alison Woodall	PDSP.169
AlisonRx	PDSP.170
aly1	PDSP.171
Alyson Fender	PDSP.172
Amanda Ball	PDSP.173
Amanda Lewin	PDSP.174
Andrew Rixham	PDSP.175
AndrewR	PDSP.176
Andy Buck	PDSP.177
AndyWragg1067	PDSP.178
Ange	PDSP.179
AngelaPamela	PDSP.180
Ann Bradbury	PDSP.181
Anne	PDSP.182
Ann-Marie	PDSP.183
Anonymous	PDSP.184
Ascreenname	PDSP.185
Bigtop	PDSP.186

Name	Respondent ID
Bonbon21	PDSP.187
Boo	PDSP.188
Bridget	PDSP.189
caro999	PDSP.190
Carol Collins	PDSP.191
Carol Moffatt	PDSP.192
Caroline Quincey	PDSP.193
Caroline88	PDSP.194
Cathy203	PDSP.195
CATHY99	PDSP.196
Charlie	PDSP.197
ChloeCheeseman	PDSP.198
Chris Jones	PDSP.199
Chris Rust	PDSP.200
Claire	PDSP.201
Claire Baker	PDSP.202
Clare 32	PDSP.203
Clare Barnes	PDSP.204
ClareW	PDSP.205
Claudine West	PDSP.206
Colin Huntington	PDSP.207
D Smith	PDSP.208
Dale85	PDSP.209
Dave Applebaum	PDSP.210
David in Dore	PDSP.211
David Watkins	PDSP.212
david34	PDSP.213
DavidRS	PDSP.214
debasana	PDSP.215
Deborah	PDSP.216
Deborah and Bob Anderson	PDSP.217
Dennis100	PDSP.218
dhtwatkins	PDSP.219
DJGShef	PDSP.220
ds_77	PDSP.221
Dystopia247	PDSP.222
emilyg	PDSP.223
Finade	PDSP.224
Fiona and Adrian Hinson	PDSP.225
Fiona White	PDSP.226
firstname99	PDSP.227
Frances Potter	PDSP.228
Gaffer	PDSP.229
gbl47	PDSP.230

Name	Respondent ID
Georgia Milliard	PDSP.231
Gill	PDSP.232
gillwhit5121	PDSP.233
Gina Berry	PDSP.234
Glastogal	PDSP.235
Glyn Hawley	PDSP.236
Glynis Chapman	PDSP.237
Gordon22	PDSP.238
Gracelily	PDSP.239
Graham	PDSP.240
Graycole	PDSP.241
Gwen 54/56	PDSP.242
Helen Griffiths	PDSP.243
Helen55	PDSP.244
Hilary	PDSP.245
Howard61	PDSP.246
Hugh Lawson	PDSP.247
IAINT1	PDSP.248
Ian13	PDSP.249
Imran Ali	PDSP.250
Irene50+	PDSP.251
J	PDSP.252
Jacqueline Lowe	PDSP.253
Jade	PDSP.254
JadeClarke11	PDSP.255
JADSHEFF	PDSP.256
James	PDSP.257
James and Jacqueline Grieve	PDSP.258
James198	PDSP.259
Jan Symington	PDSP.260
Janaspi	PDSP.261
Jane777	PDSP.262
Janet and Tobin Trevethick	PDSP.263
jayetea	PDSP.264
Jayne Clarry	PDSP.265
Jb58	PDSP.266
Jill17	PDSP.267
Jim Bamford	PDSP.268
Jim M	PDSP.269
Jim McNeil	PDSP.270
JimC	PDSP.271
JInes	PDSP.272
Joan Hollowood	PDSP.273
Joanne Rose	PDSP.274

Name	Respondent ID
John	PDSP.275
John and Sandra Carr	PDSP.276
John Ducey	PDSP.277
John Mellor	PDSP.278
John Wilkins	PDSP.279
John29	PDSP.280
John59	PDSP.281
john73	PDSP.282
JohnBarbie	PDSP.283
JoM	PDSP.284
Jonathan789	PDSP.285
Jonnygazza	PDSP.286
Julie	PDSP.287
Julie L	PDSP.288
Julie Skelton	PDSP.289
Julianne99	PDSP.290
Karl99	PDSP.291
kathleen	PDSP.292
Kathleen1992	PDSP.293
Kathryn Kelly	PDSP.294
Kazbar	PDSP.295
Kelly127	PDSP.296
Kevin Kelly	PDSP.297
Kimbo	PDSP.298
kittiwake	PDSP.299
L1969	PDSP.300
Laura	PDSP.301
Leslie Fairest	PDSP.302
Leslie99	PDSP.303
Linda Andrews	PDSP.304
Linda10	PDSP.305
LisaG	PDSP.306
Liz Kent	PDSP.307
Liz Worrall	PDSP.308
Lyn Marlow	PDSP.309
Marco Conte	PDSP.310
Margaret52	PDSP.311
Marie21	PDSP.312
Mark	PDSP.313
mark44	PDSP.314
MarkP20	PDSP.315
maspiers	PDSP.316
MattE	PDSP.317
mattfalcon	PDSP.318

Name	Respondent ID
Matthew Franklin	PDSP.319
Mich	PDSP.320
Michael and Jane Tarron	PDSP.321
Michelle Freeman	PDSP.322
Mick1956	PDSP.323
Mike Briercliffe	PDSP.324
Mohammed Fiaz Anjum	PDSP.325
MORGAN99	PDSP.326
Mr Roger Brown, Mrs Carole Brown, Mr Carl Brown	PDSP.327
Msdmc	PDSP.328
nahtalix	PDSP.329
Neil Jackson	PDSP.330
Neil99	PDSP.331
Nickyleaf	PDSP.332
NicolaDempsey99	PDSP.333
Nuthatch22	PDSP.334
Pam	PDSP.335
Patricia Dawson-Butterworth	PDSP.336
Paul and Patricia Fox	PDSP.337
Paul Eastell	PDSP.338
Paul916	PDSP.339
Pauline McGuire	PDSP.340
PaulMaddox1960	PDSP.341
Penny Dembo	PDSP.342
penny71	PDSP.343
PeteB1951	PDSP.344
Peter1?	PDSP.345
PeterB	PDSP.346
philj715	PDSP.347
Phillip1889	PDSP.348
Philm	PDSP.349
Polly Blacker	PDSP.350
Ppaul	PDSP.351
Rafiq	PDSP.352
Ragione	PDSP.353
rcb	PDSP.354
rich147	PDSP.355
Richard Attwood	PDSP.356
Richard Pearson	PDSP.357
Richard Worth	PDSP.358
RichardL	PDSP.359
RichardW	PDSP.360
Robert	PDSP.361
Robert21	PDSP.362

Name	Respondent ID
Robin	PDSP.363
Ruth and Garry Shillito	PDSP.364
Ruth Coulthard	PDSP.365
Ruth Morgan	PDSP.366
Ruth Shaw	PDSP.367
Ruth Shillito	PDSP.368
Sab	PDSP.369
Sandra	PDSP.370
Sandra140923	PDSP.371
Sarah Charlesworth	PDSP.372
SarahF24	PDSP.373
Savegreenspace!!	PDSP.374
Sean_Ashton	PDSP.375
Sharon Griffiths	PDSP.376
Sharrie	PDSP.377
Shez	PDSP.378
Simon Hurt	PDSP.379
Simon Voyse	PDSP.380
Simon_Surveys	PDSP.381
Simono	PDSP.382
Snoop103	PDSP.383
Sothall98	PDSP.384
springres	PDSP.385
Springwelldweller	PDSP.386
SpringwellNik	PDSP.387
Stephan Ball	PDSP.388
Steve Brough	PDSP.389
Steven English	PDSP.390
SteveT101	PDSP.391
Stuartx5	PDSP.392
Sue22	PDSP.393
Sue57	PDSP.394
SueT	PDSP.395
Summer99	PDSP.396
Susan Huntington	PDSP.397
Tammy Kelly	PDSP.398
TedRayner	PDSP.399
Terry	PDSP.400
thollands	PDSP.401
Tim Walker	PDSP.402
Tom Rusby	PDSP.403
Tome	PDSP.404
tony63	PDSP.405
TonyJon	PDSP.406

Name	Respondent ID
TPW1991	PDSP.407
Trantion	PDSP.408
Vincent Rigby	PDSP.409
wendy21	PDSP.410
Wendy40	PDSP.411
Chris and Alison Digman, Gavin Moore	PDSP.413
William and Susan Sutherland	PDSP.414

Appendix 2 Schedule 5 – Summary of the main issues raised by the Regulation 20 representations and Council response, for Annex A Site Allocations and Policies Map

This document shows summaries of the main issues raised by representations to the consultation on the submission version of the Draft Sheffield Local Plan. It shows the issue raised and the representation reference and name or organisation of those making the representation.

The report has been prepared to assist the Planning Inspector in examining the 'soundness' of the Local Plan. The summaries of representations are necessarily succinct, and the issues are presented from the representees', rather than the Council's perspective.

This document does not show full representations. Full copies of all the representations will be available separately for the submission to the Secretary of State in September 2023.

[Appendix 2 Schedule 5 is presented in a separate document](#) in tables with the headings:

- Annex A – Site Allocations
- Policies Map

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Report to Strategy & Resources Policy Committee

Appendix 1 Part (b)

2nd August 2023

CONSULTATION STATEMENT

Appendix 2 Schedule 5 –

Summary of the main issues raised by the Regulation 20 representations

and Council responses for

Annex A Site Allocations and Policies Map

This document shows summaries of the main issues raised by representations to the consultation on the submission version of the Draft Sheffield Local Plan, for Annex A Site Allocations and Policies Map. It shows the issue raised and the representation reference and name or organisation of those making the representation.

The summaries of representations are necessarily succinct, and the issues are presented from the representees', rather than the Council's perspective.

The document includes the proposed response from the City Council and this includes when it is felt an amendment should be made for reasons of 'soundness'.

This document does not show full representations. Full copies of all the representations will be available separately for the submission to the Secretary of State in September 2023.

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Introduction	Some site conditions don't reflect the mitigation requirements of the Heritage Impact Assessment. Need to amend to reflect HIA.	Points raised in the representation with regards to Site Conditions in Annex A have been addressed on a site-by-site basis and will be reflected in the Statement of Common Ground between Historic England and Sheffield City Council.	No	PDSP.003.040	Historic England	All sites subject to a HIA
Annex A: Site Allocations	Introduction	Lack of Level 2 Strategic Flood Risk Assessment.	The lack of a Level 2 Strategic Flood Risk Assessment is acknowledged. The Council is proactively working with the Environment Agency on producing a Level 2 SFRA.	No	PDSP.002.017	Environment Agency	
Annex A: Site Allocations	Introduction	Site allocation schedule requires more heritage information.	Annex A contains proposed conditions on development and their text is considered sufficient for providing guidance as sites proceed to planning application stage. Further details on the sites and their respective constraints are contained within the Site Selection Methodology (which	No	PDSP.116.103	Joined Up Heritage Sheffield	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			contains detailed site appraisals) and other supporting documents such as Heritage Impact Assessments.				
Annex A: Site Allocations	Introduction	Annex A: Site Allocations – Recognise and allocate land for the creation of burial provision to meet the needs of Muslim communities residing in Sharrow, Nether Edge and Millhouses; Spital Hill, Burngreave, Firth Park/Fir Vale and Tinsley/Darnall.	The identified need for additional space for Muslim burials highlighted by the community is recognised in the Infrastructure Delivery Plan. No change is needed as the Local Plan does not allocate land for new cemeteries; however, planning applications brought forward to meet this need will be considered under existing national planning policy.	No	PDSP.143.003	South Yorkshire Muslim Community Forum	
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Response seems to suggest that there is only one employment allocation in the area (KN02) and so may not have sufficient supply of employment within CA1.	The approach taken to the need and supply of land for employment is considered sound and supported by the Integrated Impact Assessment and Employment Land Review. The long-term need for employment land can be reassessed when the Plan is reviewed after 5 years so it is not necessary to identify a full 15 year supply.	No	PDSP.060.003	Mr A Spurr (Submitted by Spring Planning)	KN02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Site Allocation KN02 should either be updated to reflect a more flexible approach to development on this site or removed and covered by the wider policies governing this area.	The policy approach is consistent with the requirements of Paragraph 119 of the National Planning Policy Framework in regard to making effective use of land. The General Employment Zones provide opportunity and flexibility for a wide range of business to expand, locate and relocate. Other uses are not appropriate in these areas, therefore KN02 is considered to be appropriately allocated.	No	PDSP.060.004	Mr A Spurr (Submitted by Spring Planning)	KN02
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Sites KN03, KN07, KN21 and KN24 should come forward in a masterplan as there are quite a few key heritage assets on all these sites.	Accept change. The heritage condition on development has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. The site is proposed to come forward as part of emerging masterplanning work. Added reference to the emerging masterplanning work.	Yes	PDSP.003.041	Historic England	KN03
Annex A: Site	Policy CA1: Kelham Island, Neepsend,	HE concerned about impact of site on the Conservation Area.	Accept change. The heritage condition has been amended to state that development proposals	Yes	PDSP.003.042	Historic England	KN04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	Philadelphia, Woodside		should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN04 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see	No	PDSP.042.042	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Historic England concerned about impact of site on the Conservation Area and Grade II listed buildings.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.043	Historic England	KN05
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN05 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.043	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	KN05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			by DLP Planning Limited)	
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Sites KN03, KN07, KN21 and KN24 should come forward in a masterplan as there are quite a few key heritage assets on all these sites. Concerned that decision making process is not explicit.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the	Yes	PDSP.003.044	Historic England	KN07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Heritage Impact Assessment or other suitable mitigation measures. Site is proposed to come forward as part of emerging masterplanning work.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN07 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see</p>	No	PDSP.042.044	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN08 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.	No	PDSP.042.045	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN08

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Historic England concerned about impact of site on the Conservation Area.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	No	PDSP.003.045	Historic England	KN09
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Historic England concerned about impact of site on the Conservation Area.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the	Yes	PDSP.003.046	Historic England	KN10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN10 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.046	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Site is near to a listed building, and a scheduled monument. It is also within a conservation area. Historic England require further assessment to determine suitability of development.	Points raised in the representation with regards to Site Conditions in Annex A have been addressed on a site-by-site basis and will be reflected in the Statement of Common Ground between Historic England and Sheffield City Council. An additional assessment will be carried out for this site.	Yes	PDSP.003.047	Historic England	KN11
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN11 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.047	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	KN11

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			by DLP Planning Limited)	
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN13 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with	No	PDSP.042.048	Hallam Land Management, Strata Homes, Inspired	KN13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN18 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.049	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN18

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN19 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see</p>	No	PDSP.042.050	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN19

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN20 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.	No	PDSP.042.051	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN20

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Sites KN03, KN07, KN21 and KN24 should come forward in a masterplan as there are a number of key heritage assets on all these sites. The Heritage Impact Assessment for this site does not go far enough to determine whether development would be feasible without harm to significance of heritage assets.	Points raised in the representation with regards to Site Conditions in Annex A have been addressed on a site-by-site basis and will be reflected in the Statement of Common Ground between Historic England and Sheffield City Council. The site is within the Neepsend Priority Location where further emerging masterplanning is being carried out which will take account of heritage assets.	Yes	PDSP.003.048	Historic England	KN21

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN21 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.052	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN21

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN22 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see</p>	No	PDSP.042.053	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN22

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Historic England concerned about impact of site on the Conservation Area as well as the listed building.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.049	Historic England	KN23
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Sites KN03, KN07, KN21 and KN24 should come forward in a masterplan as there are a number of key heritage assets on all these sites. There is concern that the decision-making process is not explicit.	Points raised in the representation with regards to Site Conditions in Annex A have been addressed on a site-by-site basis and will be reflected in the Statement of Common Ground between Historic England and Sheffield City Council. An addendum to the Heritage Impact Assessment will clarify and	Yes	PDSP.003.050	Historic England	KN24

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			remove references to enabling development. The site is within the Neepsend Priority Location where further emerging masterplanning is being carried out which will take account of heritage assets.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Representation suggests that proposed development for site would be unviable if existing structure is to be retained. Suggests that site needs to be levelled in order to be delivered. Also questions the affordable housing requirement. Suggests a new condition of requiring a 'Structural report' and also suggests that the site needs to be moved further back in the Housing trajectory and not be delivered in the first 5 years of the plan.	The Site Selection Methodology identifies the site as being potentially suitable for development and the Heritage Impact Assessment has considered the site. Although recognising the challenge for complex City Centre sites, the Whole Plan Viability Assessment indicates that there are active schemes in the Central Sub-Area, suggesting that development remains viable. Homes England have made a commitment to continue working with the City Council throughout the local plan-making process and help deliver key sites in the city, see Statement of Common Ground. Requirements for the preservation of heritage assets	No	PDSP.035.016	Freddy & Barney LTD (Cornish Works) (Submitted by DLP Planning Limited)	KN24

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			have come from consultation with Historic England. Any further detail and proposals on site will be dealt with through the planning application stage.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN25 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see	No	PDSP.042.054	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN25

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Historic England concerned about impact of site on the Conservation Area as well as the listed building.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Site is proposed to come forward as part of emerging master planning work.	Yes	PDSP.003.051	Historic England	KN27
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment states that KN27 is not available for development as current occupier is looking to expand the business (Unit 1). States that there is no objection to principle of development in the area but objects to the site being delivered in the first 5 years of the Local Plan. Also objects	It is acknowledged that site has been indicated as not being available for development in the first 5 years of the Local Plan. This is reflected in the trajectory. Allocation site KN27 is subject to future master planning work, which includes further	No	PDSP.045.002	HD Sports (Submitted by Avison Young)	KN27

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		to the site being identified for developing a park only.	discussions with landowners regarding the potential of the site.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment requires site-specific guidance for the allocated priority housing sites to recognise the full opportunity offered where they include a green corridor or waterway. The reference within site conditions is deemed by to be vague and open to a wide variety of interpretations. The accompanying plan fails to clarify the concept spatially or show how this and adjoining priority sites could provide a key links in the Upper Don green corridor linking new and existing housing areas.	The topic of green and blue infrastructure networks and proposed future provision will be covered by the emerging Local Nature Recovery Network Strategy. Amended wording proposed in part 1 paragraph 5.24 reiterates the importance of Sheffield’s watercourses.	No	PDSP.151.005	Upper Don Trail Trust	KN27
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comments suggests that site KN29 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of	No	PDSP.042.055	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN29

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comments suggests that site KN30 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet	No	PDSP.042.056	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developmen	KN30

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			ts Limited (Submitted by DLP Planning Limited)	
Annex A: Site	Policy CA1: Kelham Island, Neepsend,	Historic England concerned about impact of site on the Conservation Area as well as the listed building.	Accept change. The heritage condition has been amended to state that development proposals	Yes	PDSP.003.052	Historic England	KN32

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	Philadelphia, Woodside		should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comments suggests that site KN32 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see	No	PDSP.042.057	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN32

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN33 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.	No	PDSP.042.058	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN33

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Bolsterstone request clarification on whether KN34 will have both housing and flexible use allocations to ensure site can come forward with best possible option based on market circumstances.	The site is covered by both the Housing Site Allocation and the Central Area Flexible Use Zone. Policy AC1 (as amended) states that the required uses should make up at least 80% of the gross floorspace on the site. Policy VC3 lists the non-residential uses that are acceptable in the Central Area Flexible Use Zone.	No	PDSP.023.002	Bolsterstone Group (Submitted by Asteer Planning)	KN34
Annex A: Site	Policy CA1: Kelham Island, Neepsend,	Comment suggests that site KN34 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.059	Hallam Land Management, Strata	KN34

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	Philadelphia, Woodside		<p>Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are</p>			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Comment suggests that site KN35 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.060	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	KN35

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Historic England concerned about impact of site on the Conservation Area as well as the listed building.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Site is proposed to come forward as part of emerging master planning work.	Yes	PDSP.003.053	Historic England	KN36
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is adjacent a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Points raised in the representation with regards to Site Conditions in Annex A have been addressed on a site-by-site basis and will be reflected in the Statement of Common Ground between Historic England and Sheffield City Council. An additional condition on development is proposed to	Yes	PDSP.003.054	Historic England	CW02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			reflect the need for development proposals to take account of the impact on nearby heritage assets.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Add new condition on development to ensure the culverted River Sheaf is protected and its ecological value is enhanced.	Policy GS9 supports the removal of culverts wherever practicable. Proposed modifications to Policy SA1 and Policy BG1 emphasise the valuable role that rivers play within the network of green and blue infrastructure . It is considered that the current conditions on site for development are appropriate. Any further details on future proposals and their appropriateness in relation to de-culverting will be dealt with at application stage.	No	PDSP.125.015	Sheaf and Porter Rivers Trust	CW02
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment argues that policy seems too prescriptive for the City Centre. Site allocation CW03 designation is unclear on how it will be applied. Capacity at West Bar for housing only reflects Phase 1 and should be increased to state up to 525 units.	The Office Zones contain a significant amount of flexibility, given that 40% of the floorspace can be non-office use. Some requirement for office uses is necessary in order to deliver the spatial strategy of the Plan to meet the City's need for office space. The policy approach is consistent with the requirements	No	PDSP.088.014	Urbo (Submitted by Asteer Planning)	CW03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			of Paragraph 119 of the National Planning Policy Framework with regard to making effective use of land. The Central Sub Area is intended to play a key role in delivering future housing and retail growth as well as commercial activity to ensure long-term viability to the city centre. Flexible Use Zones allow for a wide variety of uses and are not considered restrictive to future development. No change proposed to residential capacity for this site. However, a separate schedule of changes will be prepared to reflect updated housing site capacities as a result of annual HELAA updates.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is adjacent to a listed building, therefore mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.055	Historic England	CW04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comments suggests that site CW04 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.061	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW06 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see</p>	No	PDSP.042.062	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW06

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is adjacent to a listed building therefore mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets. Building needs to be retained.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Add condition to require retention of the listed building.	Yes	PDSP.003.056	Historic England	CW07
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW07 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet	No	PDSP.042.063	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developmen	CW07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			ts Limited (Submitted by DLP Planning Limited)	
Annex A: Site	Policy CA2: Castlegate, West Bar, The	Comment suggests that site CW07 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.064	Hallam Land Management, Strata	CW07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	Wicker, and Victoria		<p>Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are</p>			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW08 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.065	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW08

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is adjacent to a listed building and Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.057	Historic England	CW09
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW09 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A	No	PDSP.042.066	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP)	CW09

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Planning Limited)	
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is adjacent to a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or	Yes	PDSP.003.058	Historic England	CW12

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW12 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.067	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW12

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is adjacent to a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets. Historic England are requiring further criteria for development of site.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Condition to provide views of Aizlewoods Mill and the New Testament Church of God through the site from the A61 has been added.	Yes	PDSP.003.059	Historic England	CW13
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW13 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet	No	PDSP.042.068	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developmen	CW13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			ts Limited (Submitted by DLP Planning Limited)	
Annex A: Site	Policy CA2: Castlegate, West Bar, The	Comment states that site is adjacent to a listed building. Therefore, mitigation measures should be included in site	Accept change. The heritage condition has been amended to state that development proposals	Yes	PDSP.003.060	Historic England	CW14

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	Wicker, and Victoria	conditions to ensure future proposals do not harm heritage assets. Site is adjacent to listed building. Historic England are requiring further criteria for development of site.	should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Condition to maintain views of Aizlewoods Mill from Mowbray Street and Nursery Lane' has been added.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW14 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.069	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW14

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW15 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.070	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW15

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is adjacent to a listed building and Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.061	Historic England	CW16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW16 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.071	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is opposite a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.062	Historic England	CW20
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW20 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.072	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW20

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment states that site is adjacent to a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.063	Historic England	CW21

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW21 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.073	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW21

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Comment suggests that site CW22 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see</p>	No	PDSP.042.074	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	CW22

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site allocation should be for residential use rather than for general employment use.	No change needed. The site lies within an area where Purpose Built Student Accommodation may be acceptable. However, the site is appropriately allocated for employment uses as it is related to the University and as it falls within the University/College policy zone. The Site Selection Methodology considered the appropriateness of allocation. It would not be appropriate to allocate the site for residential use as this is not the preferred use in the University/College Zone.	No	PDSP.086.063	University of Sheffield (Submitted by DLP Planning Limited)	SU01

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Local RSPB group should make comments on site allocations.	Noted. The Consultation Statement demonstrates that all Local Plan consultations have been undertaken in accordance with the requirements of the Local Planning regulations and the Council's Statement of Community Involvement.	No	PDSP.123.001	RSPB Sheffield local group	SU01
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site allocation should be for taller buildings.	The Sheffield Central Area Strategy Capacity Report is consistent with national policy and provides a robust basis to set an appropriate height datum for each City Centre neighbourhood. Any further detail on future proposals will be dealt with at application stage.	No	PDSP.086.064	University of Sheffield (Submitted by DLP Planning Limited)	SU02
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is opposite a listed building and Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.064	Historic England	SU05
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St	Comment suggests that site SU05 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.075	Hallam Land Management, Strata	SU05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	George's and University of Sheffield		<p>Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are</p>			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU08 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.076	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU08

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU10 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.077	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site contains a listed building and is in a Conservation Area. It is also on the Heritage at Risk register. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.065	Historic England	SU11
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU11 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.078	Hallam Land Management, Strata Homes, Inspired Villages and Lime	SU11

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is adjacent to a listed building and in a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets. A new criterion is also required for better mitigation measures.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Added condition to retain and incorporate the existing buildings along West Bar that are within the Conservation Area.	Yes	PDSP.003.066	Historic England	SU12
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment queries the Site Selection Methodology and the lack of Landmark Building allocations and Tall Building areas.	The Site Selection Methodology is consistent with national policy and provides a robust basis to determine the most sustainable sites to meet the housing requirement. A Tall Building Study will inform the locations for the tall buildings in a control plan, which will be an element of the emerging Central Area Design Guide.	No	PDSP.036.001	Gerald Duniec	SU12
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and	Comment suggests that site SU12 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with	No	PDSP.042.079	Hallam Land Management, Strata Homes, Inspired	SU12

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	University of Sheffield		<p>national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU13 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.080	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggest that site allocation should be for flexible use rather than solely residential. Also suggests that site would make a good opportunity to link the Sheffield Innovation Spine proposals. Notes that site used to be a former laboratory.	No change needed. The site is allocated for housing and forms part of the Priority Location where new communities will be developed. A reference to the Sheffield Innovation Spine is proposed in an amendment to Policy SA1.	No	PDSP.086.065	University of Sheffield (Submitted by DLP Planning Limited)	SU15
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU16 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.081	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA3: St Vincent’s, Cathedral, St George’s and University of Sheffield	Comment suggests that site SU17 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.082	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	SU17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			by DLP Planning Limited)	
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and	Comment suggests that site SU18 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with	No	PDSP.042.083	Hallam Land Management, Strata Homes, Inspired	SU18

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	University of Sheffield		<p>national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is adjacent to a listed building and in a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.067	Historic England	SU20
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU20 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.084	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU20

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is adjacent a listed building, contains Grade II listed buildings and in a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets. A new criterion is also required for better mitigation measures.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Added condition to retain the listed building.	Yes	PDSP.003.068	Historic England	SU21
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU21 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a	No	PDSP.042.085	Hallam Land Management, Strata Homes, Inspired Villages and	SU21

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area which is on the Heritage at Risk register and adjacent a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.069	Historic England	SU23
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU23 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.086	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU23

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU23 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.087	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU23

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA3: St Vincent’s, Cathedral, St George’s and University of Sheffield	Comment suggests that site SU24 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.088	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	SU24

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			by DLP Planning Limited)	
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and	Comment suggests that that site SU26 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with	No	PDSP.042.089	Hallam Land Management, Strata Homes, Inspired	SU26

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	University of Sheffield		<p>national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area which is on the Heritage at Risk Register and adjacent a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.070	Historic England	SU27
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU27 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.090	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU27

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area and contains a Scheduled Monument. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.071	Historic England	SU30
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU30 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.091	Hallam Land Management, Strata Homes, Inspired Villages and Lime	SU30

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Generally supportive of conditions on development on site but object to the allocated use being exclusively for housing and would propose a mixed-use or employment use scheme on the site. Would like to deliver a pocket park and deliver a strong local landmark.	The Site Selection Methodology and Heritage Impact Assessment identify the site as being potentially suitable for development. As stated in Annex A, any further detail in relation to mitigation measures and future proposed use will be considered through the planning application process. No change proposed to residential site allocation. The site is within a Priority Location where masterplanning is being carried out to support delivery of new homes.	No	PDSP.141.001	South Yorkshire Industrial History Society (Submitted by Sheffield Historic Buildings Trust)	SU30
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area and adjacent to a listed building and contains a Grade II listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Added condition to retain the Listed Building.	Yes	PDSP.003.072	Historic England	SU31
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and	Comment suggests that site SU31 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection	No	PDSP.042.092	Hallam Land Management, Strata Homes,	SU31

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	University of Sheffield		<p>Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are</p>			Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent’s, Cathedral, St George’s and University of Sheffield	Comments suggests that site SU32 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.093	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU32

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU33 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.094	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU33

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU34 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.095	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU34

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.073	Historic England	SU35

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU35 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.096	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU35

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area which is on the Heritage at Risk Register and adjacent a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.074	Historic England	SU37
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU38 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.097	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU38

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA3: St Vincent’s, Cathedral, St George’s and University of Sheffield	Comment suggests that site SU39 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.098	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	SU39

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			by DLP Planning Limited)	
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and	Comment states that site is within a Conservation Area and adjacent to a listed building. Therefore, mitigation measures should be included in site conditions to	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the	Yes	PDSP.003.075	Historic England	SU40

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	University of Sheffield	ensure future proposals do not harm heritage assets.	Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU40 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.099	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU40

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area and adjacent to a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.076	Historic England	SU41
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU41 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A	No	PDSP.042.100	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP)	SU41

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Planning Limited)	
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area and adjacent to a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or	Yes	PDSP.003.077	Historic England	SU42

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA3: St Vincent’s, Cathedral, St George’s and University of Sheffield	Comment suggests that site SU42 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.101	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU42

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Sketches for allocation site SU43 were submitted. However no text was submitted alongside the images.	Noted.	No	PDSP.036.002	Gerald Duniec	SU43
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment queries Site Selection Methodology and questions lack of Landmark Building allocations and tall building areas.	It is considered the Site Selection Methodology is consistent with national policy and provides a robust basis to determine the most sustainable sites to meet the housing requirement. A Tall Building Study will inform the locations for the tall buildings in a control plan, which will be an element of the emerging Central Area Design Guide.	No	PDSP.036.003	Gerald Duniec	SU43
Annex A: Site	Policy CA3: St Vincent's, Cathedral, St	Comment suggests that site SU43 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.102	Hallam Land Management, Strata	SU43

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	George’s and University of Sheffield		<p>Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are</p>			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area. The site is also adjacent to a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.078	Historic England	SU45
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comments suggests that site SU45 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will	No	PDSP.042.103	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU45

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area which is also on the Heritage at Risk Register. Site is also adjacent to a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.079	Historic England	SU47
Annex A: Site	Policy CA3: St Vincent's, Cathedral, St	Comment suggests that site SU47 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.104	Hallam Land Management, Strata	SU47

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	George's and University of Sheffield		<p>Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are</p>			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU48 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.105	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SU48

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment states that site is within a Conservation Area which is also on the Heritage at Risk Register. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets. An additional condition is required on development to ensure appropriate mitigation.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Added condition to require retention and repair of the listed buildings	No	PDSP.003.080	Historic England	SU51
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield	Comment suggests that site SU51 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.106	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	SU51

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			by DLP Planning Limited)	
Annex A: Site Allocations	Policy CA3: St Vincent's, Cathedral, St George's and	Comment states that site is within a Conservation Area and is surrounded by a number of listed buildings. Therefore, mitigation measures should be included in	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the	Yes	PDSP.003.081	Historic England	SU55

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	University of Sheffield	site conditions to ensure future proposals do not harm heritage assets.	Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site wraps around a Conservation Area and is in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.082	Historic England	SV01
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment is supportive of site allocations SV01, SV02 and SV05 as well as policy approach and zones in relation to City Centre Office Zone and Central Area Flexible Zone. Comment is also supportive of Policy AS1.	Support welcomed and noted.	No	PDSP.053.002	London and Continental Railways (LCR) (Submitted by Lichfields)	SV01
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is adjacent to a Conservation Area and is in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.083	Historic England	SV02
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries	Comment is supportive of site allocations SV01, SV02 and SV05 as well as policy approach and zones in relation to City	Support welcomed and noted.	No	PDSP.053.003	London and Continental Railways	SV02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations	Quarter, Sheaf Valley	Centre Office Zone and Central Area Flexible Zone. Comment is also supportive of Policy AS1.				(LCR) (Submitted by Lichfields)	
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment believes conditions on development to be unsound and weak in regard to impacts on the Porter River.	It is considered that the current conditions on site for development are appropriate. Any further details on future proposals and their appropriateness in relation to the development's merits will be dealt with at the planning application stage.	No	PDSP.125.016	Sheaf and Porter Rivers Trust	SV02
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is adjacent to a Conservation Area and is in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.084	Historic England	SV03
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is within a Conservation Area and in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.085	Historic England	SV04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV04 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.108	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is within a Conservation Area and in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.086	Historic England	SV05
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV05 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.109	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment is supportive of site allocations SV01, SV02 and SV05 as well as policy approach and zones in relation to City Centre Office Zone and Central Area Flexible Zone. Comment is also supportive of Policy AS1.	Support welcomed and noted.	No	PDSP.053.004	London and Continental Railways (LCR) (Submitted by Lichfields)	SV05
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries	Comment states that site is within a Conservation Area and in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in	Accept change. The heritage condition has been amended to state that development proposals should implement the	Yes	PDSP.003.087	Historic England	SV07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	Quarter, Sheaf Valley	site conditions to ensure future proposals do not harm heritage assets.	recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comments suggests that site SV07 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see</p>	No	PDSP.042.110	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that SV07 site conditions should include minimum 10m natural buffer to watercourse.	Accept proposed change. Condition on development amended.	Yes	PDSP.127.016	Sheffield and Rotherham Wildlife Trust	SV07
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is within a Conservation Area and in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.088	Historic England	SV08
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV08 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with	No	PDSP.042.111	Hallam Land Management, Strata Homes, Inspired	SV08

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			<p>Villages and Lime Developments Limited (Submitted by DLP Planning Limited)</p>	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV09 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.112	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV09

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is within a Conservation Area and in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.089	Historic England	SV10
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is adjacent a Conservation Area and in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.090	Historic England	SV11
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comments suggests that site SV11 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.113	Hallam Land Management, Strata Homes, Inspired Villages and Lime	SV11

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV13 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.107	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is within a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.091	Historic England	SV15
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV15 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.114	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV15

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is north of listed buildings and is within a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.092	Historic England	SV16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV16 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.115	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV16 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see</p>	No	PDSP.042.116	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is north of listed buildings and is within a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.093	Historic England	SV17
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV17 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.117	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	SV17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			by DLP Planning Limited)	
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is within a Conservation Area with buildings on site making a positive contribution to the character. Therefore, mitigation measures should be included in site conditions to	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the	Yes	PDSP.003.094	Historic England	SV18

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		ensure future proposals do not harm heritage assets.	Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV18 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.118	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV18

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV19 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.119	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV19

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is adjacent to a number of listed buildings and is within a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.095	Historic England	SV21
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV21 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.120	Hallam Land Management, Strata Homes, Inspired Villages and Lime	SV21

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment states that site is in close proximity to a number of listed buildings and is within a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets. Additional conditions should be added to site being developed to protect non-designated assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Added condition to retain non-designated heritage assets if possible.	Yes	PDSP.003.096	Historic England	SV22
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Comment suggests that site SV22 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.	No	PDSP.042.121	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SV22

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley	Site is on the interactive map but not on the PDF map. Comment states that conditions on site allocation SV22 should include a minimum 10m natural buffer to watercourse.	Accept proposed change. Condition on development amended.	Yes	PDSP.127.017	Sheffield and Rotherham Wildlife Trust	SV22
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in close proximity to a number of listed buildings and is within a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.097	Historic England	HC01

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in close proximity to a number of listed buildings and is within a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.098	Historic England	HC02
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment suggests that site HC03 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.122	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	HC03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment suggests that HC03 is deemed as not available, suitable, achievable (including viable) or deliverable as envisaged by the proposed site allocation. The ownership is questioned and there is a substation on site that limits development. Recommends the removal of HC03 as a site allocation.	It is considered the Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed allocation HC03 is part of a key Catalyst Site (see Policies CA5 and CA5A) and will contribute to meeting housing need in the Central Sub	No	PDSP.051.011	Lidl GB (Submitted by ID Planning)	HC03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>Area and be delivered as part of emerging master planning work, thereby supporting local services provision. While certain parts of the Central Area may appear unviable according to the modelling in the Whole Plan Viability Assessment (WPVA), the WPVA report has acknowledged that this is not the experience in reality and notes, in Table 10.8, that there are many recent and active schemes in the City Centre. Therefore, it is considered that HC03 remains viable, deliverable and appropriate. Allocation site HC01 is within the scope of emerging master planning work, which includes further discussions with landowners regarding the potential of the site.</p>				
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street,	Comment suggests that site HC04 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a	No	PDSP.042.123	Hallam Land Management, Strata Homes, Inspired Villages and	HC04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	Springfield, Hanover Street		<p>robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment suggests that site HC05 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies</p>	No	PDSP.042.124	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	HC05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment suggests that site HC08 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see</p>	No	PDSP.042.125	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	HC08

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	The plan does not meet the criteria for the duty to cooperate. Respondent states they have personal opinions on cycle provision, electric vehicle charging points and CA5, however these are not detailed.	There has been ongoing and continuous engagement and cooperation with neighbouring authorities and statutory bodies through the duty to cooperate bodies on strategic matters. This is set out in the Duty to Cooperate Position Statement.	No	PDSP.212.001	David Watkins	HC08
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	No Issues raised.	Noted.	No	PDSP.219.001	dhtwatkins	HC08

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in close proximity to a listed building. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.099	Historic England	HC11
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment suggests that site HC11 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.126	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	HC11

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.100	Historic England	HC15
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street,	Comment suggests that site HC15 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.127	Hallam Land Management, Strata Homes, Inspired Villages and Lime	HC15

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	Springfield, Hanover Street		<p>most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in close proximity to a number of listed buildings and is adjacent a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.101	Historic England	HC16
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment suggests that site HC16 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.128	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	HC16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in between two listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.102	Historic England	HC17
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street,	Comment suggests that site HC17 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.129	Hallam Land Management, Strata Homes, Inspired Villages and Lime	HC17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	Springfield, Hanover Street		<p>most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.103	Historic England	HC22
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment suggests that site HC22 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.130	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	HC22

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site contains a listed building, is in close proximity to a number of listed buildings and is included on the Heritage at Risk register. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.104	Historic England	HC24
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street,	Comment suggests that site HC24 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.131	Hallam Land Management, Strata Homes, Inspired Villages and Lime	HC24

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	Springfield, Hanover Street		<p>most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.105	Historic England	HC25
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment suggests that site HC25 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.132	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	HC25

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street	Comment states that site is in close proximity to a number of listed buildings. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.106	Historic England	HC26
Annex A: Site Allocations	Policy CA5: Heart of the City, Division Street, The Moor, Milton Street,	Comment suggests that site HC26 should be removed on viability and suitability grounds.	It is considered the Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.133	Hallam Land Management, Strata Homes, Inspired Villages and Lime	HC26

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
	Springfield, Hanover Street		<p>most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensures an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation HC26 will contribute to meeting housing need in the Central Sub Area thereby supporting local services provision. It is considered that the condition on development relating to biodiversity net gain is in accordance with the relevant requirements of the Environment Act 2021 and emerging national legislation, therefore it is necessary. While certain parts of the Central Area may appear unviable according to the modelling in the Whole Plan Viability Assessment (WPVA), the WPVA report has acknowledged that this is not the experience in reality and notes, in Table 10.8, that there are many recent and</p>			Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			active schemes in the City Centre. Therefore, it is considered that HC26 remains viable, deliverable and appropriate.				
Annex A: Site Allocations	Policy CA6: London Road and Queen’s Road	Comment suggests that site LR01 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see	No	PDSP.042.134	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	LR01

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment). Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment states that site is in close proximity to a listed building and is adjacent a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.107	Historic England	LR02
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment suggests that site LR02 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.135	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	LR02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			by DLP Planning Limited)	
Annex A: Site Allocations	Policy CA6: London Road and Queen’s Road	Comment suggests amendment to conditions on development to “shall have its ecological condition improved” as current wording is deemed weak.	It is considered that the current conditions on site for development are appropriate. Any further details on future proposals and their	No	PDSP.125.017	Sheaf and Porter Rivers Trust	LR02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			appropriateness in relation to the development's merits will be dealt with at application stage.				
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment suggests that site LR04 should be removed on viability and suitability grounds.	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>	No	PDSP.042.136	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	LR04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.				
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment states that site is in close proximity to a listed building and is adjacent a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.108	Historic England	LR05
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment suggests that site LR05 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A	No	PDSP.042.137	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP)	LR05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Planning Limited)	
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment believes conditions on development to be unsound and weak in regard to impacts on the Sheaf and Porter Rivers as there is no established Local Nature Recovery Strategy.	The current conditions on site for development are appropriate. Any further details on future proposals and their appropriateness in relation to the development's merits will be dealt with at application stage.	No	PDSP.125.018	Sheaf and Porter Rivers Trust	LR06

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Further detail will be given in the emerging Local Nature Recovery Strategy.				
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment requires LR06 site conditions to include min 10m natural buffer to watercourse.	Accept proposed change. Condition on development amended.	Yes	PDSP.127.018	Sheffield and Rotherham Wildlife Trust	LR06
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment states that site includes a listed building, is in close proximity to a listed building and is in a Conservation Area. Therefore, mitigation measures should be included in site conditions to ensure future proposals do not harm heritage assets. Condition on development criteria should be updated to require retention and retainment of listed buildings.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Added condition to require retention and repair of the listed building.	Yes	PDSP.003.109	Historic England	LR07
Annex A: Site Allocations	Policy CA6: London Road and Queen's Road	Comment suggests that site LR07 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions	No	PDSP.042.138	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP)	LR07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Planning Limited)	
Annex A: Site Allocations	Policy CA6: London Road and Queen’s Road	Comment suggests that site LR08 should be removed on viability and suitability grounds.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a	No	PDSP.042.139	Hallam Land Management, Strata Homes, Inspired Villages and	LR08

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p> <p>Whilst the WPVA modelling suggests that development is unviable for certain typologies the report acknowledges that this is not the experience in reality (Table 10.8), and that there are many recent and active schemes in the City Centre.</p>			Lime Developments Limited (Submitted by DLP Planning Limited)	

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS01 is within close proximity to Wadsley Fossil Forest Site of Special Scientific Interest (SSSI). Natural England notes this allocation has planning permission, yet they have no record of consultation. Due to the potential for large non-residential developments to impact on water supply mechanisms to SSSIs Natural England advise further hydrological investigation is required.	The SSSI is approximately 1.7 km from the centre of the site. Given the distance and the amount of built development between the site and the SSSI, the development of the site is not felt to be relevant to the allocation.	No	PDSP.006.018	Natural England	NWS 01
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Development of site NWS02 is likely to have a harmful impact on the Bardwell Road Railway Bridge Grade II Listed Building, which is considered unsuitable to be used as the sole access to the site, the adjacent NWS29 site and existing employment uses served via the bridge. Further consideration needs to be given to the suitability of the road tunnel linking Bardwell Road and Douglas Road as the sole means of access to expanded employment uses on this site, and to whether there are options to deliver a second access point to serve the area. Conditions on development for this site need to ensure mitigation measures to protect the heritage asset in line with the	Add the two mitigation measures suggested in the Heritage impact Assessment to the site conditions.	Yes	PDSP.003.110	Historic England	NWS 02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		HIA are attached to any planning application.					
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS02 due to lack of information provide in Site Allocation. An ecological assessment of the site should be completed prior to its allocation. NWS02 is close to Neepsend Railway cutting SSSI. To protect the site NE notes the inclusion of a 'staged archaeological evaluation' and advises this should be carried out prior to allocation. The allocation should require the protection and long-term management of the priority habitats on site, including lowland deciduous woodlands.	An archaeological assessment informed this allocation and resulted in a condition on development requiring the results of a staged archaeological evaluation and/or building appraisal to support the submission of any planning applications for the site's development. The allocation also requires on-site provision of Biodiversity Net Gain and maintenance of connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps and removing them from the developable area. Ecological assessment took place as part of the Site Selection process.	No	PDSP.006.019	Natural England	NWS 02
Annex A: Site	Policy SA2: Northwest Sheffield	NWS02 includes part of the Parkwood Springs Local Wildlife Site, the allocation is incompatible with LWS policies. Suggests	No change needed. The site allocation contains a condition that preserves identified	No	PDSP.103.002	Friends of Parkwood Springs	NWS 02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		removal of part of Parkwood Springs Local Wildlife Site from within the boundary of allocated site NWS02, as incompatible with LWS policies.	connective ecological corridors/areas (which include Local Wildlife sites) and their buffers, within or adjacent to the site and excludes them from the developable area of the site, while ensuring delivery of Biodiversity Net Gain within these designated corridors/ areas.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS02 includes part of the Parkwood Springs Local Wildlife Site, the allocation is incompatible with LWS policies. Suggests removal of part of Parkwood Springs Local Wildlife Site from within the boundary of allocated site NWS02, as incompatible with LWS policies.	No change needed. The site allocation contains a condition that preserves identified connective ecological corridors/areas (which include Local Wildlife sites) and their buffers, within or adjacent to the site and excludes them from the developable area of the site, while ensuring delivery of Biodiversity Net Gain within these designated corridors/ areas	No	PDSP.127.019	Sheffield and Rotherham Wildlife Trust	NWS 02
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Remove a small portion of Parkwood Springs Local Wildlife Site from allocated site as incompatible with LWS policies.	No change needed. The LWS can be safeguarded through the layout of the development and by using conditions or legal agreements. The conditions attached to the allocation already make this clear.	No	PDSP.131.005	Sheffield Green & Open Spaces Forum	NWS 02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS02 includes part of the Parkwood Springs Local Wildlife Site, the allocation is incompatible with LWS policies. Suggests removal of part of Parkwood Springs Local Wildlife Site from within the boundary of allocated site NWS02, as incompatible with LWS policies.	No change needed. The site allocation contains a condition that preserves identified connective ecological corridors/areas (which include Local Wildlife sites) and their buffers, within or adjacent to the site and excludes them from the developable area of the site, while ensuring delivery of Biodiversity Net Gain within these designated corridors/ areas	No	PDSP.331.002	Neil99	NWS 02
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS02 includes part of the Parkwood Springs Local Wildlife Site, the allocation is incompatible with LWS policies. Suggests removal of part of Parkwood Springs Local Wildlife Site from within the boundary of allocated site NWS02, as incompatible with LWS policies.	No change needed. The site allocation contains a condition that preserves identified connective ecological corridors/areas (which include Local Wildlife sites) and their buffers, within or adjacent to the site and excludes them from the developable area of the site, while ensuring delivery of Biodiversity Net Gain within these designated corridors/ areas	No	PDSP.344.002	PeteB1951	NWS 02
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	The Woodland Trust is concerned that site allocation NWS03 will have potentially adverse impacts on an areas of ancient woodland 180 metres west of the site.	Add a condition on development to the site “Any Ancient Woodland/ Woodland adjacent to or within the site and its buffer	Yes	PDSP.148.001	The Woodland Trust	NWS 03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		Ancient woodland should not be included in sites are allocated for development, whether for residential, leisure or community purposes as this leaves them the ancient woodland open to the adverse impacts of development. Allocation NWS03 is likely to cause damage and/or loss to areas of ancient woodland within or adjacent to its boundaries. Suggest the site allocation is unsound and should not be taken forward. Secondary woodland should also be retained to ensure that ecological networks are maintained and enhanced.	must be excluded from the developable area of the site “.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	National Grid policy is to retain the 400Kv Overhead Transmission Line on site NWS04 as a national grid asset. Safety clearances between the line, ground, and structures must not be violated. Changes in ground levels beneath the line should not compromise these safety clearances. National Grid's land rights prohibit erecting buildings, altering ground levels, or storing materials on their assets. Written permission is necessary for work within 12.2m of their buildings, and a deed of consent is needed for crossing their easement.	Add condition on development to the allocation, that requires submission of a strategy for responding to national grid assets within or adjacent to the site in support of a planning application. The strategy must demonstrate that the National Grid Electricity Transmission Design Guide and Principles have been applied to the proposal at the design stage. It must also show how any adverse impacts on the National	Yes	PDSP.004.001	National Grid (Submitted by Avison Young)	NWS 04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Grid's assets, or the development proposal have been reduced.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS04 due to lack of information provided in Site Allocation. NWS04 is close to Wadsley Fossil Forest Site of Special Scientific Interest (SSSI), which contains a number of 'in situ' fossil tree stumps, two of which have been exposed for many years. Potential for large non-residential developments to impact on water supply mechanisms to SSSIs. Further hydrological investigation is required to avoid significant harm to protected species/habitats in accordance with both national and local policy.	The SSSI is approximately 1.7 km from the centre of the site. Given the distance and the amount of built development between the site and the SSSI, the development of the site is not felt to be relevant to the allocation.	No	PDSP.006.020	Natural England	NWS 04
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Respondent supports the industrial allocation. Respondent feels the range of industrial uses should be broadened to include the whole of E Class, with B2 and B8 class uses. This conflicts with the Flexible Use Zone.	Support for the allocation is welcomed. No change is proposed to the Flexible Use Zones as Use Class E(g) contains uses which can be carried out in a residential area without detriment to amenity. Employment uses on the site allocation delivered in this policy zone would not be incompatible with nearby residential uses.	No	PDSP.084.005	Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited)	NWS 04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	The proposed employment allocation would perform a key strategic role in association with the existing surrounding employment area to help Sheffield City achieve its economic growth ambitions. Support strategic site allocation NWS04. Annex A shows that the employment uses proposed for the site are limited to Use Class E(g) iii only which comprises any industrial process which can be carried out in any residential area without causing detriment to the amenity of the surround area. Given the existing mixed use character of the surrounding area and the fact that the allocation is also proposed to form part of a wider policy known as 'Flexible Use Zone – Policy NC16' we request that the proposed types of employment uses should be broadened to include the uses within the whole of Class E as well as Classes B2 and B8 subject to reasonable restrictions.	No change needed. Support for the allocation is welcomed. No change is proposed to the Flexible Use Zones as Use Class E(g) contains uses which can be carried out in a residential area without detriment to amenity. Employment uses on the site allocation delivered in this policy zone would not be incompatible with nearby residential uses.	No	PDSP.084.006	Trustees of the Bernard, 16th Duke of Norfolk 1958 Settlement Reserve Fund (Submitted by JEH Planning Limited)	NWS 04
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Whilst it could be consistent with national policy, the draft Plan does not contain adequate policies for the sustainable development of local food infrastructure. nor does it use the NPPF to achieve sustainable development of local food	Strategic policy BG1 and development management policies GS1 to GS11 ensure the city's blue and green infrastructure (including allotments) is protected from	No	PDSP.121.037	Regather	NWS 04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		infrastructure. Therefore, the draft Local Plan cannot be considered to be positively prepared and is therefore unsound. Allocating this allotment (site NWS04) for industrial use represents a net loss of local food production capacity with no provision in the plan for a replacement is contrary to Draft policy GS1.	inappropriate development. Valuable allotments are normally designated within Urban Green Space Zones and are protected from inappropriate development by policy GS1. Site NWS04 is privately owned and is now surplus to requirements. The Plan has no powers to insist on a private landowner maintaining the existing use of the site once it becomes surplus to requirements. The site has therefore been allocated as a Strategic Employment Site, which is the most appropriate alternative use in that location. No change needed.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	National Grid acknowledges the 400kV Overhead Transmission Line on site NWS04 as their asset and aims to keep it in place. Safety clearances between the line, ground, and structures should not be compromised by development and during proposed changes in ground levels. National Grid's land rights prohibit erecting buildings, altering ground levels, or storing materials on their assets.	Add a condition on development that requires submission of a strategy for responding to national grid assets within or adjacent to the site in support of a planning application. The strategy must demonstrate that the National Grid Electricity Transmission Design Guide and Principles have been applied to	Yes	PDSP.004.002	National Grid (Submitted by Avison Young)	NWS 05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		Written permission is necessary for work within 12.2m of their buildings, and a deed of consent is needed for crossing their easement.	the proposal at the design stage. It must also show how any adverse impacts on the National Grid's assets or the development proposal have been reduced.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS05 due to lack of information provided in Site Allocation. NWS05 is close to Wadsley Fossil Forest Site of Special Scientific Interest, which contains a number of 'in situ' fossil tree stumps, two of which have been exposed for many years. Potential for large non-residential developments to impact on water supply mechanisms to SSSIs. Further hydrological investigation is required to avoid significant harm to protected species/habitats in accordance with both national and local policy.	The SSSI is approximately 1.74 km from the centre of the site. Given the distance and the amount of built development between the site and the SSSI, the development of the site not felt to be relevant to the site allocation.	No	PDSP.006.021	Natural England	NWS 05
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Requires a buffer to Oxspring Dam to be consistent with other site conditions and policies. Include buffer to Oxspring Dam Local Wildlife Site in site conditions.	No change needed. The second condition on NWS06 Site Allocation ensures that valuable ecological corridors or areas (including their Buffers) are removed from the site's developable area.	No	PDSP.127.020	Sheffield and Rotherham Wildlife Trust	NWS 06
Annex A: Site	Policy SA2: Northwest Sheffield	Objects to NWS07 due to lack of information provided in Site Allocation. NWS07 is close to Wadsley Fossil Forest	The SSSI is approximately 1.92 km from the centre of the site. Given the distance and the amount of	No	PDSP.006.022	Natural England	NWS 07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		Site of Special Scientific Interest, which contains a number of 'in situ' fossil tree stumps, two of which have been exposed for many years. Potential for large non-residential developments to impact on water supply mechanisms to SSSIs. Further hydrological investigation is required to avoid significant harm to protected species/habitats in accordance with both national and local policy.	built development between the site and the SSSI, the development of the site not felt to be relevant to the site allocation.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS09 due to lack of information provided regarding existing biodiversity interests. An ecological assessment of the site is required to ensure harm to priority species and habitats is avoided. The scale and location of the development will result in adverse impacts on the adjacent area of Ancient Semi Natural woodland. Proposed development should be considered in the context of NPPF paragraph 180 (c). Allocation should require the protection and long-term management of the priority habitats on site, including lowland deciduous woodlands. Proposed developments should be considered as “major” in the context of NPPF paragraph 177 and should be required to meet the	The site has planning permission and is under construction.	No	PDSP.006.023	Natural England	NWS09

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		policy's "exceptional circumstances" test. Exceptional circumstances will not exist unless all three national policy criteria can be satisfied. Further information is required to demonstrate that the necessary exceptional circumstances exist to justify the proposed allocations.					
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Fully supports the allocation of site NWS09.	No change needed. Support for the allocation of site NWS09 is welcomed.	No	PDSP.148.002	The Woodland Trust	NWS09
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	The Woodland Trust is concerned that site allocation NWS09 will have potentially adverse impacts on an area of ancient woodland adjacent to the site. Ancient woodland should not be included in sites are allocated for development, whether for residential, leisure or community purposes as this leaves them the ancient woodland open to the adverse impacts of development. Allocation NWS09 is likely to cause damage and/or loss to areas of ancient woodland within or adjacent to its boundaries. Suggest the site allocation is unsound and should not be taken forward. Secondary woodland should also be retained to ensure that ecological networks are maintained and enhanced.	No change needed. This site has planning permission, development is under construction and is near completion.	No	PDSP.148.003	The Woodland Trust	NWS09

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	The Heritage Impact Assessment for site NWS10 highlights that the undeveloped southern part of the site is more sensitive to the character of the area and setting of nearby listed assets and development here should be carefully considered in terms of its layout, form and massing. Historic England concurs with this analysis but also suggests that development should be avoided on this part of the site altogether to preserve the rural setting of Oughtibridge Hall. Propose an additional condition; "The undeveloped field adjacent to Oughtibridge Lane should be kept clear of development and retain its agricultural character. Retain and repair the drystone wall along Oughtibridge lane."	Partly accept change. The heritage condition has been amended to include reference to the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. No change is proposed to the site boundary to exclude land adjacent to Oughtibridge Lane, however additional conditions on development are proposed in relation to protection of the heritage asset.	Yes	PDSP.003.111	Historic England	NWS 10
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS10 due to lack of information provided in Site Allocation. An ecological assessment of the site is required to ensure harm to priority species and habitats is avoided. Advises the proposed development should be considered in the context of National Planning Policy Framework paragraph 180 (c). The scale and location of the development will inevitably result in	No change needed. An ecological survey must now be submitted in support of a planning application. All applications are considered with due regard to relevant national and local planning policies. The development's impacts on Green Lane Spring Ancient Semi-natural Woodland will be considered at the planning	No	PDSP.006.024	Natural England	NWS 10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		adverse impacts on the adjacent Green Lane Spring which is an area of Ancient Semi Natural woodland. The allocation should require retention, long-term management and enhancement of Priority habitats and the delivery of a minimum 10% biodiversity net gain. NWS10 should be assessed in accordance with policy GS7.	application stage and the need to maintain habitat sites and provide BNG are already conditions on development imposed by the Allocation.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Site NWS10 is unviable because the impacts of a range of constraints on their development are unknown (impact of extent of land contamination, Impact of Biodiversity Net Gain, and the impacts of Strategic Flood Risk Assessment) and they therefore cannot be considered deliverable and should be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.	No	PDSP.042.140	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NWS 10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Buffers to the ancient woodland and Local Wildlife Site need to be added to the site NWS10 conditions on development to be consistent with other policies and site conditions in this plan.	An additional condition is proposed relating to provision of a buffer to the ancient woodland.	Yes	PDSP.127.021	Sheffield and Rotherham Wildlife Trust	NWS 10
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	The Woodland Trust is concerned that site allocation NWS10 will have potentially adverse impacts on an area of ancient woodland adjacent to the site. Ancient woodland should not be included in sites allocated for development, whether for residential, leisure or community purposes as this leaves them open to the adverse impacts of development. Allocation NWS10 is likely to cause damage and/or loss to areas of ancient woodland within or adjacent to its boundaries. Suggest the site allocation is unsound and should not be taken forward. Secondary woodland should also be retained to ensure that	An additional condition is proposed relating to provision of a buffer to the ancient woodland.	Yes	PDSP.148.004	The Woodland Trust	NWS 10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		ecological networks are maintained and enhanced.					
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS11 is a suitable site for development Hillsborough Arcade is of value to the local community. Developing the whole site for housing will go against the aim of creating community neighbourhoods. Suggest the NWS11 is developed as a mixed use site, including Retail and Housing.	No change needed. The site has mixed use outline planning permission (18/03405/OUT) for the partial demolition of the shopping centre and erection of a 5-storey building to provide additional ground floor commercial units (Use Classes A1-A5) and up to 77 Social Housing apartments (Use Class C3).	No	PDSP.375.009	Sean Ashton	NWS 11
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS12 due to lack of information provided in Site Allocation. Development should be considered in accordance with policy GS7.	No change needed. Development proposals for the site will be considered with due regard to relevant national and local planning policies.	No	PDSP.006.025	Natural England	NWS 12
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	The site has a history of planning permissions for residential use but has not come forward. This suggests there are potential viability or general deliverability concerns which may be impede regeneration of the site. The University previously expressed its desire to pedestrianize Northumberland Road between the junctions with Whitham Road in the south, and Marlborough Road	No change needed. The Housing and Economic Land Availability Assessment sets out the evidence base for housing delivery. Concerns related to the site's development and its impact on local traffic movements will be resolved at the planning application stage.	No	PDSP.086.066	University of Sheffield (Submitted by DLP Planning Limited)	NWS 12

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		to the north. This proposed change would encourage cycling and walking. Development of 76 dwellings on this site will cause access and traffic concerns should it proceed, particularly in the context of pedestrianisation of Northumberland Road.					
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Development could harm elements which contribute to the significance of the two Grade II listed buildings and the locally listed Wiggan Farm within the site.	Amendment proposed. The heritage condition has been amended to include reference to the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	No	PDSP.003.112	Historic England	NWS 13
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS13, due to lack of information provided in Site Allocation. This allocation is in close proximity to Peak District National Park. NE advise a Landscape and Visual Impact Assessment should be carried out prior to allocation in line with NPPF 176. Furthermore, the allocation should be considered in accordance with Policy GS3.	No change needed. The sites development will be considered with reference to relevant local and national policies.	No	PDSP.006.026	Natural England	NWS 13
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Site NWS13 is unviable because the impact of a range of constraints on development are unknown (impact of historic landfill site Middlewood Quarry, Impact of Biodiversity Net Gain, and	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with	No	PDSP.042.141	Hallam Land Management, Strata Homes, Inspired	NWS 13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		impacts of the archaeological passement) and they therefore cannot be considered deliverable and should be deleted.	national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS14 due to lack of information provide in Site Allocation. An ecological assessment of the site should be completed prior to its allocation. The allocation should require delivery of a minimum 10% biodiversity net gain. Suggests the following amendment to allocation conditions: "Priority habitats	No change needed. Submission of an ecological survey in support of a planning application is now required and the provision of Biodiversity Net Gain will be mandatory from November 2023.	No	PDSP.006.027	Natural England	NWS 14

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		including species rich grasslands, woodland, trees and hedgerows should be retained and enhanced. Opportunities for biodiversity enhancement on the site should also be considered at the earliest stage in order to deliver the minimum 10% net gain required".					
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS15 due to lack of information provided in Site Allocation. An ecological assessment of the site should be completed prior to its allocation. The allocation should require delivery of a minimum 10% biodiversity net gain. Suggests an amendment to allocation conditions.	No change needed. A condition exists on the allocation that requires maintenance of the sites ecological value and the provision of Biodiversity Net Gain on site.	No	PDSP.006.028	Natural England	NWS 15
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	To comply with NPPF paragraphs 20(d) and 130(c), The site assessment of site NWS16 must include a consideration of all heritage assets that are potentially impacted by development of the site and should set an expectation that these heritage assets will be retained. Any development should retain The Barracks buildings and related heritage assets.	The site already has planning permission. An additional condition is proposed that would apply if any further or amended developments are proposed: "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	Yes	PDSP.271.020	JimC	NWS 16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			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”.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Historic England endorse the first two mitigation measures but feel that all references to enabling development without exhausting all other opportunities to develop the site should be removed from the Heritage Impact Assessment. Amend the final bullet point under the conditions on development in Annex A for this site to read: “Retention of early 20th Century non-designated heritage assets including the brick wall fronting Winter Street and Dart Street.”	Accept change. The heritage condition has been amended to include reference to the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. A condition will be added to retain non-designated heritage assets where possible.	Yes	PDSP.003.113	Historic England	NWS 17
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	This site is proposed to be allocated for housing with a total housing capacity of 23 homes on 0.16 hectares. The allocation's development conditions include the early 20th century heritage assets and nearby connective ecological corridors. We	No change needed. Support for allocation of site NWS17 is welcomed	No	PDSP.086.067	University of Sheffield (Submitted by DLP Planning Limited)	NWS 17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		welcome this allocation and have no further comment.					
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS18 due to lack of information provided in Site Allocation. As site is in an Urban Green Space Zone, advises the allocation should be considered in accordance with policy GS1.	No change needed. Submission of an ecological survey in support of a planning application is now required and the provision of Biodiversity Net Gain will be mandatory from November 2023.	No	PDSP.006.029	Natural England	NWS 18
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Site NWS19 is unviable because the impacts of a range of constraints on its development are unknown and it therefore cannot be considered deliverable and should be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.	No	PDSP.042.142	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NWS 19

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	We support the allocation of sites for housing and would like to register our support specifically for NSW19. Many of these sites are owned by Sheffield City Council and we would welcome discussion about opportunities to deliver housing on these or any other available sites in the city.	No change needed. Support for the allocation of Site NWS19 is welcomed.	No	PDSP.072.001	Sanctuary Housing Association	NWS 19
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS23 due to lack of information provided in Site Allocation. Advises the proposed development should be considered in the context of NPPF paragraph 180 (c). Cumulative impacts on the PDNP with NWS09 should be considered.	No change needed. The acceptability of development has already been considered with due regard to relevant national and local planning policies. The site has planning permission and housing development is under construction.	No	PDSP.006.030	Natural England	NWS 23
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS29 includes part of the Parkwood Springs Local Wildlife Site, the allocation is incompatible with LWS policies. Suggests removal of part of Parkwood Springs Local Wildlife Site from within the boundary of	No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded through the layout of the development and by using	Yes	PDSP.103.003	Friends of Parkwood Springs	NWS 26

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		allocated site NWS29, as incompatible with LWS policies.	conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS29 includes part of the Parkwood Springs Local Wildlife Site, the allocation is incompatible with LWS policies. Suggests removal of part of Parkwood Springs Local Wildlife Site from within the boundary of allocated site NWS29, as incompatible with LWS policies.	No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded through the layout of the development and by using conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.	Yes	PDSP.127.022	Sheffield and Rotherham Wildlife Trust	NWS 26
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS29 includes part of the Parkwood Springs Local Wildlife Site, the allocation is incompatible with LWS policies. Suggests removal of part of Parkwood Springs Local Wildlife Site from within the boundary of allocated site NWS29, as incompatible with LWS policies.	No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded through the layout of the development and by using conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.	Yes	PDSP.331.003	Neil99	NWS 26
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	NWS29 includes part of the Parkwood Springs Local Wildlife Site, the allocation is incompatible with LWS policies. Suggests	No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded	Yes	PDSP.344.003	PeteB1951	NWS 26

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		removal of part of Parkwood Springs Local Wildlife Site from within the boundary of allocated site NWS29, as incompatible with LWS policies.	through the layout of the development and by using conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.				
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Development of site NWS29 is likely to have a harmful impact on the Bardwell Road Railway Bridge Grade II Listed Building, which is considered unsuitable to be used as the sole access to the site, the adjacent NWS02 site and existing employment uses served via the bridge. Further consideration needs to be given to the suitability of the road tunnel linking Bardwell Road and Douglas Road as the sole means of access to expanded employment uses on this site, and to whether there are options to deliver a second access point to serve the area. At the very least, the conditions on development for this site need to ensure mitigation measures to protect the heritage asset in line with the Heritage Impact Assessment are attached to the planning application.	Accept change. The heritage condition has been amended to include reference to the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. A condition will be added retaining non designated heritage assets.	Yes	PDSP.003.114	Historic England	NWS 29

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS29 due to lack of information provided in Site Allocation. The site is within Neepsend Brickworks SSSI, designated for its exposure of the Greenmoor Rock Formation. The allocation does not give the SSSI the appropriate weight afforded as a nationally designated site. However, we welcome the effort to survey the geological interest. Advises the allocation should be considered in accordance with NPPF 180 (b) and policy GS5.	The SSSI boundary corresponds with the Local Geological Site, and both fall within the boundary of the Local Wildlife Site. Proposed additional conditions on development ensure those areas are safeguarded from 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. No development should take place within the Local Wildlife Site. No development should take place within the Local Geological Site”.	Yes	PDSP.006.031	Natural England	NWS 29
Annex A: Site	Policy SA2: Northwest Sheffield	Remove Parkwood Springs Local Wildlife Site from red line boundary as incompatible with LWS policies.	No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded	Yes	PDSP.131.006	Sheffield Green &	NWS 29

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations			through the layout of the development and by using conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.			Open Spaces Forum	
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Welcome the focus on excluding Green Belt sites and focussing development on brownfield sites. Note that some brownfield sites are valuable wildlife habitats, and a number of allocations include areas of Local Wildlife Sites. Site allocations should be revised to exclude Local Wildlife Sites.	Support for spatial strategy welcome. No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded through the layout of the development and by using conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites	Yes	PDSP.188.007	Boo	NWS 29
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Despite the welcome emphasis on developing brownfield sites, some may have developed into valuable wildlife habitats. NWS29 incorporates part of a Local Wildlife Site (LWS) within its boundary. The boundary of site allocation NWS29 should be reviewed to exclude the Local Wildlife Site.	No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded through the layout of the development and by using conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.	Yes	PDSP.271.021	JimC	NWS 29

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA2: Northwest Sheffield	Objects to NWS06 due to lack of information provided in Site Allocation. NWS06 is close to Wadsley Fossil Forest Site of Special Scientific Interest, which contains a number of 'in situ' fossil tree stumps, two of which have been exposed for many years. Potential for large non-residential developments to impact on water supply mechanisms to SSSIs. Further hydrological investigation is required to avoid significant harm to protected species/habitats in accordance with both national and local policy.	No change needed. The SSSI is approximately 1.80 km from the centre of the site. Given the distance and the amount of built development between the site and the SSSI, the development of the site not felt to affect the SSSI.	No	PDSP.006.032	Natural England	NWS06
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	The Woodland Trust is concerned that site allocation NES01 will have potentially adverse impacts on an areas of ancient woodland adjacent to the site. Ancient woodland should not be included in sites are allocated for development, whether for residential, leisure or community purposes as this leaves them open to the adverse impacts of development. Allocation NES01 is likely to cause damage and/or loss to areas of ancient woodland within or adjacent to its boundaries. Suggest the site allocation is unsound and should not be taken forward. Secondary woodland should also be retained to	Minor amendment needed. Add condition on development to the site allocation requiring that Ancient Woodland/ Woodland and a 15 metre buffer required from the edge of the canopy of the Woodland should be excluded from the developable area of the site.	Yes	PDSP.148.005	The Woodland Trust	NES01

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		ensure that ecological networks are maintained and enhanced.					
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	No information on NES04 has been provided regarding the existing biodiversity interests on site. An ecological assessment of the site should be completed prior to its allocation in order to ensure the requirement for avoiding harm to priority species and habitats is fully met. The allocation should require delivery of a minimum 10% biodiversity net gain. Suggests the following amendment to allocation conditions: "Priority habitats including species rich grasslands, woodland, trees and hedgerows should be retained and enhanced. Opportunities for biodiversity enhancement on the site should also be considered at the earliest stage in order to deliver the minimum 10% net gain required".	No change needed. Submission of an ecological survey in support of a planning application is now required and the provision of Biodiversity Net Gain will be mandatory from November 2023.	No	PDSP.006.033	Natural England	NES04
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	The site is near to a Grade II Listed Building and development could harm elements that contribute to the significance of this asset.	Accept proposed change. The heritage condition has been amended to include reference to the recommendations set out in the Heritage Impact Assessment	Yes	PDSP.003.115	Historic England	NES05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			or other suitable mitigation measures.				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Two parts of the site sandwich the Grade II Listed Spital Hill Works, with the southern part situated 40 metres north of the Wicker Arch and adjacent viaduct and buildings Listed Grade II*. Other Grade II Listed Buildings are also nearby. Development of this area could potentially harm elements that contribute to the significance of these heritage assets. If allocated, consideration should be given to whether any of the buildings and structures on the site should be classified as non-designated heritage assets and be preserved as part of the development. There are also serious concerns about use of the term 'enabling development' in the Heritage Impact Assessment (HIA) for this site and others. Enabling development refers to development that does not comply with planning policies; it should not be considered before thoroughly exploring other options to avoid, minimize, or mitigate harm to heritage assets, and it should only be suggested as a last resort. The HIA should be revised	Accept change. The heritage condition has been amended to include reference to the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. A condition will be added to retain non designated heritage assets where possible. An addendum to the Heritage Impact Assessment will remove references to enabling development.	Yes	PDSP.003.116	Historic England	NES09

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		and republished to remove all references to enabling development. Additionally, the Wicker Arches should be recognised as a heritage asset of 'high' significance instead of its current classification as 'moderate' in the HIA.					
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES09 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The extent of land contamination is unknown as are the nature and costs of any mitigation and/or remediation. Requiring an archaeological evaluation and/or building appraisal prior to a planning application submission has the potential to prevent or severely restrict development and should be undertaken prior to allocation. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an	No	PDSP.042.143	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES09

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Development of NES11 could harm elements which contribute to the significance of nearby heritage assets including listed structures and buildings. To determine appropriate measures that avoid or minimise harm to these heritage assets, a Heritage Impact Assessment should be undertaken. Its conclusions should be reflected in the conditions on development for this site in the Plan. Plan, appropriate conditions on development should be included based on the findings of the Heritage Impact Assessment.	This site is a Grade II listed building that already has planning permission and listed building consent for the first and second floor above 87 - 103 Spital Hill. The buildings to the rear do not have planning permission or listed building consent. A heritage impact assessment should be submitted in support of any future or amended planning application for development of the site.	Yes	PDSP.003.117	Historic England	NES11
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES12 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The extent of land contamination is unknown as are the nature and costs of any mitigation and/or remediation. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions	No	PDSP.042.144	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP)	NES12

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Planning Limited)	
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Objects to NES13 due to lack of information provided in Site Allocation. This allocation is registered open greenspace, allocation should be considered in accordance with policy GS1 and should meet the requirement of exception tests.	No change needed. Submission of an ecological survey in support of a planning application is now required and the provision of Biodiversity Net Gain will be mandatory from November 2023. Proposals would be required to comply with Plan policies.	No	PDSP.006.034	Natural England	NES13
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Development of Site NES13 must not prejudice the use of the adjoining Sports facilities and playing fields and should be consistent with NPPF paragraphs 99 and 187.	Minor change suggested. Add a condition to the site allocation requiring a sports and urban green space impact assessment to identifying any detrimental impacts either to sports activities	Yes	PDSP.007.016	Sport England	NES13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			or to the development is properly assessed and mitigated, as appropriate.				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES13 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The extent of land contamination is unknown as are the nature and costs of any mitigation and/or remediation. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.145	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES16 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.146	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES16
Annex A: Site	Policy SA3: Northeast Sheffield	Allocation NES17 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop.	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.147	Hallam Land Management, Strata	NES17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. Requiring an archaeological evaluation and/or building appraisal prior to a planning application submission, has the potential to prevent or severely restrict development. Such work should be undertaken prior to allocation. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	The site is 75 metres north-east of Longley Hall, a Grade II Listed Building. The site is also opposite Longley Park which is locally designated as a Historic Park or Garden. Development of this area could harm elements which contribute to the	Accept suggested change. The heritage condition has been amended to include reference to the recommendations set out in the Heritage Impact Assessment	Yes	PDSP.003.118	Historic England	NES18

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		significance of these heritage assets. As currently worded, the conditions on development do not adequately reflect the mitigation measures set out in the Heritage Impact Assessment. Therefore, amendments are necessary to tie the mitigation measures set out in the HIA into the Plan.	or other suitable mitigation measures.				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Natural England supports the retention of mature trees along Longley Lane but advise that the NES18 site has potential to demonstrate linkages to the wider open greenspace provision at Longley Park and should meet the requirements of policy GS1.	No change needed. Support for the desired for retention of trees on Longley Lane is welcomed.	No	PDSP.006.035	Natural England	NES18
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES18 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of	No	PDSP.042.148	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES18

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		evidence available. The site allocation should therefore be deleted.	development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	We fully support this residential allocation. However, there is an opportunity increase residential capacity. Given the highly accessible urban location and helpful topography, the site can accommodate an apartment led development that could achieve density at the upper end of the 40-80 homes per hectare. This amendment would provide a more substantive contribution to the Council's housing requirements, recognising the challenge imposed by the Government's ambition to secure the 35% uplift.	Support for the site allocation is welcomed, however, there is no reasonable justification for increasing the expected yield to a density range outside what is specified in Policy NC9. Neither is there any justification for changes to policy NC9. This does not prevent an applicant making an application for a higher density as the policy does allow densities outside of the specified ranges in certain circumstances.	No	PDSP.031.003	Derwent Development Management Ltd (DDML) (Submitted by Aylward Town Planning Ltd)	NES19

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES20 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The impact of nearby Environment Agency waste permit sites is unknown and could limit the delivery of housing dependent on mitigation measures required, prevent the site from being developed due to costs of mitigation especially when combined with other as yet unknown costs. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.149	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES20
Annex A: Site	Policy SA3: Northeast Sheffield	The site is 30 metres east of The Orchard and its adjoining stable, a Grade II Listed Building. Development of this area could	Accept change. The heritage condition has been amended to include reference to the	Yes	PDSP.003.119	Historic England	NES22

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		harm elements which contribute to the significance of these heritage assets. As currently worded, the conditions on development do not adequately reflect the mitigation measures set out in the Heritage Impact Assessment. Therefore, amendments are necessary to tie the mitigation measures set out in the Heritage Impact Assessment into the Plan.	recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Development of Site NES22 must not prejudice the use of the adjoining Recreation Ground. Ball Stop mitigation may be required and the potential for the recreation ground to adversely impact on the development due to noise or nuisance from the adjoining playing field must be considered.	Minor change suggested. Add a condition to the site allocation requiring a sports and urban green space impact assessment to identifying any detrimental impacts either to sports activities or to the development is properly assessed and mitigated, as appropriate.	Yes	PDSP.007.017	Sport England	NES22
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES22 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The to deliver the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. Requiring an archaeological evaluation and/or building appraisal prior to a planning application submission, has	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.150	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	NES22

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		the potential to prevent or severely restrict development. Such work should really be undertaken prior to allocation. This site is identified as impacting on a Heritage Asset which may well impact on the cost of development in terms of the nature of materials etc which could have a considerable impact on the scale of development. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Objects to NES23 due to lack of information provided in Site Allocation. Advise that this allocation should be considered in accordance with NPPF 179, 180 and Plan policy GS5.	No change needed. Site has planning permission (21/00699/FUL, granted conditionally, August 2021) for twenty dwellings.	No	PDSP.006.036	Natural England	NES23
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	NES27 should be considered in tandem with NES28 to ensure linkages to the accessible woodland to the north and Parson Cross Park to the south are maintained. This allocation is registered open greenspace and should be considered in accordance with Sheffield City Council LP policy GS1 meeting the	No change needed. The sites were granted permission for clearance in April 2003. Connectivity between Parson Cross Park and Tongue Gutter will remain after development with pedestrian links on both sides of Deerlands Avenue adjacent to the	No	PDSP.006.037	Natural England	NES27

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		requirement of exception tests, and policy GS5.	western boundary of NES28 and adjacent to the eastern boundary of NES27. The need for additional connectivity will be dealt with at the planning application stage.				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES27 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Requiring an archaeological evaluation and/or building appraisal prior to a planning application submission, has the potential to prevent or severely restrict development. Such work should be undertaken prior to allocation. The unknown impact of the above constraints mean that the site cannot be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an	No	PDSP.042.151	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES27

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Development of Site NES28 must not prejudice the use of the adjoining Sports facilities and should be consistent with NPPF paragraphs 99 and 187.	Minor change suggested. Add a condition to the site allocation requiring a sports and urban green space impact assessment to identifying any detrimental impacts either to sports activities or to the development is properly assessed and mitigated, as appropriate.	Yes	PDSP.007.018	Sport England	NES28
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES28 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will	No	PDSP.042.152	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES28

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	<p>Allocation NES28 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.</p>	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p>	No	PDSP.042.153	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES28

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES29 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather	No	PDSP.042.154	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	NES29

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	The site is adjacent to the Church of St Paul, a Grade II* Listed Building which is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of this heritage asset. As currently worded, the conditions on development do not adequately reflect the mitigation measures set out in the Heritage Impact Assessment. Therefore, amendments are necessary to tie the mitigation measures set out in the HIA into the Plan.	Accept change. The heritage condition has been amended to include reference to the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.120	Historic England	NES33
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Allocation NES33 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. Requiring an archaeological evaluation and/or building appraisal prior to a planning application submission, has the potential to prevent or severely	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions	No	PDSP.042.155	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP)	NES33

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		restrict development. Such work should be undertaken prior to allocation. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Planning Limited)	
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Propose the addition of 4 housing site allocations in and around Shiregreen, as well supporting other housing site allocations in the draft Plan.	No change needed. The four proposed site allocations are dealt with under other comments from the same respondent.	No	PDSP.072.002	Sanctuary Housing Association	
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Proposed allocation of Shiregreen Arms and adjoining land. Object to the previously developed part of the open space being included within the open space policy area. The policies map should mirror the UDP in this location, more easily enabling the provision of bungalows for older people.	No change needed. The definition of ' <i>Previously developed land</i> ' in national policy excludes land where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation	No	PDSP.072.003	Sanctuary Housing Association	(<i>new to be added</i>)

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. Therefore, the previously developed part of the land to the rear of the Shiregreen Arms on Mason Lathe Road can no longer be defined as previously developed land and should therefore retain its Urban Green Space Zone designation.				
Annex A: Site Allocations	Policy SA3: Northeast Sheffield	Propose removal of land adjacent to and to the rear of 439 Sicey Avenue from the Green Belt to allow the provision of bungalows or other specialist housing that would complement our care home, Park View, over the road.	No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. There are not considered to be exceptional circumstances to release land from the Green Belt except for the former Norton Areodrome.	No	PDSP.072.004	Sanctuary Housing Association	<i>(new to be updated)</i>
Annex A: Site Allocations	Policy SA4: East Sheffield	Development of the site could enhance the Canal's setting and improve public engagement. It is suitable, available and achievable for a Housing Site allocation. Site is supported by the cutting slope and retaining walls. Development loading	Support is noted and welcomed. Accept proposed condition on land stability.	Yes	PDSP.001.010	Canal & River Trust	ES05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		could potentially cause land instability and land slips, unless mitigated. Request condition to determine impact of development and identify sufficient mitigation.					
Annex A: Site Allocations	Policy SA4: East Sheffield	Consider adding buffer to the Canal Local Wildlife Site for Site ES05 as a condition on development.	No change needed as buffers already referred to in site conditions.	No	PDSP.127.023	Sheffield and Rotherham Wildlife Trust	ES05
Annex A: Site Allocations	Policy SA4: East Sheffield	Site is near to listed buildings. Development of this area could harm elements which contribute to the significance of these heritage assets.	Minor change proposed to add a condition on development.	Yes	PDSP.003.127	Historic England	ES09
Annex A: Site Allocations	Policy SA4: East Sheffield	The site appears to support lowland deciduous woodland. No information has been provided regarding the existing biodiversity interests on site. Ecological assessment required prior to allocation. The allocation should set out the requirement to deliver a minimum 10% biodiversity net gain. Add an amendment requiring retention and enhancement of priority habitats and enhance biodiversity on site to deliver minimum 10% net gain.	A Preliminary Ecological Appraisal would be required as part of the planning application, as the site contains trees. The Preliminary Ecological Appraisal may identify other surveys needed. A tree survey would also be required. The site would need to deliver a minimum 10% BNG from November 2023 onwards, which would include a site assessment using the BNG metric to determine the baseline condition of the site.	No	PDSP.006.038	Natural England	ES12

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA4: East Sheffield	Site ES12 sits between the Parkway and the Supertram route. SYMCA own the site but exploratory work is being undertaken to consider the possibility of extending the Supertram Depot. Tram depots may fall within Use Class B8, or sui generis. A depot use may fall under a 'preferred' use for the site, or a proposal could be supported as an 'other use' which Policy EC4 indicates will be considered on their individual merits. For clarity, it is requested that the wording provided for this site allocation is amended to be supportive of use of the site as a tram depot, which would allow for this potential expansion should it be needed. It is also noted that this site is given a different name in the schedule of site allocations in the Part 1 document – consistent naming of sites would be helpful.	Amend site name to 'Land adjacent to 232 Woodbourn Road, S9 3LQ' throughout plan. No change to the site appraisal is required. The industrial allocation would allow the site to be used as a tram depot, but also allow other uses to come forward in the event the depot expansion does not happen.	Yes	PDSP.015.015	South Yorkshire Mayoral Combined Authority	ES12
Annex A: Site Allocations	Policy SA4: East Sheffield	The site appears to support lowland deciduous woodland. No information has been provided regarding the existing biodiversity interests on site. In order to ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the	A Preliminary Ecological Appraisal would be required as part of the planning application. The Preliminary Ecological Appraisal may identify other surveys needed. A tree survey would also be required. The site would need	No	PDSP.006.039	Natural England	ES14

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		<p>site should be completed prior to its allocation. The allocation should set out the requirement to deliver a minimum 10% biodiversity net gain.</p> <p>Add the following amendment: “Priority habitats including species rich grasslands, woodland, trees and hedgerows should be retained and enhanced. Opportunities for biodiversity enhancement on the site should also be considered at the earliest stage in order to deliver the minimum 10% net gain required.”</p>	<p>to deliver a minimum 10% BNG from November 2023 onwards, which would include a site assessment using the BNG metric to determine the baseline condition of the site.</p>				
Annex A: Site Allocations	Policy SA4: East Sheffield	<p>The site is adjacent to two Grade II listed buildings and a locally designated Historic Cemetery. Development could harm elements that contribute to the significance of heritage assets. Buildings should be set back from the site’s southern boundary. Archaeological evaluation should take place to inform development proposals.</p>	<p>Minor change necessary. Add condition to require specific mitigation measures as outlined in the Heritage Impact Assessment.</p> <p>An archaeology scoping study has been undertaken, which found little to no archaeological objections. Any further investigation would be undertaken as part of the planning application process.</p>	Yes	PDSP.003.121	Historic England	ES15

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA4: East Sheffield	Allocation of Site ES18 for employment must not prejudice the continued use of the adjacent Tinsley Golf Course. The Allocation should be amended to require mitigation measures to protect the site from golf ball strikes.	Agree to add wording to Part 2, paragraph 4.52 to make it clear that planning applications will need to ensure that there is no conflict between adjacent uses such as housing and playing fields by incorporating appropriate mitigation measures, as required.	Yes	PDSP.007.019	Sport England	ES18
Annex A: Site Allocations	Policy SA4: East Sheffield	Development of the site could enhance the Canal's setting and improve public engagement. It is suitable, available and achievable for a Housing Site allocation. Development of the site will put more pressure on the towpath. Request improvement to walking and cycling along the towpath as a condition on development. Site is supported by the cutting slope and retaining walls. Development loading could potentially cause land instability and land slips, unless mitigated. Request condition to determine impact of development and identify sufficient mitigation.	Support is noted and welcomed. Accept proposed condition on land stability and add condition requiring walking and cycling improvements.	Yes	PDSP.001.011	Canal & River Trust	ES20
Annex A: Site Allocations	Policy SA4: East Sheffield	Site contains a large group of designated heritage assets and is one of the key historical industrial complexes surviving in Sheffield. The Heritage Impact Assessment (HIA) for this site concluded	Minor change necessary. Amend condition to require specific mitigation measures as outlined in the Heritage Impact Assessment. Add condition to	Yes	PDSP.003.126	Historic England	ES20

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		that the site contains built heritage assets and makes a positive contribution to the setting of nearby heritage assets, of up to high significance, which could be affected by development. Endorse the mitigation measures which have been put forward in the Heritage Impact Assessment. Consideration should also be given to other structures on site that could be considered non-designated heritage assets.	require assessment of non-designated heritage assets.				
Annex A: Site Allocations	Policy SA4: East Sheffield	No objection to the proposed allocation. However, the site appraisal requirement to meet requirements of policy NC15 is not reflected in conditions appended to the site. Add condition to avoid confusion.	Added condition requiring open space provision in accordance with policy NC15.	Yes	PDSP.006.040	Natural England	ES20
Annex A: Site Allocations	Policy SA4: East Sheffield	Need to add buffer to Local Wildlife Site to be consistent with other site allocation conditions and with the policies. Include 10m natural buffer to watercourse in site conditions on allocation ES20.	No change as buffers are already referred to in the conditions on development.	No	PDSP.127.024	Sheffield and Rotherham Wildlife Trust	ES20
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. On site delivery of biodiversity net gain will reduce the land	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.156	Hallam Land Management, Strata Homes, Inspired Villages and Lime	ES21

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		available for development which may adversely impact on the viability of the scheme. Archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application has the potential to prevent any development.	most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	Development of ES22 could harm elements which contribute to the significance of Baltic Works Grade II Listed heritage asset nearby. Suggests adding an additional sentence to condition on development or alternatively, appropriate additional conditions on development should be added to fully reflect the mitigation measures set out in their HIA.	The Heritage Impact Assessment states that "there is sufficient distance, landscape features and development between the now demolished heritage assets and the site that redevelopment of the site should not detrimentally affect these assets.". No Change needed.	No	PDSP.003.122	Historic England	ES22

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA4: East Sheffield	Must be delivered in accordance with Policy GS7.	Submission of an ecological survey in support of a planning application is now a requirement and the provision of Biodiversity Net Gain will be mandatory from November 2023. Policy GS7 will also be considered at planning application stage.	No	PDSP.006.041	Natural England	ES22
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The unknown impact of nearby Environment Agency waste permit sites could limit the level of housing to be achieved or required mitigation could prevent the site from being developed at all due to costs. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the	No	PDSP.042.157	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	ES22

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA4: East Sheffield	Development of ES25 could harm elements which contribute to the significance of the nearby Church of St Lawrence, a Grade II Listed heritage asset. Suggests adding an additional sentence to condition on development or alternatively, appropriate additional conditions on development should be added to fully reflect the mitigation measures set out in their HIA.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.123	Historic England	ES25
Annex A: Site Allocations	Policy SA4: East Sheffield	This allocation is registered open greenspace and should be considered in accordance with policy GS1 and further assessment must be undertaken prior to allocation.	The site is a privately-owned derelict sports ground. A suitability assessment has been undertaken that assessed the loss of open space, stating that it is surplus for the current open space function but may be needed for another function. The site appraisal states that open space should be provided on site in accordance with NC15, and a specific area is defined on the	No	PDSP.006.042	Natural England	ES25

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			policies map that should be utilised for this purpose.				
Annex A: Site Allocations	Policy SA4: East Sheffield	Sport England Object to the allocation of the former sports fields (site ES25). The site is protected by NPPF paragraph 99 and should not be built upon unless it is replaced prior to its loss.	Conditions on development require that open space should be provided in accordance with policy NC15. The Council continues to hold discussions with Sport England about establishing the best approach to retaining recreational space on the site.	No	PDSP.007.020	Sport England	ES25
Annex A: Site Allocations	Policy SA4: East Sheffield	Barratt support the proposed allocation of site ES25 and consider that it is a sensible that can contribute much needed housing without harm to open countryside. Any Strategic policy approach will start by examining existing urban brownfield and unused open space within the urban area. Regardless of the position taken on Green Belt releases, Barratt consider that site ES25 is an inevitable allocation whatever the strategic policy choices made.	Support is noted and welcomed.	No	PDSP.021.006	Barratt and David Wilson Homes Sheffield (Submitted by Sheppard Planning)	ES25
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. On site delivery of biodiversity net gain will reduce the land available for development	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with	No	PDSP.042.158	Hallam Land Management, Strata Homes, Inspired	ES26

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		which may adversely impact on the viability of the scheme.	national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	Subject to amendments this site should be considered in accordance with Policy GS5, and greater consideration given to its potential to impact on Local Wildlife Sites.	The site allocation has a condition attached to require appropriate buffers along the Local Wildlife Site boundary.	No	PDSP.006.043	Natural England	ES27
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection	No	PDSP.042.159	Hallam Land Management, Strata Homes,	ES27

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		nature and costs of any mitigation and/or remediation. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme.	Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	Development of the site could enhance the Canal's setting and improve public engagement. It is suitable, available and achievable for a Housing Site allocation. Development of the site will put more pressure on the towpath. Request improvement to walking and cycling along	Support is noted and welcomed. Accept proposed condition on land stability and add condition requiring walking and cycling improvements.	Yes	PDSP.001.012	Canal & River Trust	ES28

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		the towpath as a condition on development. Site is supported by the cutting slope and retaining walls. Development loading could potentially cause land instability and land slips, unless mitigated. Request condition to determine impact of development and identify sufficient mitigation.					
Annex A: Site Allocations	Policy SA4: East Sheffield	Development of ES28 could harm elements which contribute to the significance of nearby heritage assets. Suggests adding an additional sentence to condition on development to implement recommendations of the Heritage Impact Assessment. Add the following bullet point to the conditions on development for this site: “Development should respond positively to the adjacent canal.”	Accept changes. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures. Additional condition on development refers to the need to respond to the canal.	Yes	PDSP.003.124	Historic England	ES28
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The unknown impact of nearby Environment Agency waste permit sites could limit the level of housing to be achieved or required mitigation could prevent the site from being developed at all due to costs. The extent of land	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing	No	PDSP.042.160	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited	ES28

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		contamination is unknown as is the nature and costs of any mitigation and/or remediation. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme. Archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application has the potential to prevent any development. This site is identified as impacting on a Heritage Asset which may well impact on the cost of development in terms of the nature of materials etc could have a considerable impact on the scale of development.	requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			(Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	Development of the site could enhance the Canal's setting and improve public engagement. It is suitable, available and achievable for a Housing Site allocation. Site is supported by the cutting slope and retaining walls. Development loading could potentially cause land instability and land slips, unless mitigated. Request condition to determine impact of development and identify sufficient mitigation.	Support is noted and welcomed. Accept proposed condition on land stability.	Yes	PDSP.001.013	Canal & River Trust	ES31

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.161	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	ES31
Annex A: Site	Policy SA4: East Sheffield	This comment is a duplicate.	This comment is a duplicate of PDSP.042.161. No response is needed.	No	PDSP.042.162	Hallam Land Management, Strata	ES31

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations						Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	Development of the site could enhance the Canal's setting and improve public engagement. It is suitable, available and achievable for a Housing Site allocation. Development of the site will put more pressure on the towpath. Request improvement to walking and cycling along the towpath as a condition on development. Site is supported by the cutting slope and retaining walls. Development loading could potentially cause land instability and land slips, unless mitigated. Request condition to determine impact of development and identify sufficient mitigation.	Support is noted and welcomed. Accept proposed condition on land stability and add condition requiring walking and cycling improvements.	Yes	PDSP.001.014	Canal & River Trust	ES33
Annex A: Site	Policy SA4: East Sheffield	Historic England concerned about impact of site on the Grade II listed buildings.	Accept change. The heritage condition has been amended to state that development proposals	Yes	PDSP.003.125	Historic England	ES33

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations			should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.				
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The impact of nearby Environment Agency waste permit sites is unknown. Could limit the level of housing to be achieved or depending on the nature of any mitigation required prevent the site from being developed at all. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme. This site is identified as impacting on a Heritage Asset which may well impact on the cost of development in terms of the nature of	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see	No	PDSP.042.163	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	ES33

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		materials etc could have a considerable impact on the scale of development.	para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The unknown impact of nearby Environment Agency waste permit sites could limit the level of housing to be achieved or required mitigation could prevent the site from being developed at all due to costs. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.164	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	ES34

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.165	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	ES36
Annex A: Site	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The site is	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.166	Hallam Land Management, Strata	ES38

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		a Level 2 Strategic Flood Risk Assessment (SFRA) and is not deliverable until it passes an exception test. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme.	Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. The requirement for	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a	No	PDSP.042.167	Hallam Land Management, Strata Homes, Inspired Villages and	ES39

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		open space increases costs and reduces the development area. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme.	robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The unknown impact of nearby Environment Agency waste permit sites could limit the level of housing to be achieved or required mitigation could prevent the site from being developed at all due to costs. The extent of land	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing	No	PDSP.042.168	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited	ES42

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		contamination is unknown as is the nature and costs of any mitigation and/or remediation. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme. Archaeological evaluation has the potential to prevent or restrict development.	requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			(Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	Need to add buffer to Local Wildlife Site to be consistent with other site allocation conditions and with the policies. Include buffer to Sky Edge LWS in conditions on site allocation ES42.	No change needed as buffers already included in site conditions.	No	PDSP.127.025	Sheffield and Rotherham Wildlife Trust	ES42
Annex A: Site Allocations	Policy SA4: East Sheffield	Site is within an area of Historic Parkland and would advise further assessment is required in line with NPPF 20 (d).	No change necessary. The site is not within a designated Historic Park. The site also has an existing planning permission and is being built out.	No	PDSP.006.044	Natural England	ES44

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.169	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	ES46
Annex A: Site	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. On site	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.170	Hallam Land Management, Strata	ES47

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the viability of the scheme. Archaeological evaluation has the potential to prevent or restrict development.	Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. On site delivery of biodiversity net gain will reduce the land available for development which may adversely impact on the	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a	No	PDSP.042.171	Hallam Land Management, Strata Homes, Inspired Villages and	ES50

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		viability of the scheme. Archaeological evaluation has the potential to prevent or restrict development.	robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA4: East Sheffield	Displaying incorrect post code data. This is within an area of Historic Parkland and would advise further assessment is required in line with NPPF 20 (d).	Minor change necessary to update postcode information. The site is not within a designated Historic Park.	Yes	PDSP.006.045	Natural England	ES52
Annex A: Site Allocations	Policy SA4: East Sheffield	Will not deliver a wide choice of high-quality housing and house prices will drop.	Not related to the proposed Site Allocation- no response needed.	No	PDSP.384.001	Sothall98	ES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Given the status of the rail scheme it is not proposed that site SES02 should be allocated as a Park and Ride site in the Sheffield Plan at this time; however, subject to the further progression of the scheme as part of the Restoring Your Railway programme we would welcome further discussion to establish whether part of this site, or other suitable sites in the area, could be utilised as a Park & Ride car park.	If park and ride use is proposed on the site in future, in principle this use fits with the general employment area designation of the site.	No	PDSP.015.016	South Yorkshire Mayoral Combined Authority	SES02
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Remove Local Wildlife Site 285 from allocated site boundary SES02 to ensure protection in line with Local Wildlife Site policies. Add in condition for a Local Wildlife Site buffer.	No boundary change is proposed, however propose additional condition on development to ensure 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.	Yes	PDSP.127.026	Sheffield and Rotherham Wildlife Trust	SES02
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Remove Local Wildlife Site 285 from allocated site boundary SES02 to ensure protection in line with Local Wildlife Site policies. Add in condition for a Local Wildlife Site buffer.	No boundary change is proposed, however propose additional condition on development to ensure no development should take place within the Local Wildlife Site which is within a corridor of sites designated for	No	PDSP.131.007	Sheffield Green & Open Spaces Forum	SES02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			nature conservation and possessing populations of Great Crested Newts.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Notes some site allocations may have had their biodiversity/geodiversity value increased and site allocations affected should account for these. Would like to see site allocation boundaries (SES02, SES04, SES05, NWS29) reviewed to reflect developing local wildlife sites.	No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded through the layout of the development and by using conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.	Yes	PDSP.188.008	Boo	SES02
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Appendix 1 gives a housing capacity for site SWS02 of 132. Annex 1 gives the same site a capacity of 369.	All figures will be checked, and a housing capacity amendment schedule provided to highlight any necessary changes. This will also take account of new planning permissions granted during 2022/23. Note that the total site capacity of SWS02 is 369 homes, of which 132 remain to be built.	No	PDSP.211.001	David in Dore	SES02
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Notes some site allocations may have had their biodiversity/geodiversity value increased and site allocations affected should account for these. Would like to see site allocation boundaries (SES02,	No change needed to site allocation boundaries as the Local Wildlife Sites can be safeguarded through the layout of the development and by using	Yes	PDSP.271.022	JimC	SES02

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		SES04, SES05, NWS29) reviewed to reflect developing local wildlife sites.	conditions or legal agreements. However, additional conditions on development are proposed that will ensure protection of Local Wildlife Sites.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Site SES03 includes provision for 12 Travelling Showpeople families and storage of fairground equipment. However how can the Council ensure the site does not expand over the years along with the number of rides they own? Concerns about the amount of traffic and subsequent air pollution in the local area as the Council continue to grant permission for more development in the area. The development of the SES03 site will significantly worsen health and safety issues, especially given its proximity to a well-established residential area. Local facilities are oversubscribed and adding a second traveller site in the area would place additional burdens on overstretched local facilities. These sites should be shared across the city. Also, there are concerns that good quality arable land is being used for development, adversely impacting upon the local ecological environment and wildlife pathways. What	Site SES03 is considered suitable for the allocated uses and has been subject to a site selection methodology. Further planning conditions will be given consideration at a detailed planning application stage if required with respect to matters such as air quality. However, an additional/updated condition on development is proposed that will ensure an environmental buffer strip is provided between the development and neighbouring housing. Other adjustments to the conditions on development have been proposed for the purpose of clarity, or in response to relevant points raised. The main issues raised in the representations with respect to	Yes	PDSP.204.001	Clare Barnes	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		the travelling community want in all of this should be considered as well. The proposed SES03 site does not meet the Government criteria for locating sites. Consultation meetings on local planning not adequately publicised - concerns over the legality and soundness of the local plan. Suggests a detailed review of the additional proposed sites and why each one was not chosen.	<p>site SES03 are addressed further in the Strategy & Resources Committee Report (2nd August). Please refer to this report for detailed responses.</p> <p>Public consultation was carried out in accordance with the Statement of Community Involvement.</p>				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Guidance provided on development near National Grid assets.	Additional conditions on development will ensure development should provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines and towers present within the site, which demonstrates how the National Grid Electricity Transmission Design Guide and Principles have been applied at the design stage and how the impact of the powerline has been reduced through good design.	Yes	PDSP.004.003	National Grid (Submitted by Avison Young)	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Natural England holds Agricultural Land Classification (ALC) data specific to this site and can confirm it is classified partly as grade 2 and mostly 3b.	It is recognised that a small part of site SES03 is grade 2 quality agricultural land. However, there is a pressing need to identify land for the allocated uses and the need for this outweighs the need to protect this small area of best and most versatile agricultural land. Given that the information on the agricultural land classification has been provided (and has been considered), the first condition on the conditions of development should be deleted.	Yes	PDSP.006.046	Natural England	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Concerns about the increased level of traffic in the area and the potential this has to impact on business operations.	The principal roads and junctions near this site allocation have all been assessed as part of the strategic transport modelling work to support the Plan. It is important to note that this work focuses on finding ways to mitigate impacts created by the growth rates set out in the Plan itself, rather than seeking to resolve existing issues on the network.	No	PDSP.087.001	UPS	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>In this context the relevant roads and junctions are not being flagged up as a major issue because the rate of change caused by the proposed development is not significant.</p>				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	<p>Traffic on Eckington Way is heavily congested and will be compounded by further development in the area. Concerns regarding the privacy of houses in close proximity to the site due to heightened elevation of the site.</p>	<p>The principal roads and junctions near this site allocation have all been assessed as part of the strategic transport modelling work to support the Plan. It is important to note that this work focuses on finding ways to mitigate impacts created by the growth rates set out in the Plan itself, rather than seeking to resolve existing issues on the network.</p> <p>In this context the relevant roads and junctions are not being flagged up as a major issue because the rate of change caused by the proposed development is not significant.</p> <p>A buffer strip will be provided between the existing houses and</p>	Yes	PDSP.152.001	Clive Betts MP	SESO 3

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			the built development on the site.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Presence of a high-pressure gas pipe underneath the site poses a risk of hazardous installation and safety concerns. Its proximity to residential areas. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. The site is not consistent with national policy as it fails to meet obligation to improve air quality and the DHCLG's planning policy for traveller sites by not giving proper consideration to the health and wellbeing of travellers.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.157.001	Councillors Kurtis Crossland, Ann Woolhouse, Bob McCann, Gail Smith and Kevin Oxley.	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.161.001	Petition submitted by Ian Horner - 270 signatories	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Increased traffic. Too close to existing residential properties.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.162.001	Petition submitted by Libby Cookland -	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
						654 signatories	
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Object to the proposed industrial and travellers site at Beighton on the grounds of potential traffic impact; there is already a site nearby; and it should not be placed in the middle of a settled community.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.163.001	Petition submitted by Michael Chilton - 2823 signatories	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.164.001	Petition submitted by Michael Chilton - 635 signatories	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Loss of versatile recreational agricultural land and wildlife as a result of development on greenfield land.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.166.001	Adrian Hinson	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Industrial use adjacent to existing residential properties isn't suitable.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.167.001	Alan14	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties. Presence of a high pressure gas pipe and overhead cabling across the site poses a risk of hazardous installation and safety concerns. Loss of versatile recreational agricultural land and wildlife as a result of development on greenfield land.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.169.001	Alison Woodall	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Further development and an extra traveller site would add pressures to existing social infrastructure such as schools and healthcare. Concerns regarding its proximity to residential areas.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.171.001	aly1	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Added pressure on strained local services and healthcare. There is already a traveller site within the South East of	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.172.001	Alyson Fender	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		Sheffield. There are areas that are more suited.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic on Eckington Way caused by recent industrial developments would be compounded by further redevelopment. The site behind Springwell estate lies within the Green Belt boundary. Concerns regarding its proximity to residential areas.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.173.001	Amanda Ball	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Increase in traffic will have a detrimental effect on the health of existing residents. Concern over the potential noise impacts as a result the change in site use and maintenance of showpeople's business equipment. Concern over the loss of greenfield land and damage to wildlife. Concern about the pressure on local services as schools, dentists and doctors are already over subscribed.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.173.002	Amanda Ball	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. The site is within too close a proximity to existing residential areas. Concern over the elevated position of the site. Loss of versatile recreational	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.174.001	Amanda Lewin	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		agricultural land and wildlife as a result of development on greenfield land.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Concerns regarding its proximity to residential areas.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above	Yes	PDSP.178.001	AndyWragg1067	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.180.001	AngelaPamela	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Notes that there are already lots of new industrial/retail developments within the Southeast area.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.182.001	Anne	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The site is bordered on two sides by housing and so it is more appropriate for residential uses rather than industrial or traveller sites. There is already a traveller site in the Southeast of Sheffield, another within close proximity is inappropriate.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.184.001	Anonymous	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. More pressure on local infrastructure.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.186.001	Bigtop	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The increase in industrial sites, existing housing being overlooked by traveller and industrial sites will have a negative impact on house prices.	House prices are not a material planning consideration.	Yes	PDSP.187.001	Bonbon21	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic is heavily congested. S20 is already becoming too overdeveloped with existing industrial and traveller sites in the area. There are plenty of brownfield sites elsewhere in the city.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.192.001	Carol Moffatt	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Concern about the impacts on air quality as a result of stationary traffic and new developments within the area. Lack of awareness of the plans and communication from councillors. Concern about the impact on wildlife as the site is greenfield and is in close proximity to Shirebrook nature reserve. Concerns regarding its proximity to residential areas.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.199.001	Chris Jones	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Concern about the impacts on air quality as a result of stationary traffic and new developments within the area. Lack of awareness of the plans and communication from councillors. Concern	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.204.002	Clare Barnes	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		about the impact on wildlife as the site is greenfield and is in close proximity to Shirebrook nature reserve. Concerns regarding its proximity to residential areas.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. The proposed uses for the site are not compatible with the existing local character of the area. Noise pollution would have an adverse impact on existing neighbouring residents.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.206.001	Claudine West	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Concern regarding capacity within local infrastructure e.g. education and healthcare.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.207.001	Colin Huntington	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.209.001	Dale85	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The cost of developing greenfield land isn't justified when many existing brownfield sites are available. Allocating a traveller site within a housing area isn't suitable. Concerns regarding its proximity to residential areas.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.224.001	Finade	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Potential for hazardous installation due to the existing gas pipe, loss of privacy for neighbouring properties, have led to concerns about safety. The cost to provide infrastructure and access aren't justified.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.224.002	Finade	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Air and noise pollution would worsen due to the compounded impact of new developments within the area. Existing traffic congestion would be compounded by further development. The presence of a gas pipe running beneath the site would risk hazardous installation. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties. Concern the site is in too close proximity to an existing traveller site at Holbrook.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.225.001	Fiona and Adrian Hinson	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Air and noise pollution would worsen due to the compounded impact of new developments within the area. Existing traffic congestion would be compounded by further development. The presence of a gas pipe running beneath the site would risk hazardous installation. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties. Concern the site is in too close proximity to an existing traveller site at Holbrook.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.225.002	Fiona and Adrian Hinson	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Safety concerns expressed for children due to speeding and side streets being used due to traffic on main highways. Presence of a high-pressure gas pipe and overhead cabling across the site poses a risk of hazardous installation and safety concerns.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.225.003	Fiona and Adrian Hinson	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Loss of versatile recreational agricultural land and wildlife as a result of development on greenfield land. Concern over the risk of crime increasing and further antisocial behaviour as a result of cultural tensions. Consultation meeting size and opportunity to engage wasn't sufficient.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.226.001	Fiona White	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Development within the Green Belt.	SES03 does not lie within the Green Belt, thus the site is compliant with the Council's spatial strategy.	No	PDSP.230.001	gbl47	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic on Eckington Way caused by recent industrial developments would be compounded by further redevelopment.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.230.002	gbl47	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Presence of a high pressure gas pipe and overhead cabling across the site poses a risk of hazardous installation and safety concerns. Concern about the impact on privacy as a result of the topography and elevation of the site on	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.231.002	Georgia Milliard	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		existing neighbouring properties. Loss of versatile recreational agricultural land and wildlife as a result of development on greenfield land.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Concern the site is in too close proximity to an existing traveller site at Holbrook. Little budget or funding to support new developments with infrastructure, and to make the site suitable for redevelopment due to topography. Concern about the high voltage powerlines on site.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.233.001	gillwhit5121	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment. Concern for the impact on wildlife as the site is greenfield. The topography of the site means that the development would be situated higher up than surrounding housing which may be overbearing on existing properties.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.234.001	Gina Berry	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment. Concerns about the impact of the Local Geological Site. Concern for the impact on wildlife as the site is greenfield and in proximity to a Local Wildlife Site. The topography of the site means that the development would be situated higher up than surrounding housing which may be overbearing on existing properties in terms of privacy and access to light. Concern about pressures on existing social infrastructure capacity such as schools and healthcare. Concern about findings in the traveller needs assessment and the suitability of provision in this particular area close to another site at Halfway which may cause tensions.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.234.002	Gina Berry	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Concern about the impacts on air quality as a result of stationary traffic and new developments within the area. Concern about the potential increase in anti-social	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.235.001	Glastogal	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		behaviour. Lack of consultation and awareness of the site allocation.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Concerned about allocation of SES03 and the traveller site allocation. Suggests site should be removed. Concerned with the site selection process of the site and believes that constraints such as traffic impact, loss of open space, noise and air pollution and loss of amenity have not been considered.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.237.001	Glynis Chapman	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Little justification to develop on arable land when other sites could be considered.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.240.001	Graham	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The area already exceeds the legal limit for air quality and further redevelopment would contribute to a further breach of this.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.240.002	Graham	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Increased traffic in an area of high congestion.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.243.001	Helen Griffiths	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Increase of traffic caused by the plan.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.244.001	Helen55	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Lack of consultation with residents and awareness made of the allocation.	Public consultation was carried out in accordance with the Statement of Community Involvement.	Yes	PDSP.247.001	Hugh Lawson	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The site lies within Green Belt land and currently serves as agricultural land, the contradiction of both of these functions would harm the character of the area. Existing heavy traffic on Eckington Way caused by recent industrial developments would be compounded by further redevelopment. Lack of public consultation regarding this specific site before the plan was published.	SES03 does not lie within the Green Belt, thus the site is compliant with the Council's spatial strategy. Also see responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.248.001	IAlNT1	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.249.001	Ian13	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Within the current climate crisis, we should be protecting green spaces.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.253.001	Jacqueline Lowe	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Notes the presence of electricity pylons and an underground gas pipe.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.256.001	JADSHEFF	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		Concern about the negative impact as a result of the topography and elevation of the site on existing neighbouring properties. Loss of versatile agricultural land and wildlife as a result of development on greenfield land.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic on Eckington Way caused by recent industrial developments would be compounded by further redevelopment. Little justification to develop on arable land when other sites could be considered.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.257.001	James	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. The site is in too close of a proximity to existing residents. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Presence of a high-pressure gas pipe and overhead cabling across the site poses a risk of hazardous installation and safety concerns.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.259.001	James198	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	More pressure on local infrastructure as a result of new development.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.262.001	Jane777	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Concerns about level of traffic.	See responses to PDSP.204.001 - PDSP.006.046 & PDSP.152.001 above.	No	PDSP.265.001	Jayne Clarry	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Site will add to existing congestion and have a negative impact on house prices.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above. Also, house prices are not a material planning consideration.	Yes	PDSP.266.001	Jb58	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Development of the site for industrial and traveller uses would affect house prices.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above. Also, house prices are not a material planning consideration.	No	PDSP.272.001	Jlnes	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	There is already a traveller site within the Southeast of Sheffield. Concerns about level of traffic.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.273.001	Joan Hollowood	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.274.001	Joanne Rose	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	No further information submitted.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.275.001	John	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. There is already a traveller site within the Southeast of Sheffield. This would result in overdevelopment. Green spaces need retaining.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.276.001	John and Sandra Carr	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Presence of a high-pressure gas pipe and overhead cabling across the site poses a risk of hazardous installation and safety concerns.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.277.001	John Ducey	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment. The topography of the site would mean that the development would be overbearing on existing housing. The current use of the site as arable farming land would be lost. The site may not be viable as it may not be suitable for the	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.280.001	John29	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		anticipated needs of travelling showpeople.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Further development and an extra traveller site would add pressures to existing social infrastructure such as schools and healthcare. The site is within too much proximity to existing residential areas, causing a lack of privacy.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.288.001	Julie L	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Despite hedgerows being maintained there will still be a loss of wildlife. Adverse impact on neighbouring community hospital.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.289.001	Julie Skelton	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further development.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.292.001	kathleen	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Travellers site in close proximity to residential uses is unsuitable.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.293.001	Kathleen1992	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. There are existing empty industrial units so little justification to build further. The area is becoming overdeveloped.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.294.001	Kathryn Kelly	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.296.001	Kelly127	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment. Concern for the impact on wildlife as the site is greenfield. The topography of the site means that the development would be situated higher up than surrounding housing which may be overbearing on existing properties.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.297.001	Kevin Kelly	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. There is already a traveller site within the Southeast of Sheffield. There are areas that are more suited. Loss of	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.297.002	Kevin Kelly	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		versatile agricultural land and wildlife as a result of development on greenfield land.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further development.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.300.001	L1969	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. There are already traveller and industrial sites within the area.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.302.001	Leslie Fairest	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to the proposed industrial and travellers site at Beighton on the grounds of the potential impact on the highway network.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.303.001	Leslie99	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.304.001	Linda Andrews	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Development of the site will negatively affect property prices neighbouring the proposed uses.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above. Also note that house prices are not a material planning consideration.	Yes	PDSP.307.001	Liz Kent	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties. Lack of consultation and awareness of the site allocation. There is already a traveller site within the Southeast of Sheffield.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.308.001	Liz Worrall	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.311.002	Margaret52	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic on Eckington Way caused by recent industrial developments would be compounded by further redevelopment.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.312.001	Marie21	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Due to the site being located next to a busy highway, light industrial uses, and electricity pylons there is concern about the impact of noise on potential future residents of the Gypsy and Traveller site, as well as safety for pedestrians. Due to the topography and slope of the site, as well as the existing gas pipe running	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.319.001	Matthew Franklin	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		through the site, there is concern about flooding and the scope to provide essential infrastructure to the site.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. The area is being overloaded with new buildings and traffic; the area cannot take more development.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.321.001	Michael and Jane Tarron	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Congestion. Too close to existing retail units. Other sites are available.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.327.001	Mr Roger Brown, Mrs Carole Brown, Mr Carl Brown	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Loss of green space in an established residential area.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.330.001	Neil Jackson	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.335.001	Pam	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.337.001	Paul and Patricia Fox	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		result. Safety concerns for existing neighbouring residents and the potential for an increase in crime. Concern about the high voltage powerlines on site.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of green space will take away opportunities for nature recovery, ecology, and recreational leisure activities. Development will further add to heavy congestion in the area.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.338.001	Paul Eastell	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Access to the site off Eckington Way will contribute to the existing congestion in the area. Existing wildlife will be forced off the site despite attempts to maintain habitat connectivity to Beighton Orchard Meadows Local Wildlife Site. Concerns about noise pollution on the site in addition to the existing electricity pylons.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.339.001	Paul916	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.340.001	Pauline McGuire	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.345.001	Peter1?	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.348.001	Phillip1889	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic on Eckington Way caused by recent industrial developments would be compounded by further redevelopment. Details such as access to the site haven't been outlined within the plan.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.349.001	Philm	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. More pressure on local infrastructure as a result of new development.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.351.001	Ppaul	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.359.001	RichardL	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties. Presence of a	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.361.001	Robert	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		high-pressure gas pipe and overhead cabling across the site poses a risk of hazardous installation and safety concerns. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. More pressure on local infrastructure as a result of new development. Concern the site is in too close proximity to an existing traveller site at Holbrook.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Safety concerns expressed for children due to speeding and side streets being used due to traffic on main highways. There is already a traveller site within the South East of Sheffield.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.364.001	Ruth and Garry Shillito	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concerns over pedestrian safety due to people using residential roads as a cut through to avoid traffic jams.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.368.001	Ruth Shillito	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Presence of a high-pressure gas	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.372.001	Sarah Charlesworth	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		pipe and overhead cabling across the site poses a risk of hazardous installation and safety concerns. Loss of versatile recreational agricultural land and wildlife as a result of development on greenfield land. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment. The cost to install essential infrastructure on the site isn't justified in terms of cost.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.373.001	SarahF24	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic on Eckington Way caused by recent industrial developments would be compounded by further redevelopment.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.377.001	Sharrie	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Loss of versatile agricultural land and wildlife as a result of development on greenfield land.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.379.001	Simon Hurt	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. There is already a traveller site within the South East of Sheffield.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.380.001	Simon Voyse	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Development contradicts Local Plan as the site is within the Green Belt. Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Little budget or funding to support new developments with infrastructure, and to make the site suitable for redevelopment due to topography. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties.	The site is not within the Green Belt and is consistent with the Plan’s spatial strategy. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.385.001	springres	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Development contradicts Local Plan as the site is within the Green Belt and Local Planning Authorities should make decisions about the local environment that protects landscape including geology and biodiversity. Lack of	The site is not within the Green Belt and is consistent with the Plan’s spatial strategy. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.386.001	Springwelldweller	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		awareness and consultation with local residents regarding the site allocation. Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Little budget or funding to support new developments with infrastructure, and to make the site suitable for redevelopment due to topography. Potential for significant impact on neighbouring uses and residents, including patients at the nearby Becton Centre.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The site is close to breaching air pollution targets and the loss of arable land for the development of this site will worsen this position. The existing road network is highly congested and more development in the area will worsen this. Concern about the high voltage powerlines on site.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.387.001	SpringwellNick	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. More pressure on local infrastructure as a result of new development. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Concern about the impact on privacy as a result of	The site is not within the Green Belt and is consistent with the Plan’s spatial strategy. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.387.002	SpringwellNick	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		the topography and elevation of the site on existing neighbouring properties. Lack of consultation and awareness of the site allocation.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties. Loss of versatile recreational agricultural land and wildlife as a result of development on greenfield land. Doesn't comply with national policy and guidance on where traveller sites should be situated. There is already a traveller site within the South East of Sheffield. There are areas that are more suited. Concern about the high voltage powerlines on site.	The site is not within the Green Belt and is consistent with the Plan's spatial strategy. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.389.001	Steve Brough	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties. Loss of versatile agricultural land and wildlife as a result of	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.390.001	Steven English	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		development on greenfield land. Lack of consultation and awareness of the site allocation.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Noise and pollution from the development of an industrial and traveller estate may adversely impact neighbouring housing estate. Local roads are heavily congested with traffic.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.391.001	SteveT101	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Lack of consultation and awareness of the site allocation.	Public consultation was carried out in accordance with the Statement of Community Involvement. The consultation was carried out over a six-week period during January and February 2023, and members of the public were given the opportunity to engage with Council officers and local Councillors.	No	PDSP.392.001	Stuartx5	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Adding to the existing congestion on Eckington Way will worsen air quality and traffic issues in the area. Health and education services are at high capacity and can't accommodate extra provision.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.395.001	SueT	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.397.001	Susan Huntington	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		result. Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Concern regarding capacity within local infrastructure e.g. education and healthcare.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.398.001	Tammy Kelly	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the impact on privacy as a result of the topography and elevation of the site on existing neighbouring properties. There is already a traveller site within the Southeast of Sheffield.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.398.002	Tammy Kelly	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment. Existing traveller sites in Sheffield are located away from existing residential areas but within close proximity to local services, these types of sites are	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.401.001	thollands	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		considered more suitable rather than a site which neighbours an existing residential area and main road. Concern about the impact on privacy and value of property. Concern about the high voltage powerlines on site.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to the development of the site as it lies within the Green Belt, serves multiple beneficial countryside uses and links other wildlife areas.	The site is not within the Green Belt and is therefore consistent with the spatial strategy. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.402.001	Tim Walker	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to the development of the site as it lies within the Green Belt, serves multiple beneficial countryside uses and links other wildlife areas.	The site is not within the Green Belt and is therefore consistent with the spatial strategy. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.402.002	Tim Walker	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of versatile agricultural land and wildlife as a result of development on greenfield land. Development contradicts Local Plan as the site is within the Green Belt. Lack of awareness and consultation with local residents regarding the site	The site is not within the Green Belt and is therefore consistent with the spatial strategy. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	Yes	PDSP.402.003	Tim Walker	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		allocation. Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Little budget or funding to support new developments with infrastructure, and to make the site suitable for redevelopment due to topography. Potential for significant impact on neighbouring uses and residents, including patients at the nearby Becton Centre.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to the development of the site as it lies within the Green Belt, serves multiple beneficial countryside uses and links other wildlife areas.	The site does not lie within the Green Belt and therefore complies with the Council's spatial strategy. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.402.004	Tim Walker	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to the development of the site as it lies within the Green Belt, serves multiple beneficial countryside uses and links other wildlife areas.	The site does not lie within the Green Belt and therefore complies with the Council's spatial strategy.	No	PDSP.402.005	Tim Walker	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Loss of versatile recreational agricultural land and wildlife as a result of development on greenfield land. The allocation contradicts the Local Plan's	Public consultation was carried out in accordance with the Statement of Community Involvement.	No	PDSP.402.006	Tim Walker	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		vision to only develop on brownfield land, in addition this site was also scored as part of a parcel within the Green Belt review. Lack of awareness and meaningful consultation with local residents. Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Concern about the adverse impact on local neighbouring Becton Centre.	The consultation was carried out over a six-week period during January and February 2023, and members of the public were given the opportunity to engage with Council officers and local Councillors. Also see responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing heavy traffic and subsequent air and noise pollution on Eckington Way and the surrounding areas caused by recent industrial developments would be compounded by further redevelopment. Concern for the impact on wildlife as the site is greenfield. The topography of the site means that the development would be situated higher up than surrounding housing which may be overbearing on existing properties.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.404.001	Tome	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Air and noise pollution would worsen due to the compounded impact of new developments within the area. Concern about the potential increase in anti-social behaviour, as well as pressure on existing	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.405.001	tony63	SES03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		infrastructure such as roads and healthcare. Existing traffic congestion would be compounded by further development.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Existing traffic congestion would be compounded by further development, and air and noise pollution would worsen as a result. Integration with existing communities would be limited. The proximity of the site to an existing traveller site, pubs, and other areas of high crime would exacerbate anti-social behaviour. Loss of versatile agricultural land and wildlife as a result of development on greenfield land.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.407.001	TPW1991	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Concern the site is in too close proximity to an existing traveller site at Holbrook.	See responses to PDSP.204.001 – PDSP.006.046 & PDSP.152.001 above.	No	PDSP.409.001	Vincent Rigby	SES03
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Natural England objects to SES04, further information required. This allocation is within close proximity to Moss Valley Site of Special Scientific Interest (SSSI). Without further detail Natural England's is unable to comment on this allocation and its associated planning application, however there is potential for large non-residential developments to have an	An addendum to the Habitat Regulations Assessment Appropriate Assessment (HRAAA) is being prepared to assess whether there will be any Likely Significant Effects (LSEs) arising from any in combination effects with other Local Authorities development plans. If any LSE's	No	PDSP.006.047	Natural England	SES04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		impact on water supply mechanisms to SSSIs. Natural England advise further hydrological investigation is required to avoid significant harm to protected species/habitats in accordance with both national and local policy.	are evident then the addendum will identify how they can be avoided or mitigated. Functionally Linked Land, Water Quality and Water Resources & Supply will be included within the scope of the HRAAA.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The proposed Site Allocation SES04 includes a number of conditions for future development at the site. Some of these conditions (4, 6, 7) are unsound.	No change. The site condition refers to Ancient Woodland and Woodland, the latter which is on the site. The Holbrook area is an important ecological corridor and includes protected species e.g. Great Crested Newts. Initial work has been undertaken to identify and map the potential future Local Nature Recovery Strategy (LNRS)/Nature Recovery Network (NRN) in Sheffield as part of the wider South Yorkshire Strategy which will be completed in Spring 2025. The initial work has been carried out to inform site conditions as part of the Local Plan process and identify where sites are located in or adjacent to the future LNRS/NRN. Where this applies, Biodiversity Net Gain will	No	PDSP.032.001	DeVeer Prescient (No1) Limited (Submitted by Quod)	SES04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>be required to be delivered on site to ensure habitats are protected, enhanced and better connected as part of the LNRS/NRN. Regarding archaeology, it is noted that planning application 21/04446/OUT was withdrawn in April 2022; prior to that time, there was no indication provided to the applicant that an archaeological assessment would not be required; a final decision had not been made. Given that there is no evidence to suggest that an archaeological evaluation is not necessary for this site, there is also therefore no reason to amend the condition.</p>				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Remove Local Wildlife Site 281 from allocated site boundary SES04 to ensure protection in line with Local Wildlife Site policies.	The LWS can be safeguarded through the layout of the development and by using conditions or legal agreements. An additional condition on development is proposed “No development should take place within the Local Wildlife Site which is within a corridor of sites	Yes	PDSP.127.027	Sheffield and Rotherham Wildlife Trust	SES04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			designated for nature conservation and possessing populations of Great Crested Newts”.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Remove LWS281 from Site Allocation SES04 to ensure protection in line with LWS policies. Support buffer wording and reference to ecological corridors/areas in conditions.	See response to comment PDSP.127.027.	Yes	PDSP.131.008	Sheffield Green & Open Spaces Forum	SES04
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Notes some site allocations may have had their biodiversity/geodiversity value increased and allocations sites affected should account for these. Would like to see site allocation boundaries (SES02, SES04, SES05, NWS29) reviewed to reflect developing Local Wildlife Sites.	See response to comment PDSP.127.027.	Yes	PDSP.188.009	Boo	SES04
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Notes some site allocations may have had their biodiversity/geodiversity value increased and allocations sites affected should account for these. Would like to see site allocation boundaries (SES02, SES04, SES05, NWS29) reviewed to reflect developing local wildlife sites.	See response to comment PDSP.127.027.	Yes	PDSP.271.023	JimC	SES04
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Remove Local Wildlife Site 281 from allocated site boundary SES05 to ensure protection in line with Local Wildlife Site policies.	The LWS can be safeguarded through the layout of the development and by using conditions or legal agreements. An additional condition on	Yes	PDSP.127.028	Sheffield and Rotherham Wildlife Trust	SES05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			development is proposed “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”.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Remove Local Wildlife Site 281 from allocated site boundary SES05 to ensure protection in line with Local Wildlife Site policies.	See response to comment PDSP.127.028.	Yes	PDSP.131.009	Sheffield Green & Open Spaces Forum	SES05
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Notes some site allocations may have had their biodiversity/geodiversity value increased and allocations sites affected should account for these. Would like to see site allocation boundaries (SES02, SES04, SES05, NWS29) reviewed to reflect developing Local Wildlife sites.	See response to comment PDSP.127.028.	Yes	PDSP.188.010	Boo	SES05
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Notes some site allocations may have had their biodiversity/geodiversity value increased and allocations sites affected should account for these. Would like to see site allocation boundaries (SES02, SES04, SES05, NWS29) reviewed to reflect developing local wildlife sites.	See response to comment PDSP.127.028.	Yes	PDSP.271.024	JimC	SES05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.172	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES08
Annex A: Site	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.173	Hallam Land Management, Strata	SES10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme. The council consider it necessary to have staged archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it should be undertaken prior to the site being allocated.	Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Supports site allocation SES10.	Note and welcome the support.	No	PDSP.072.005	Sanctuary Housing Association	SES10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Why are building contractors not looking at Scowerdons, Weakland and Newstead where houses were already built and demolished?	Land at Scowerdons, Weakland and Newstead has been developed for housing over a considerable period of time and there remain significant areas of land that are allocated for further housing, notably at Newstead and at Scowerdons.	No	PDSP.181.001	Ann Bradbury	SES10
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to SES10 (Moor Valley) as a housing site allocation.	<p>There are no overriding constraints that mean development of the site would be inappropriate and the Council considers that the land is appropriately allocated for housing to cater for housing needs in the area.</p> <p>The site is not in the Green Belt and not all the city's development needs can be accommodated on brownfield sites.</p> <p>The site is not a designated wildlife site and any development would be required to demonstrate at least 10% BNG at the planning application stage. The adjoining Local Wildlife Site</p>	No	PDSP.258.001	James and Jacqueline Grieve	SES10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			can be safeguarded through the requirement to provide an environmental buffer and maintain connective ecological corridors as part of the layout of the site. These are already conditions attached to the site allocation in the Draft Plan.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Object to housing site allocation SES10 (Moor Valley) being set aside for housing, resulting in the loss of grassland, hedgerows and wildlife habitat and to its knock-on effect to adjacent sites including the Ochre Dyke.	See response to comment PDSP.258.001	No	PDSP.278.002	John Mellor	SES10
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to SES10 (Moor Valley) as a housing site allocation.	See response to comment PDSP.258.001	No	PDSP.367.001	Ruth Shaw	SES10
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to SES10 (Moor Valley) as a housing site allocation.	See response to comment PDSP.258.001	No	PDSP.413.001	Chris and Alison Digman, Gavin Moore	SES10
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to SES10 (Moor Valley) as a housing site allocation.	See response to comment PDSP.258.001	No	PDSP.414.001	William and Susan Sutherland	SES10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The impact of nearby Environment Agency waste permit sites is unknown, and this could limit the level of housing to be achieved or depending on the nature of any mitigation required prevent the site from being developed at all due to costs of mitigation especially when combined with other as yet unknown costs. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme. The council consider it necessary to have staged archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.174	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES11

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		should be undertaken prior to the site being allocated.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The impact of nearby Environment Agency waste permit sites is unknown, and this could limit the level of housing to be achieved or depending on the nature of any mitigation required prevent the site from being developed at all due to costs of mitigation especially when combined with other as yet unknown costs. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.175	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES12

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Natural England objects to SES13, further information required. This policy must meet the requirements of GS5 once amended. Where local sites would be lost, or permanently reduced in extent or quality, then compensation will require the provision and safeguarding of replacement alternative sites suitable for the creation of habitats of a similar character and quality and of sufficient size.	The site is considered suitable for the allocated uses and has been subject to a site selection methodology. Further planning conditions will be given consideration at a detailed planning application stage if required. The Council considers that this site can be delivered. There are no overriding constraints to its development. Ecological corridors, habitat connectivity and the need for and type of replacement open space will be assessed in detail as part of any planning application.	No	PDSP.006.048	Natural England	SES13
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Any development of this site needs to consider any prejudicial impact on the use of the site to the north as a playing field. It also needs to consider if there is any need for any ball stop mitigation to prevent balls leaving a playing field and landing in the development site. The site is open space it clearly may provide an opportunity for the council to meet some of its needs identified in the recently adopted Playing Pitch Strategy as additional pitch space for sports.	Agree to add wording to paragraph 4.52 to demonstrate that risk of ball strike or other potential prejudicial impact either by and towards adjacent development is properly assessed and mitigated, as appropriate.	Yes	PDSP.007.021	Sport England	SES13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.176	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES13
Annex A: Site	Policy SA5: Southeast Sheffield	Supports site allocation SES13.	Note and welcome the support.	No	PDSP.072.006	Sanctuary Housing Association	SES13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations							
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Natural England objects to SES28, does not meet requirements of NPPF 174 and does not provide enough evidence to meet the requirements of Policy GS4. Natural England notes this allocation will lead to a loss of best and most versatile agricultural land Class 2 and 3a. The information provided with the allocation does not demonstrate that the exceptions tests within GS4 have been met.	The site is considered suitable for the allocated uses and has been subject to a site selection methodology. Further planning conditions will be given consideration at a detailed planning application stage if required. The Council considers that this site can be delivered. There are no overriding constraints to its development. Ecological corridors, habitat connectivity and the need for and type of replacement open space will be assessed in detail as part of any planning application.	No	PDSP.006.049	Natural England	SES15
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The site lies adjacent to the Prince Edward Primary School playing fields and the development would need to ensure that it does not prejudice the use of the playing field (paragraph 187 NPPF) development of site needs to consider the need for any ball stop fencing to protect balls from leaving the playing fields on the Prince	Agree to add wording to paragraph 4.52 to demonstrate that risk of ball strike or other potential prejudicial impact either by and towards adjacent development is properly assessed and mitigated, as appropriate.	Yes	PDSP.007.022	Sport England	SES15

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		Edward Primary School and landing in the development site.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The impact of nearby Environment Agency waste permit sites is unknown, and this could limit the level of housing to be achieved or depending on the nature of any mitigation required prevent the site from being developed at all due to costs of mitigation especially when combined with other as yet unknown costs. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme. The council consider it necessary to have staged archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.177	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES15

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		should be undertaken prior to the site being allocated.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The impact of nearby Environment Agency waste permit sites is unknown, and this could limit the level of housing to be achieved or depending on the nature of any mitigation required prevent the site from being developed at all due to costs of mitigation especially when combined with other as yet unknown costs. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.178	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES16

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.179	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES17
Annex A: Site	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The impact	The Integrated Impact Assessment, Housing and Economic Land Availability	No	PDSP.042.180	Hallam Land Management, Strata	SES19

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		of nearby Environment Agency waste permit sites is unknown, and this could limit the level of housing to be achieved or depending on the nature of any mitigation required prevent the site from being developed at all due to costs of mitigation especially when combined with other as yet unknown costs. The council consider it necessary to have staged archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it should be undertaken prior to the site being allocated.	Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The site is close to three Grade II Listed Buildings associated with the adjacent Woodhouse Cemetery, the lodge, gateway and railings, and chapel. Development of this area could harm elements which contribute to the	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or	Yes	PDSP.003.128	Historic England	SES21

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		significance of these heritage assets.	other suitable mitigation measures.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme. This site is identified as impacting on a Heritage Asset which may well impact on the cost of development in terms of the nature of materials etc which could have a considerable impact on the scale of development.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.181	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES2 1

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.182	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES2 2
Annex A: Site	Policy SA5: Southeast Sheffield	The site represents a logical and deliverable opportunity for residential development within the emerging Local	Note and welcome the support.	No	PDSP.025.008	Camstead Ltd (Submitted	SES2 3

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		Plan. We therefore support the continued allocation of the site within the Local Plan.				by Astrum Planning)	
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.183	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES23

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.184	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES2 4
Annex A: Site	Policy SA5: Southeast Sheffield	Sport England object to the site allocation. Site is part of a sports club where the loss could affect the sports club and prejudice	The site already has planning permission. Agree to add the following Condition on	Yes	PDSP.007.023	Sport England	SES2 7

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		its use. Development site lies adjacent to sports pitches where assessment of a proposal needs to consider the sports club and sports pitches as adjoining site uses, also needs to consider any risk of ball strike and the need for ball strike mitigation as part of a development proposal. Any development of the site needs to consider the impact of the proposal in respective paragraph 99 of the NPPF and paragraph 187.	development: "Development 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" and delete "None". Agree to add wording to paragraph 4.52 to demonstrate that risk of ball strike or other potential prejudicial impact either by and towards adjacent development is properly assessed and mitigated, as appropriate.				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The impact of nearby Environment Agency waste permit sites is unknown, and this could limit the level of housing to be achieved or depending on the nature of any mitigation required prevent the site from being developed at all due to costs of mitigation especially when combined with other as yet unknown costs. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. The council consider it necessary to have staged archaeological	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.185	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SES28

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it should be undertaken prior to the site being allocated.	proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Supports site allocation SES28.	Note and welcome the support.	No	PDSP.072.007	Sanctuary Housing Association	SES28
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	For site SES28 add in conditions about Local Wildlife Site buffer (as adjacent to LWS277) and the paragraph about ecological corridors that is used in some of the other site allocations.	Add the following condition on development: "A buffer is required to the 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." Add the following condition on development: 'Connective ecological corridors/areas (including buffers) shown on the	Yes	PDSP.127.029	Sheffield and Rotherham Wildlife Trust	SES28

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			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.'				
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Objects to the amount of housing proposed in Woodhouse on the grounds that the infrastructure, including the road network, would not be able to cope.	No change needed. The Infrastructure Delivery Plan considers infrastructure needs arising from new development in all areas of the city, including transport mitigation where highways congestion is likely to result from new development.	No	PDSP.239.001	Gracelily	SES28
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	The site (Woodhouse East) should be split between Urban Green Space Zone and University/College Zone. The site could be enlarged to include an area of land to the south of site SES28, the entrance to Linleybank, as a university/college zone for a vocational college/ training centre for land skills and environmental technologies. The site could still include	No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. Exceptional circumstances do not exist to release land from the Green Belt for development with the exception of the former Norton Aerodrome site.	No	PDSP.357.001	Richard Pearson	SES28

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		housing for people employed on the site and students.					
Annex A: Site Allocations	Policy SA5: Southeast Sheffield	Recognise and allocate land for the creation of burial provision to meet the needs of Muslim communities residing in Sharrow, Nether Edge and Millhouses; Spital Hill, Burngreave, Firth Park/Fir Vale and Tinsley/Darnall.	The identified need for additional space for Muslim burials highlighted by the community is recognised in the Infrastructure Delivery Plan. No change is needed as the Local Plan does not allocate land for new cemeteries; however, planning applications brought forward to meet this need will be considered under existing national planning policy.	No	PDSP.133.001	Sheffield Islamic Centre Madina Masjid Trust	
Annex A: Site Allocations	Policy SA6: South Sheffield	Object to the site allocation which relates to the former school site with playing field – school demolished between 2002 and 2007. Playing field has protection under paragraph 99 of the NPPF, and Sport England’s Playing Fields Policy Exception E4, and should not be built on unless replaced.	Provision for open space was considered through the Site Selection process. Future planning applications on the site would be considered in relation to Policy NC15 and further discussions with Sport England.	Yes	PDSP.007.024	Sport England	SS01
Annex A: Site Allocations	Policy SA6: South Sheffield	Supports site allocation SS01.	Note and welcome the support.	No	PDSP.072.008	Sanctuary Housing Association	SS01
Annex A: Site	Policy SA6: South Sheffield	Label needs adding to Policies Map (pdf) for site SS01.	Add the reference to SS01, as suggested.	Yes	PDSP.127.030	Sheffield and Rotherham	SS01

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations						Wildlife Trust	
Annex A: Site Allocations	Policy SA6: South Sheffield	he site allocation should be deleted. It is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.186	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SS04

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA6: South Sheffield	Supports site allocation SS04.	Note and welcome the support.	No	PDSP.072.009	Sanctuary Housing Association	SS04
Annex A: Site Allocations	Policy SA6: South Sheffield	Development of this site needs to consider the risk of ball strike from golf balls from the golf course. Any development proposal must ensure but there is no prejudicial impact of the development on the sports facility. If required, the developer needs to provide mitigation to prevent balls leaving the golf course and landing in the development site.	Agree to add wording to paragraph 4.52 to demonstrate that risk of ball strike or other potential prejudicial impact either by or towards adjacent development is properly assessed and mitigated, as appropriate.	Yes	PDSP.007.025	Sport England	SS06
Annex A: Site Allocations	Policy SA6: South Sheffield	The site allocation should be deleted. It is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The	No	PDSP.042.187	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SS09

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			<p>proposed allocation will contribute to meeting housing need.</p> <p>The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).</p>				
Annex A: Site Allocations	Policy SA6: South Sheffield	<p>Delete site allocation. This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme. The council consider it necessary to have staged archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it should be undertaken prior to the site</p>	<p>The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need.</p>	No	PDSP.042.188	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SS13

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		being allocated. This site is identified as impacting on a Heritage Asset which may well impact on the cost of development in terms of the nature of materials etc which could have a considerable impact on the scale of development.	The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA6: South Sheffield	Further information required; the proposed allocation is in close proximity to Moss Valley Meadows Site of Scientific Interest. Further assessment is required to ensure this development does not negatively impact the notified features.	It is recognised that the site of the former Norton Aerodrome is in close proximity to Moss Valley Meadows SSSI. Full account of this will be taken through masterplanning the site and via any future planning application process to ensure that the SSSI - which lies outside the site boundary - is not adversely affected.	No	PDSP.006.050	Natural England	SS17
Annex A: Site Allocations	Policy SA6: South Sheffield	For site SS17 (former Norton Aerodrome) replace bullet 4 as follows: A minimum 15 metre buffer should be provided to the Stoneley and Charnock Woods – a Local Wildlife Site, that borders the site and extends into North East Derbyshire; (measured from the edge of the canopy); Replace Bullet 7 as follows: The site is identified as impacting on the Moss Valley Conservation Area - a	No change needed. Conditions on development already reference the required buffer to the Local Wildlife Site. The condition on development relating to heritage assets has been amended to require development proposals to implement recommendations set out in the Heritage Impact	No	PDSP.013.007	North East Derbyshire District Council	SS17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		designated Heritage Asset. The majority of the conservation area is within the jurisdiction of North East Derbyshire District Council and due consideration should be given to the impact of any proposal on the significance and setting of the designated heritage asset, including views into and out of the conservation area, at the planning application stage.	Assessment. The HIA identifies the site as impacting the Moss Valley Conservation Area and sets out mitigation.				
Annex A: Site Allocations	Policy SA6: South Sheffield	A new critical mass of residents could provide an opportunity to improve the tram service on the Purple Route which terminates at Herdings Park by integrating the tram network into the development. It would be helpful to reference the potential (subject to further investigation) to extend the Herdings tram branch into or closer to the site and to ensure that any development provides appropriate pedestrian links to the tram stop.	The Council is aware of the work that South Yorkshire Mayoral Combined Authority are undertaking to secure the future of the tram network, and this is supported by policy T1. It will be important to ensure that new residential development in this area is well connected to the existing tram route; this would be a consideration of policy CO1 which seeks to maximise public transport access to new development, as well as safe cycle and pedestrian routes.	No	PDSP.015.017	South Yorkshire Mayoral Combined Authority	SS17
Annex A: Site Allocations	Policy SA6: South Sheffield	Delete site allocation. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection	No	PDSP.042.189	Hallam Land Management, Strata Homes,	SS17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme. The council consider it necessary to have staged archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it should really be undertaken prior to the site being allocated. This site is identified as impacting on a Heritage Asset which may well impact on the cost of development in terms of the nature of materials etc which could have a considerable impact on the scale of development.	Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA6: South Sheffield	Supports site allocation SS17.	Note and welcome the support.	No	PDSP.072.010	Sanctuary Housing Association	SS17
Annex A: Site	Policy SA6: South Sheffield	Recommends that an evidence-based capacity study is undertaken for the Norton Aerodrome site to determine the	The capacity stated is an estimated figure only and the appropriate number of new	No	PDSP.081.001	Tangent Properties	SS17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		most suitable density for the site, which is considered currently to be too low. Considers that the site should be put forward for "mixed use" rather than just for housing, to create a more sustainable development and leads to better place making.	homes and the density of the development will be informed by a detailed masterplanning exercise. The masterplanning will also include consideration not only of new housing and open space/recreation areas but also other appropriate uses that may support residential development.				
Annex A: Site Allocations	Policy SA6: South Sheffield	Support the release of the former Norton Aerodrome site (SS17) for development.	Note and welcome the support.	No	PDSP.099.010	CPRE Peak District and South Yorkshire	SS17
Annex A: Site Allocations	Policy SA6: South Sheffield	The site contains a demolished school with former playing field, school demolished between 2002 and 2005. As a playing field the site has protection under paragraph 99 of the NPPF and under Sport England's playing fields policy. The playing field should not be built on unless it is replaced in accordance with those policies, replacement provided prior to the loss. The pitch is still marked with goal posts, therefore consultation with Sport England would be on a statutory basis at the planning application stage.	The site has planning permission for housing, retaining the playing field, and is proposed as a housing and open space site allocation. Additional conditions on development are proposed that would apply if further or amended developments are proposed on the site, including: "The playing field in the eastern part of the site is to be retained or replaced elsewhere".	Yes	PDSP.007.026	Sport England	SS18

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA6: South Sheffield	Supports site allocation SS18.	Note and welcome the support.	No	PDSP.072.011	Sanctuary Housing Association	SS18
Annex A: Site Allocations	Policy SA6: South Sheffield	The Woodland Trust is concerned about the potentially adverse impacts that site allocation (SS18) will have in relation to areas of ancient woodland. Ancient woodland should not be included in areas that are allocated for development, whether for residential, leisure or community purposes as this leaves them open to the impacts of development. The Trust objects to the inclusion of this allocation as it is likely to cause damage and/or loss to areas of ancient woodland within or adjacent to its boundary. For this reason, this site is unsound and should not be taken forward. Secondary woodland should also be retained to ensure that ecological networks are maintained and enhanced.	Protection will be given through an additional condition on development: Ancient Woodland to be excluded from development and protected by a 15 metre buffer measured from the edge of the canopy.	Yes	PDSP.148.006	The Woodland Trust	SS18
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	The Elms, Old Hay Lane, Dore is suitable for removal from the Green Belt and allocation for housing to meeting housing need in Dore.	No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. Exceptional circumstances do not exist to	No	PDSP.046.010	Hft (Submitted by ID Planning)	HELA A Site Ref S03069

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			alter the Green Belt boundary (with the exception of Norton Aerodrome).				
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	We note that these sites are adjacent to the Porter Brook and there is no mention of previous planning commitments to deliver the relevant section of the Porter Brook Trail.	Added additional condition regarding ecological corridors and biodiversity net gain in case of any further or amended developments were proposed on the site. An amendment has also been proposed to Policy SA7 which states that development should 'Extend and enhance active travel routes along one bank of the Main Rivers (River Sheaf and Porter Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives.'	Yes	PDSP.125.019	Sheaf and Porter Rivers Trust	SWSO 2
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	Delete site allocation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme. The Council consider it necessary to have staged archaeological evaluation and/or building appraisal	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing	No	PDSP.042.190	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited	SWSO 1

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it should really be undertaken prior to the site being allocated.	requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			(Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	We note that these sites are adjacent to the Porter Brook and there is no mention of previous planning commitments to deliver the relevant section of the Porter Brook Trail.	Added additional condition regarding ecological corridors and biodiversity net gain in case of any further or amended developments were proposed on the site. An amendment has also been proposed to Policy SA7 which states that development should 'Extend and enhance active travel routes along one bank of the Main Rivers (River Sheaf and	Yes	PDSP.125.020	Sheaf and Porter Rivers Trust	SWS05

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			Porter Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives.’				
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	The site is within John Street Conservation Area and close to Portland Works, a Grade II* Listed Building, to the west of the site along Randall Street. The Grade II Listed Stag Works is also close to the sites north-west corner. The John Street Conservation Area Appraisal identifies the Cricketers Arms public house adjacent to the sites north-east corner as being a building which makes a positive contribution to the area. Development of this area could harm elements which contribute to the significance of these heritage assets.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment or other suitable mitigation measures.	Yes	PDSP.003.129	Historic England	SWSO 6
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	Delete site allocation. This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. The extent of land contamination is unknown as is the nature and costs of any mitigation and/or remediation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.191	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	SWSO 6

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		for development which may adversely impact on the viability of the scheme. The council consider it necessary to have staged archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it should really be undertaken prior to the site being allocated. This site is identified as impacting on a Heritage Asset which may well impact on the cost of development in terms of the nature of materials etc which could in turn have a considerable impact on the scale of development.	period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	There is broad support for this site allocation.	Note and welcome the support.	No	PDSP.086.068	University of Sheffield (Submitted by DLP Planning Limited)	SWS08
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	The site lies adjacent to school playing fields and Carter Knowle Park. There is the potential for allocation of this site to have a prejudicial impact on the playing field. Potential allocation of the site needs	Agree to add wording to paragraph 4.52 to demonstrate that risk of ball strike or other potential prejudicial impact either by and towards adjacent	Yes	PDSP.007.027	Sport England	SWS10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		to be considered in respect of the adjoining playing field to ensure that there is no risk of prejudicial development from development site on the playing field.	development is properly assessed and mitigated, as appropriate.				
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	Delete site allocation. This site is of a size and location which the Whole Plan Viability Assessment indicates would be unviable to develop. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available for development which may adversely impact on the viability of the scheme.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see	No	PDSP.042.192	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SWS10

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	Sport England object to the site allocation. Loss of tennis courts and lies adjacent playing pitches. Loss of a sports facility, including part of a playing field and tennis courts. Playing field and courts have protection under paragraph 99 of the NPPF, and Sport England’s Playing Fields Policy Exception E4, and should not be built on unless replaced prior to the loss occurring. Potential for development of the site to prejudice the use of the adjoining sports club, paragraph 187 of the NPPF applies.	<p>Planning permission was granted in February 2018 (17/04282/FUL) for the erection of 14 dwellings including ancillary parking, landscaping and access works.</p> <p>As part of that planning application, Sport England agreed that the principle of the loss of the courts had already been established by the 2007 planning permission. On that basis, Sport England no longer sustain an objection.</p>	No	PDSP.007.028	Sport England	SWS11
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	No information has been provided regarding the existing biodiversity interests on site. In order to ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed prior to its allocation. The allocation should also set out the requirement to deliver a minimum 10% biodiversity net gain.	Site has existing planning permission and any ecological requirements would have been agreed at the planning application stage. An additional condition should be added regarding ecological corridors and biodiversity net gain in case of any further or amended developments were proposed on the site. The same amendment is	No	PDSP.006.051	Natural England	SWS14

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
			proposed to adjoining site SWS08.				
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	The site contains two Grade II Listed and boundary wall which is also Grade II Listed. A further Grade II asset associated with the hall, an ice house, is present within the parkland to the south of the hall. Development of this area could harm elements which contribute to the significance of these heritage assets. Concerned about use of the term 'enabling development' in the Heritage Impact Assessment (HIA). Enabling development is development that is not otherwise be in accordance with planning policies and should always be a choice of last resort. We consider that it is not appropriate for the council's high-level HIA to suggest this as a possible approach before all other options.	Accept change. The heritage condition has been amended to state that development proposals should implement the recommendations set out in the Heritage Impact Assessment (HIA) or other suitable mitigation measures. An addendum to the HIA will clarify and remove references to enabling development.	No	PDSP.003.130	Historic England	SWS17
Annex A: Site Allocations	Policy SA7: Southwest Sheffield	The policy should recognise the constraints on the site and note that affordable housing might not be delivered on this allocation. Biodiversity Net Gain is required to be delivered on site within the connective ecological corridor/area. On site delivery will reduce the land available	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the	No	PDSP.042.193	Hallam Land Management, Strata Homes, Inspired Villages and Lime	SWS17

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		for development which may adversely impact on the viability of the scheme. The council consider it necessary to have staged archaeological evaluation and/or building appraisal undertaken prior to the submission of any planning application. This clearly has the potential to prevent any development or indeed severely restrict development. If such work is required pre application, it should be undertaken prior to the site being allocated. This site is identified as impacting on a Heritage Asset which may well impact on the cost of development in terms of the nature of materials etc which could in turn have a considerable impact on the scale of development.	most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA8: Stocksbridge/Deepear	Requires a buffer to be consistent with other site conditions and policies. Include 10m natural buffer to watercourse in site conditions on allocation SD01.	No change needed. A condition on development ensures that valuable ecological corridors or areas (including their Buffers) are removed from the site's developable area.	No	PDSP.127.031	Sheffield and Rotherham Wildlife Trust	SD01
Annex A: Site Allocations	Policy SA8: Stocksbridge/Deepear	Allocation SD03 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The impact of nearby Environment Agency	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection	No	PDSP.042.194	Hallam Land Management, Strata Homes,	SD03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		waste permit sites is unknown and could limit the delivery of housing dependent on mitigation measures required, prevent the site from being developed due to costs of mitigation especially when combined with other as yet unknown costs. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. Requiring an archaeological evaluation and/or building appraisal prior to a planning application submission, has the potential to prevent or severely restrict development. Such work should be undertaken prior to allocation. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA8: Stocksbridge/Deepear	The principle of the overall strategy is largely accepted. The provision of a riverside open space as a condition on development of site SD03 may not be practical or appropriate. The condition should be amended to ensure open space	Support for the site allocation is welcomed. The site allocation's condition relating to provision of riverside open space should be amended to ensure the required open space is provided on site, as	Yes	PDSP.077.002	Speciality Steel UK (Submitted by JLL)	SD03

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		is provided but that the detail would be demonstrated as part of the future application. Although improved public transport provision may be required, providing bus stops/laybys and re-routing bus services through the site SD03 may not be practical or necessary – a more flexible public transport condition should be imposed. Recommend removing reference to the Local Nature Strategy in the penultimate condition as the document has not been published. This does not prevent the connectivity of ecological corridors and areas. Indeed, biodiversity net gain will be achieved but flexibility should be allowed to explore on site or off-site net gain when preparing a proposal.	it is recognised that riverside open space may not be practical due to the permission granted for engineering works needed to create a noise attenuation bund (13/02694/FUL). Also, a Local Wildlife Site designation covers the urban greenspace adjacent to the River Little Don. Sustainable residential development will require bus penetration through the site with provision of public transport improvements.				
Annex A: Site Allocations	Policy SA8: Stocksbridge/Deepcar	Allocation SD07 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The impact of nearby Environment Agency waste permit sites is unknown and could limit the delivery of housing dependent on mitigation measures required, prevent the site from being developed due to costs of mitigation especially when combined with other as yet unknown costs. The extent of	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan	No	PDSP.042.195	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted	SD07

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		land contamination is unknown as are the nature and costs of any mitigation and/or remediation. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).			by DLP Planning Limited)	
Annex A: Site Allocations	Policy SA8: Stocksbridge/Deepear	Allocation SD08 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. The site is not deliverable until it passes an exception test. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of	No	PDSP.042.196	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SD08

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		evidence available. The site allocation should therefore be deleted.	development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).				
Annex A: Site Allocations	Policy SA8: Stocksbridge/Deepear	Site SD09 is allocated for Housing and has extant planning permission for Residential development. It is also identified by the South Yorkshire Mayoral Combined Authority as a potential location for the car park for the proposed Stocksbridge station as part of the Don Valley Line re-opening programme. The Strategic Outline Business Case was submitted to Government in September 2022. Subject to the further progression of the scheme as part of the Restoring Your Railway programme we would welcome further discussion to establish if there is potential to allow for station parking and access at this site or within the wider area.	No change needed. A previous planning permission for the Fox Valley development reserved land close to the entrance to Fox Valley from the rest of Stocksbridge District Centre for a rail halt. That site is to be landscaped as an interim measure pending a decision on whether the passenger railway line should be reinstated. Further discussion of potential alternative options is welcomed.	No	PDSP.015.018	South Yorkshire Mayoral Combined Authority	SD09

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Annex A: Site Allocations	Policy SA8: Stocksbridge/Deepear	Allocation SD10 is of a size and location, that the Whole Plan Viability Assessment indicates it would be unviable to develop. Delivering the Biodiversity Net Gain requirement on site will reduce the land available for development and may adversely impact on the viability of the scheme. The unknown impact of the above constraints mean that the site cannot presently be considered deliverable and as such is not a sound allocation at the present time on the evidence available. The site allocation should therefore be deleted.	The Integrated Impact Assessment, Housing and Economic Land Availability Assessment, and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to meet the identified housing requirement over the plan period. The proposed conditions on development in Annex A ensure an enhanced quality of development and are deemed necessary and reasonable. The proposed allocation will contribute to meeting housing need. The Whole Plan Viability Assessment considers the viability of site typologies rather than individual sites. This is an approach advocated in PPG (see para 2.22 of the Whole Plan Viability Assessment).	No	PDSP.042.197	Hallam Land Management, Strata Homes, Inspired Villages and Lime Developments Limited (Submitted by DLP Planning Limited)	SD10
Annex A: Site	Policy SA8: Stocksbridge/Deepear	Development of Site SD11 must not prejudice the use of the adjoining Sports	Add a condition to the site allocation requiring a sports and urban green space impact	Yes	PDSP.007.029	Sport England	SD11

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
Allocations		facilities and should be consistent with NPPF paragraphs 99 and 187.	assessment to identifying any detrimental impacts either to sports activities or to the development is properly assessed and mitigated, as appropriate.				
Annex A: Site Allocations	Policy SA9: Chapeltown/High Green	Propose removal of land from the Green Belt at Thorncliffe Road, Warren Lane and White Lane (A6135), Chapeltown S35 2YA (HELAA ref S03113) for development. Land makes no material contribution to the purposes of Green Belt. If the Council chose not to identify the site for either employment or housing purposes, then it should be released from Green Belt and be designated as Safeguarded Land to continue to reflect a sustainable pattern of development beyond the plan period.	No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. Exceptional circumstances do not exist to alter the Green Belt boundary (with the exception of Norton Aerodrome).	No	PDSP.034.012	Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited)	HELAA Site Ref S03112
Annex A: Site Allocations	Policy SA9: Chapeltown/High Green	Propose removal of land from the Green Belt at Thorncliffe Road, Warren Lane and White Lane (A6135), Chapeltown S35 2YA (HELAA ref S03112) for development. Land makes no material contribution to the purposes of Green Belt. If the Council chose not to identify the site for either employment or housing purposes, then it should be released from Green Belt and be designated as Safeguarded Land to	See response to comment PDSP.034.012	No	PDSP.034.013	Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited)	HELAA Site Ref S03112

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		continue to reflect a sustainable pattern of development beyond the plan period.					
Annex A: Site Allocations	Policy SA9: Chapeltown/High Green	Propose removal of land from the Green Belt at Thorncliffe Road, Warren Lane and White Lane (A6135), Chapeltown S35 2YA (HELAA ref S03312) for development. Land makes no material contribution to the purposes of Green Belt. If the Council chose not to identify the site for either employment or housing purposes, then it should be released from Green Belt and be designated as Safeguarded Land to continue to reflect a sustainable pattern of development beyond the plan period.	See response to comment PDSP.034.012	No	PDSP.034.014	Fitzwilliam Wentworth Estate (Submitted by JEH Planning Limited)	HELA A Site Ref S03312
Annex A: Site Allocations	Policy SA9: Chapeltown/High Green	Propose removal of land from the Green Belt. The original application for the bungalow acknowledges that the land makes little positive contribution to the principle of Green Belt. Suggests the release of this site from the Green Belt. and allowing one additional dwelling.	No change needed. Exceptional circumstances do not exist to justify the suggested amendment to the Green Belt Boundary.	No	PDSP.080.001	Susan Housley (Submitted by Visionary Planning UK)	HELA A Site Ref S03312
Annex A: Site Allocations	Policy SA9: Chapeltown/High Green	Propose removal of land from the Green Belt. HELAA site S04101 extends to 35 hectares of agricultural land and woodland immediately South of Smithywood business park. This area of the site would be appropriate for commercial/business	No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. Exceptional circumstances do not exist to	No	PDSP.078.005	St Pauls Developments plc and Smithywood Business Parks	HELA A Site ref S04101

Plan Document	Chapter	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name	Site Ref
		related uses. Land makes no material contribution to the Green Belt and the revised Green Belt boundary would provide a strong defensible boundary in accordance with the NPPF. This new development opportunity would be informed by the technical work undertaken on the previous Motorway Service Area application. The site is both suitable and available. There is also the possibility of a future rail or tram train connection to the site via the Chapelton to Meadowhall line and this should be included in the Plan as infrastructure for upgrading/reinstatement.	alter the Green Belt boundary (with the exception of Norton Aerodrome).			Development LLP (Submitted by JEH Planning Limited)	
Annex A: Site Allocations	Policy SA9: Chapelton/High Green	Propose a Housing site allocation at Green Lane, Ecclesfield. The site is in the Green Belt although the Green Belt serves limited purpose in this location. We have explored the option of a mixed tenure 75 home scheme with the site owners. The proposal includes upgrading the pitch to the east into a 5G playing pitch and providing new club facilities. Existing facilities are poor. The site is within a mile of Shiregreen where we have 2,500 homes and associated infrastructure to manage and maintain the properties and estate.	No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. Exceptional circumstances do not exist to alter the Green Belt boundary (with the exception of Norton Aerodrome).	No	PDSP.072.012	Sanctuary Housing Association	HELA A Site ref S04108

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	The Policies Map should reflect the references in T1 to show the Barrow Hill Line and indicative locations of proposed stations.	Policies SP1 and T1 include support for local rail upgrades and re-opening where this is viable. Additional reference will be added to Policy SP1, T1 and SA2, SA5 and SA8 to support the future re-opening of the Don Valley line and Barrow Hill line.	Yes	PDSP.015.020	South Yorkshire Mayoral Combined Authority
Policies Map	Site allocations should be clearer on Policies Map.	Due to the number of designations on the Policies Map, plus limitations in symbology within the online mapping tools, balances in graphical representation have been necessary. However, improvements in clarity will be investigated.	Yes	PDSP.046.011	Hft (Submitted by ID Planning)
Policies Map	Green Belt boundary amendment to reflect features on the ground.	Accept proposed change – it corrects a minor anomaly in the boundary.	Yes	PDSP.047.001	Ideal Developments Ltd
Policies Map	Green Belt boundary amendment to reflect features on the ground.	Accept proposed change – it corrects a minor anomaly in the boundary.	Yes	PDSP.047.002	Ideal Developments Ltd
Policies Map	Green Belt boundary amendment to reflect features on the ground.	Accept proposed change – it corrects a minor anomaly in the boundary.	Yes	PDSP.047.003	Ideal Developments Ltd
Policies Map	Green Belt boundary amendment to reflect features on the ground.	Accept proposed change – it corrects a minor anomaly in the boundary.	Yes	PDSP.047.004	Ideal Developments Ltd
Policies Map	Duplicate comment. Consultee proposes release of land from the Green Belt at Spa Lane, Woodhouse.	No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of	No	PDSP.065.010	Mr R Cooling (Submitted by DLP Planning Limited)

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
		development. Exceptional circumstances do not exist to alter the Green Belt boundary (with the exception of Norton Aerodrome).			
Policies Map	Comment is the online form submission of comment PDSP.066. proposing release of land from the Green Belt at Moorview Golf Driving Range.	No change needed online form related to separate email submission. No change needed. The spatial strategy utilises the land available taking account of the need to ensure sustainable patterns of development. Exceptional circumstances do not exist to alter the Green Belt boundary (with the exception of Norton Aerodrome).	No	PDSP.066.024	Mr T Kelsey - Landowner of Moorview Golf Driving Range (Submitted by DLP Planning Limited)
Policies Map	The area at Savile Street/Spital Hill should be designated as a General Employment Zone rather than a Flexible Use Zone, to allow for a self-storage facility.	The site is in an accessible and prominent location, it would benefit from the flexibility of potential future uses that a Flexible Use Zone designation presents.	No	PDSP.082.001	Tesco Stores (Submitted by Redline Planning)
Policies Map	The University supports the Local Plan in highlighting the strategic importance of the Advanced Manufacturing Innovation District, but we are working closely with Sheffield Technology Parks and Sheffield Hallam University to propose a distinctive city-centre based incubation and innovation region in the area between The University of Sheffield campus and West Bar - running down Broad Lane and Tenter	The Spatial Strategy, Policy Zones and Sub Area policies support the Sheffield Innovation Spine, so there is no need to provide further information on the Policies Map.	No	PDSP.086.069	University of Sheffield (Submitted by DLP Planning Limited)

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
	Street. We are currently referring to as the Sheffield Innovation Spine.				
Policies Map	Comment is supportive of the University/College Zone designation as well as the designation to be an area suitable for Purpose Built Student Accommodation. However, states that the site (Land and Buildings at Leavygreave Road) could support a taller building addressing need in the City Centre, as well as reflecting existing scale of neighbouring tall buildings such as the Information Commons and the Arts Tower. Comment also highlights that there is an opportunity under permitted developments recently introduced for purpose-built apartments to be extended upwards by two storeys, subject to a range of criteria.	Support welcomed and noted. The Sheffield Central Area Strategy Capacity Report is consistent with national policy and provides a robust basis to set an appropriate height datum for each City Centre Character Area. Any further detail on future proposals and extending existing building heights will be dealt with at application stage.	No	PDSP.086.070	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	Comment is supportive of Flexible Use Zone allocation as well as being identified as an area suitable for Purpose Built Student Accommodation. Comment notes that the site has also been designated as being within the Nighttime Quiet Area for the Devonshire Quarter. Believes that	Support welcomed and noted. The Sheffield Central Area Strategy Capacity Report is consistent with national policy and provides a robust basis to set an appropriate height datum for each City Centre Character Area. Any further detail on future proposals and extending existing buildings heights will be dealt with at application stage.	No	PDSP.086.071	University of Sheffield (Submitted by DLP Planning Limited)

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
	there is a need for taller buildings in the City Centre and the site would provide an opportunity under permitted developments recently introduced for purpose-built apartments to be extended upwards by two storeys, subject to a range of criteria.				
Policies Map	The Sheffield Innovation Spine will perfectly support the Economic Growth priorities including: providing sufficient high-quality land to meet the city's employment needs which will support social inclusion and promote development that will provide new jobs, particularly well-paid, skilled work for local people in locations that can be easily accessed on foot, by cycle or by public transport (paragraph 3.10). The companies that locate within the spine will ultimately contribute more above average income jobs within the growth sector highlighted in the economic growth plan (paragraph 3.11).	Support welcomed and noted. See also response to comment PDSP.086.069.	No	PDSP.086.072	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	Object to the designation of the Local Geological Site adjacent to The Octagon as it impacts on future expansion of the University complex. Lack of evidence to justify designation.	No change needed. Site G613 The Octagon Centre (Grenoside Sandstone) Geological Site was proposed as a Local Geological Site by Sheffield Area Geological Trust and designated by Sheffield City Council in 2013.	No	PDSP.086.073	University of Sheffield (Submitted by DLP Planning Limited)

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	This site has been identified as University/College Zone which is suitable for Purpose Built Student Accommodation and within the BBEST Neighbourhood Plan area. We broadly support this policy designation.	No change needed. The Council welcomes support for this policy designation.	No	PDSP.086.074	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	Support the site allocation at Broomspring Lane on the proviso that a number of trees are removed and replacement planting undertaken.	Note and welcome the support. Development proposals will take into account any constraints on the site.	No	PDSP.086.075	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	The current use and policy designation at Northumberland Road Car Park is supported.	Note and welcome the support.	No	PDSP.086.076	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	Propose to include site at SITraN within the University/College Zone.	No change proposed. Policy Zones do not prevent current operational uses; any future proposals will be dealt with at application stage.	No	PDSP.086.077	University of Sheffield (Submitted by DLP Planning Limited)
Policies Map	The remainder of the SHU site has been designated as an 'Area for Purpose Built Student Accommodation. We believe this is entirely inappropriate and wrong as it fails to acknowledge the site is occupied by 10 large, listed buildings, 2 of them very large so there is insufficient space to erect Purpose Built Student Accommodation blocks.	The Policy Zone and Policy EC8 take a general approach to the University/College areas. PBSA is generally appropriate in these Zones but would have to comply with design and conservation policies in the Plan.	No	PDSP.097.001	Broomhall Park Association

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	Importance of pedestrian permeability through the Sheffield Hallam University (SHU) site for local access. Would like to see the cycle and pedestrian route extended along Broomhall Road through the SHU campus to reach the Botanical Gardens at the top of Southgrove Road.	Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield Transport Strategy and South Yorkshire Mayoral Combined Authority Active Travel Implementation Plan.	No	PDSP.097.002	Broomhall Park Association
Policies Map	Importance of pedestrian permeability through the Sheffield Hallam University (SHU) site for local access. Would like to see the cycle and pedestrian route extended along Broomhall Road through the SHU campus to reach the Botanical Gardens at the top of Southgrove Road.	Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield Transport Strategy and South Yorkshire Mayoral Combined Authority Active Travel Implementation Plan.	No	PDSP.097.003	Broomhall Park Association
Policies Map	The remainder of the Sheffield Hallam University (SHU) site has been designated as an 'Area for Purpose Built Student Accommodation'. This is entirely inappropriate and wrong as it fails to acknowledge the site is occupied by 10 large, listed buildings, 2 of them very large so there is insufficient space to erect purpose built student blocks.	The Policy Zone and Policy EC8 take a general approach to the University/College areas. PBSA is generally appropriate in these Zones.	No	PDSP.097.004	Broomhall Park Association
Policies Map	With regard to the land bordered by Ecclesall Road in the south, Park Lane	No change needed. The impacts of any future PBSA scheme would assessed against the	No	PDSP.097.005	Broomhall Park Association

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
	<p>and Clarkehouse Road to the north, Collegiate Crescent to the east and Broomgrove Road to the west, the proposed designation of "Area for Purpose Built Student Accommodation" needs reconsideration taking into account the listed status of the Victorian buildings, the TPOs, the Conservation Area and the limited development spaces.</p>	<p>proposed development management policies within the Plan. These policies will provide sufficient protection/consideration of designated and non-designated heritage assets.</p>			
Policies Map	<p>With regard to the land bordered by Ecclesall Road in the south, Park Lane and Clarkehouse Road to the north, Collegiate Crescent to the east and Broomgrove Road to the west, the proposed designation of "Area for Purpose Built Student Accommodation" needs reconsideration taking into account the listed status of the Victorian buildings, the TPOs, the Conservation Area and the limited development spaces.</p>	<p>No change needed. The impacts of any future PBSA scheme would assessed against the proposed development management policies within the Plan. These policies will provide sufficient protection/consideration of designated and non-designated heritage assets.</p>	No	PDSP.097.006	Broomhall Park Association
Policies Map	<p>Extend the National Cycle Route 6 (NCR6) and cycle route along Broomhall Road through the Sheffield Hallam University campus to reach the Botanical Gardens at the top of Southgrove Road.</p>	<p>Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield Transport Strategy and South Yorkshire Mayoral Combined Authority Active Travel Implementation Plan.</p>	No	PDSP.097.007	Broomhall Park Association

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	Extend the National Cycle Route 6 (NCR6) and cycle route along Broomhall Road through the Sheffield Hallam University campus to reach the Botanical Gardens at the top of Southgrove Road.	Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield Transport Strategy and South Yorkshire Mayoral Combined Authority Active Travel Implementation Plan.	No	PDSP.097.008	Broomhall Park Association
Policies Map	Requests that land on Collegiate Crescent be designated as a Local Green Space.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone and lies within the Conservation Area. No change needed.	No	PDSP.097.009	Broomhall Park Association
Policies Map	Requests that land on Park Lane be designated as a Local Green Space.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone and lies within the Conservation Area. No change needed.	No	PDSP.097.010	Broomhall Park Association
Policies Map	Requests that land on Collegiate Crescent be designated as a Local Green Space.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone and lies within the Conservation Area. No change needed.	No	PDSP.097.011	Broomhall Park Association
Policies Map	Requests that land on Park Lane be designated as a Local Green Space.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone and lies within the Conservation Area. No change needed.	No	PDSP.097.012	Broomhall Park Association

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Policies Map	Requests Local Green Space designation status for land at Montague Street.	Acknowledge the request for this land to be designated as a Local Green Space. The land is designated as Urban Greenspace Zone. No change needed.	No	PDSP.098.001	Cemetery Road Action Group
Policies Map	Response welcomes additions to the Green Belt (Acorn Hill) which border woodland which is both a Local Wildlife Site and Geological Site of Special Scientific Interest.	Welcome support.	No	PDSP.104.009	Friends of the Loxley Valley
Policies Map	The Collegiate Campus has been designated for “purpose built student accommodation “. This is completely inappropriate as the site is within a Conservation Area and contains a number of listed buildings. We request that the designation of “purpose built student accommodation” is deleted from the Sheffield Plan.	The Policy Zone and Policy EC8 take a general approach to the University/College areas. PBSA is generally appropriate in these Zones.	No	PDSP.107.001	Groves Residents Group
Policies Map	Requests that Lynwood Gardens in Broomhall be protected as a greenspace.	Acknowledge the request for this land to be designated as a Local Green Space. The land is proposed to be designated as an Urban Greenspace Zone, Local Wildlife Site and as a Historic Park, Garden or Cemetery, which reflects the importance of retaining this land as a greenspace. No change needed.	No	PDSP.107.002	Groves Residents Group
Policies Map	Need to designate the list of Areas of Special Character as Conservation Areas.	No change. Any review of Conservation Areas and the designation process would progress	No	PDSP.116.061	Joined Up Heritage Sheffield

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		outside of the Local Plan process as a distinct piece of work.			
Policies Map	Boundaries on online Policies Map coincide. Sub-area and Priority/Catalyst location maps need to be improved.	There are software limitations on representations on the online Policies Map. The online map allows layers to be turned on/off so that overlapping boundaries can be seen clearly. The 'identify' (double click) feature also identifies for a user which layers are relevant at a certain point and highlights each layer for the user. Sub Area maps include references such as neighbourhood names, district centres, railways, tram routes, major roads and waterways to aid reference. Priority location and Catalyst maps are indicative of potential area layouts. More detailed maps are available within the supporting Priority Neighbourhood Frameworks document.	No	PDSP.116.104	Joined Up Heritage Sheffield
Policies Map	Requests that all maps depicting the Central Sub Area and 6 Character Neighbourhoods should be less busy/more legible. Or should be produced on a larger scale in a PDF format.	Noted. On the interactive Policies Maps all layers can be viewed in isolation which should help with comprehension. The Sheffield City Centre Priority Neighbourhood Frameworks document also includes more in-depth maps of the proposed neighbourhoods, Catalyst Sites and Priority Locations.	No	PDSP.116.105	Joined Up Heritage Sheffield
Policies Map	Need to designate the list of Areas of Special Character as Conservation Areas.	No change. Any review of Conservation Areas and the designation process would progress	No	PDSP.116.106	Joined Up Heritage Sheffield

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
		outside of the Local Plan process as a distinct piece of work.			
Policies Map	Objects to redesignation of site NWS04 from allotments to industrial.	No change needed. Strategic policy BG1 and development management policies GS1 to GS11 ensure the city's blue and green infrastructure is protected from inappropriate development. Valuable allotments are normally designated within Urban Green Space Zones and are protected from inappropriate development by policy GS1. Site NWS04 is privately owned and are now declared as being surplus to requirements. The Plan has no powers to insist on a private landowner maintaining the existing use of the site once it becomes surplus to requirements. The site has therefore been allocated as a Strategic Employment Site, which is the most appropriate alternative use in that location.	No	PDSP.121.038	Regather
Policies Map	The area of "Land that is Safeguarded for Flood Storage" in the Rivelin Valley should be removed from the Plan. This designation would require the building of a significant embankment across the valley, and associated infrastructure, that would have a major adverse impact on the biodiversity, public recreation, heritage and landscape.	Policy GS9 restricts future development that may have an adverse impact on the ability of Land that is Safeguarded for Flood Storage to operate as flood storage. The Plan does not set any specific requirements or site allocations for future flood alleviation works. Any works such of these would be subject to separate consultation with the community and would need to pass through the planning application process.	No	PDSP.122.009	Rivelin Valley Conservation Group

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	The existing cycle and footpath route through Hutcliffe Woods from Abbey Lane to Hutcliffe Wood Road recently constructed by the Council is not shown on the Policy Map.	This should be added to the map.	Yes	PDSP.125.021	Sheaf and Porter Rivers Trust
Policies Map	The Policies Map should include a cohesive and extensive network of active travel routes throughout the city of Sheffield, not just the city centre.	Policy T1 sets out the priorities for delivering sustainable travel, aligned with the priorities confirmed in the Sheffield transport strategy and SYMCA active travel implementation plan.	No	PDSP.130.009	Sheffield CTC and Cycle Sheffield
Policies Map	Support non allocation of Green Belt site at Hepworth's in the Loxley Valley.	Support is noted.	No	PDSP.136.003	Sheffield Swift Network
Policies Map	The public trails along waterways (e.g. the Upper Don Trail) should be shown more clearly and more consistently on the Policies Map.	Showing every trail on the Policies Map would be overly detailed. However, relevant Sub-Area policies should be amended to refer to extending and enhancing active travel routes along one bank of the Main Rivers wherever practicable and where it is consistent with biodiversity and heritage objectives.	Yes	PDSP.151.006	Upper Don Trail Trust
Policies Map	The Green Belt should be extended to include land at Coldwell Lane and Manchester Road at Crosspool.	Exceptional circumstances do not exist to alter the Green Belt boundary in that location	No	PDSP.158.001	Crookes & Crosspool Branch Labour Party
Policies Map	The strategic routes map does not match proposed HGV routes. B roads should not be used for HGVs. They should only use A roads. This specifically applies to the B6068 Abbey Lane.	The Strategic Heavy Goods Vehicle routes network is an existing designation, approved by Sheffield City Council. No changes to that are proposed in the Local Plan.	No	PDSP.179.001	Ange

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	The base map on paper map is not of good enough quality.	Policies map is based on the best available Ordnance Survey base-mapping that was available to the Council in digital format. The base map could be changed if other mapping becomes available.	No	PDSP.260.025	Jan Symington
Policies Map	Areas of High Landscape Value should be included within the Plan.	These areas are provided sufficient protection via the proposed Green Belt and Landscape policies.	No	PDSP.260.026	Jan Symington
Policies Map	Areas of Special Character should be included within the Plan.	No change. Any review of Conservation Areas and the designation process with a view to designating more areas would progress outside of the Local Plan process as a distinct piece of work.	No	PDSP.260.027	Jan Symington
Policies Map	Green Belt should not be amended.	The Green Belt Review has identified areas to be amended where anomalies exist, for example as a result of development since its adoption. Changes to the Green Belt through the Local Plan process would not weaken the policy status of any areas of land that remain within the (updated) Green Belt.	No	PDSP.260.028	Jan Symington
Policies Map	Add areas of Loxley Valley to the Local Nature Reserve.	Support is welcomed. However, additional designations of land as Local Nature Reserve/Local Wildlife Site is beyond the scope of the Local Plan.	No	PDSP.260.029	Jan Symington
Policies Map	Would like to see further Local Wildlife Sites designated.	Local Wildlife Sites designation/management sits outside of Local Plan process, although any boundary changes would be incorporated into future policy maps.	No	PDSP.263.001	Janet and Tobin Trevethick

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	Green Belt addition proposed at Bridle Stile. Plaque acknowledging historical significance of site adds evidence to suitability to be included in the Green Belt.	No change needed. The historical status of land as a packhorse route does not add weight to the case for designating as Green Belt. Exceptional circumstances do not exist to alter the Green Belt boundary (with the exception of Norton Aerodrome).	No	PDSP.309.002	Lyn Marlow
Policies Map	Submission of further evidence regarding Bridle Stile being of historical significance in 1767.	Exceptional circumstances do not exist to alter the Green Belt boundary, other than where a sustainably located brownfield site is proposed for removal from the Green Belt to allow housing development, and to rectify minor anomalies. The land at Bridle Stile is designated as an Urban Green Space Zone and much of it is also designated as a Local Wildlife Site, so it has significant protection from built development in the Plan.	No	PDSP.309.003	Lyn Marlow
Policies Map	No Issues raised. In full support of residential zones allocated.	No change needed. Support welcome.	No	PDSP.314.001	mark44
Policies Map	The area of "Land that is Safeguarded for Flood Storage" in the Rivelin Valley should be removed from the Plan. This designation would require the building of a significant embankment across the valley, and associated infrastructure, that would have a major adverse impact on the biodiversity, public recreation, heritage and landscape.	Policy GS9 restricts future development that may have an adverse impact on the ability of Land that is Safeguarded for Flood Storage to operate as flood storage. The Plan does not set any specific requirements or site allocations for future flood alleviation works. Any works such of these would be subject to separate consultation with the community and would need to pass through the planning application process.	No	PDSP.393.016	Sue22

Plan Document	Main Issues Summary Comment	Council response	Potential to Change Plan?	Comment reference	Respondent Name
Policies Map	The Plan does not consider increased fire risk for moorland areas such as Wadsley Common, as result of changes to water flow arising from drainage. Concerned that the Plan does not preserve water levels on higher ground to reduce fire risk and hold back flood water.	This is considered beyond the scope of the Local Plan and is addressed through other Council initiatives such as the Sheffield Flood Risk Management Strategy and the delivery of specific flood protection schemes.	No	PDSP.394.001	Sue57

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Report to Strategy & Resources Policy Committee 2nd August 2023

Recommended Responses to Representations on the Publication Draft Sheffield Local Plan ('The Draft Sheffield Plan') and agreement to proceed to full Council for further approval to submit the Plan to Government

Appendix 2: Schedule of Suggested Amendments to the Publication Draft Plan (to Address Issues of Soundness)

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
LS40	Part 1	Paragraph 1.18	Add the word 'main' before 'broad locations for longer term growth.'	To clarify that only the largest broad locations for growth are shown on the key diagram.
DH5	Part 1	Paragraph 2.11	At the end of paragraph 2.11, add "and ensure that the Plan makes the maximum possible contribution to the overall social value of the city."	To include a reference to 'social value' in the Plan to recognise the potential importance of a social value strategy for the Council.
LS12	Part 1	Objectives for a fair, inclusive and healthy city	Additional wording to recognise the role of a healthy population in supporting a strong economy.	Response to comment (PDSP.015.001)SYMCA
LS11	Part 1	Objectives	Under the Objectives for a Green City, first bullet point, add an additional sub-objective: 'provide sufficient land to facilitate sustainable food production.'	Response to comments PDSP.121.005; PDSP.121.006; PDSP.121.007; PDSP.198.001
LS11	Part 1	Objectives for a Green City	Amend wording to restore natural landscape setting, contribute to nature recovery and adapt to climate change.	Response to comments (PDSP.127.001) Sheffield and Rotherham Wildlife Trust; (PDSP.120.001) - Owlthorpe Fields Action Group; (PDSP.344.001) Individual; and (PDSP.333.001) Individual
DH40	Part 1	Paragraph 3.1	Added 'supporting economic, social and environmental objectives. In particular, this strategy helps to reduce carbon emissions'	Response to comment PDSP.140.004 - South Yorkshire Climate Alliance

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
RH119	Part 1	Policy SP1	Amend part (b) of the Policy to read: (b) 12.8 hectares of employment land per year, which includes 2.9 hectares for office development and 9.9 hectares for industrial development (see Policies EC1 to EC7).	Updated calculation in respect of employment land as agreed by Full Council on 14 December 2022.
GC1	Part 1	Policy SP1	Add 'Don Valley Line' and 'including supporting infrastructure to deliver enhanced rail services.' to part (j) (3rd bullet)	response to comments from SYMCA and recent discussions with Network Rail, and to ensure references to rail are consistent across the policies.
Page 592 S20	Part 1	Policy SP1(l)	Update wording to 'extension' of blue and green infrastructure. Remove 'designated'. Remove focus on Green Network and Urban Greenspace Zones. Add reference to Map 17.	Response to comments (PDSP.127.002, PDSP.120.002) and to ensure consistency with changes to BG1 (see changes SV6 and SV9)
LS4	Part 1	Policy SP1	Amend part (m) to incorporate non-designated heritage assets and additional reference in brackets to policy D1.	Response to Historic England (PDSP.003.004), Joined Up Heritage (PDSP.116.002) and (PDSP.116.003), and Individual (PDSP.270.001)
HT10	Part 1	Policy SA1 criteria c)	Add: including along the Innovation Spine running between West Bar and the University of Sheffield.	To make reference to the Innovation Spine proposal.
SV16	Part 1	Policy SA1	After criterion (j) insert: '(k) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, River Sheaf and Porter Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives.'	Response to comments PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual; PDSP.281.002 - Individual; PDSP.393.005 - Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
HT26	Part 1	Paragraph 4.10	Add in new sentence to paragraph 4.10: Additionally, Kelham Island Conservation Area informs the character and gives a distinctive identity to the area.	To provide consistency and clarity with other policies mentioning heritage assets and Conservation Areas.
HT27	Part 1	Policy CA1 j) - new criteria	Add additional Policy CA1 criteria as the following: "j) Conserve, enhance and capitalise on the area's heritage, especially within the Kelham Island Conservation Area, by providing high quality development proposals"	To provide consistency and clarity with other policies mentioning heritage assets and Conservation Areas.
HT32	Part 1	Policy CA1B	Amend Policy CA1B to the following: "The Catalyst Site will be redeveloped as part of Central Sub-Area – Character Area Two, as defined on the Policies Map. Proposals will be expected to be delivered in accordance with any approved masterplan for the area to ensure the site and its infrastructure relates positively to neighbouring sites and the surrounding area. Development proposals will deliver Site Allocation(s) KN03, KN07, KN15, KN21 and KN24 and help realise:	To aid the implementation effectiveness of Policy CA1B. Also to correct omission of site KN21 from the policy.
HT33	Part 1	Policy CA2 criteria e)	Amend PolicyCA2 criteria e) as follows: Enhance pedestrian and cycle environments along main routes and improve the relationship with the river and canal side spaces - creating new riverside routes, supported by active building frontages, and proposals that positively interact with the river and canal side spaces.	To clarify the approach taken and strengthen the application of the policy.
HT24	Part 1	Paragraph 4.26	Amend supporting text to mention that Character Area lies within the City Centre and Hanover Conservation Area to be consistent with other sections as follows: 4.26. Most of the area falls within the City Centre and has a vibrant feel through a mix of commercial, higher education, residential, civic, retail, and leisure uses. The area also features a number of Conservation Areas (Furnace Hill, City Centre, Hanover and Well Meadow) and Listed Buildings providing a built heritage context that will influence future development	To provide consistency and clarity with other policies mentioning heritage assets and Conservation Areas.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			proposals. The role and function of the area is shaped by the existing pattern of the built environment, a challenging topography, as well as key assets such as the Grade I Listed Sheffield Cathedral, Paradise Square, and the University of Sheffield and its campus.	
HT34	Part 1	Paragraph 4.28	Add additional supporting text as follows: Proposals will seek to create active and walkable neighbourhoods, with future development schemes that encourage activity at street-level and a greater amount of ground floor uses – including retail, commercial, and leisure. Creating new neighbourhood hubs, to stimulate greater pockets of activity and movement through the area, will be vital to the future success of the area. Proposals will also enable the continuous development and expansion of existing facilities of the Sheffield Innovation Spine (see Policy SA1).	To make reference to the Innovation Spine proposal.
HT28	Part 1	Policy CA3 h) - new criteria	Add additional Policy CA3 criteria as the following: "h)Conserve, enhance and capitalise on the area's heritage within the Furnace Hill, City Centre, Hanover and Well Meadow Conservation Areas, by providing high quality development proposals."	To provide consistency and clarity with other policies mentioning heritage assets and Conservation Areas.
HT25	Part 1	Paragraph 4.36	Correct typo in supporting text paragraph 4.36 to Grade II*.	To correct typo.
PG1	Part 1	Paragraph 4.57	Amend the first sentence in paragraph 4.57 to say "The Rivelin and Loxley Valleys are popular areas for outdoor recreation, key to the sub-area's industrial heritage, rich in biodiversity and connect the city to the large areas of attractive countryside before it reaches the Peak District National Park."	Response to comment PDSP.260.002 - Jan Symington
GC2	Part 1	Policy SA2	Add the following to part (g) "support for the re-opening of the Don Valley Line, and associated connectivity	response to comments from SYMCA and recent discussions with Network Rail, and to

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			improvements in partnership with SYMCA, and the rail industry;"	ensure references to rail are consistent across the policies.
SV17	Part 1	Policy SA2	After criterion (i) insert: '(h) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, River Loxley, River Rivelin), wherever practicable and where it is consistent with biodiversity and heritage objectives.'	Response to comments PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual; PDSP.281.002 - Individual; PDSP.393.005 - Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual
SV18	Part 1	Policy SA3	After criterion (j) insert: '(k) Extend and enhance active travel routes along one bank of the Main Rivers (Blackburn Brook, Charlton Brook, Ecclesfield Brook, Hartley Brook, Whitley Brook, Bagley Dike), wherever practicable and where it is consistent with biodiversity and heritage objectives.'	Response to comments PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual; PDSP.281.002 - Individual; PDSP.393.005 - Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual
SV19	Part 1	Policy SA4	After criterion (j) insert: '(k) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, Blackburn Brook, Carr Brook, Kirkbridge Dike and Bagley Dike), wherever practicable and where it is consistent with biodiversity and heritage objectives.'	Response to comments PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual;

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
				PDSP.281.002 - Individual; PDSP.393.005 - Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual
GD1	Part 1	Policy SA5	Amend part g) to incorporate reference to Killamarsh. Add proposed station location to Map 16.	Response to comment PDSP.015.004 - South Yorkshire Mayoral Combined Authority
SV20	Part 1	Policy SA5	After criterion (g) insert: '(h) Extending and enhancing active travel routes along one bank of the Main Rivers (River Rother, The Moss, Ochre Dike and Shirtcliffe Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives	Response to comments PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual; PDSP.281.002 - Individual; PDSP.393.005 - Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual
SV21	Part 1	Policy SA6	After criterion (h) insert: '(i) Extend and enhance active travel routes along one bank of the Main Rivers (River Sheaf, Totle Brook, Oldhay Brook, Abbey Brook and Meersbrook), wherever practicable and where it is consistent with biodiversity and heritage objectives.'	Response to comments PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual; PDSP.281.002 - Individual; PDSP.393.005 - Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual
SV22	Part 1	Policy SA7	After criterion (g) insert: '(h) Extend and enhance active travel routes along one bank of the Main Rivers (River	Response to comments PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			Rother, The Moss, Ochre Dike and Shirtcliff Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives.'	Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual; PDSP.281.002 - Individual; PDSP.393.005 - Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual
PG23	Part 1	Map 13	Remove reference to Stocksbridge/Fox Valley District Centre from Policy SA8 (Fox Valley is an extension to Stockbridge District Centre not a district centre in its own right).	Response to comment PDSP.077.001
C32	Part 1	Policy SA8 (f)	Add ", and the rail industry" to the end of the 2nd bullet	Response to discussions with Network Rail and SYMCA
V23	Part 1	Policy SA8	After criterion (f) insert: '(g) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, Little Don, Clough Dike), wherever practicable and where it is consistent with biodiversity and heritage objectives'	Response to comments PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual; PDSP.281.002 - Individual; PDSP.393.005 - Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual
LS6	Part 1	Policy H1(g)	Amend reference to housing for older people rather than older people's independent living accommodation.	Response to comment (PDSP.056.003) McCarthy Stone
LS39	Part 1	Policy H1	Insert new table 3 after policy H1 to set out housing trajectory (taken from Housing and Economic Land Availability Assessment).	As required by NPPF paragraph 74.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
GC22	Part 1	Paragraph 5.17	Add "The South Yorkshire Enhanced Bus Partnership 2022 is a 5 year approach aimed at developing a network that is more reliable, higher quality and offers better value. It includes provision of a range of infrastructure, from bus priority to new bus shelters and real time information" to the end of paragraph 5.17	Response to comment PDSP.015.009 - South Yorkshire Mayoral Combined Authority
GC23	Part 1	paragraph 5.18	Add to the end of para 5.18 "It is important to make provision for non-standard cycles, including cargo bikes, as well as recognising the role that electrically assisted non-vehicular travel, such as E-Bikes, can have in making active travel accessible to more people and for more journeys. This is particularly important in Sheffield where the topography can be more challenging."	Response to numerous comments: PDSP.355.001, PDSP.356.003, PDSP.153.001 (TO COMELETE)
GC39	Part 1	Policy T1	add 'including mobility hubs' to first paragraph to read "A proactive approach will be taken to increase the role of technology and a range of mobility options, including mobility hubs , to ensure existing and future transport infrastructure remains fit for purpose and future-ready." and add to the definition list.	Omission
GC21	Part 1	Policy T1 paragraph 2	In paragraph 2, after 'SYMCA Transport Strategy and the Sheffield Transport Strategy' add "and any subsequent replacements"	Response to comment PDSP.015.006 - South Yorkshire Mayoral Combined Authority
GC30	Part 1	Policy T1, national and regional section	6th bullet, delete 'road links' and replace with 'connectivity'. and delete 'England'	response to comment PDSP.140.013 - South Yorkshire Climate Alliance
GC31	Part 1	Policy T1, City region Level	add "including supporting infrastructure to deliver enhanced rail services." to the end of the first bullet in the City Region Level section	Response to discussions with Network Rail and SYMCA
GC3	Part 1	Policy T1	Add the following to the City Region level list: 3rd bullet add 'Killamarsh' to the new stations list, and add 'partly in	response to comments from SYMCA and recent discussions with Network Rail, and to

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			Rotherham'. add a new 4th bullet "Re-opening the Don Valley Railway Line to passengers ".	ensure references to rail are consistent across the policies.
GC20	Part 1	Policy T1	Add to City Level section, a new bullet "Prioritising park and ride linked to Mass Transit Corridors and reducing long stay parking elsewhere. "	Response to comment PDSP.236.002 and PDSP.236.003 - individual
GC29	Part 1	Policy T1	add final bullet to the policy "Supporting opportunities to utilise more sustainable freight movements, including for example E-cargo bikes and consolidation hubs".	response to comment PDSP.015.008
GC17	Part 1	Map 15 & 16	add Strategic Road Network (M1 and A616) to maps 15 and 16	to differentiate between the local Strategic Roads and the Strategic Road Network.
SV12	Part 1	Paragraph 5.24	Insert the word 'existing' before the words 'blue and green infrastructure'. Before the words 'is represented on Map 17' insert the words 'the existing network of countryside and greenspace'. Insert a new paragraph after paragraph 5.24: 'Work on a new South Yorkshire Local Nature Recovery Strategy (the LNRS) is being led by the South Yorkshire Mayoral Combined Authority but, at the time of submitting this Plan, had not been completed. The LNRS will map the network of designated wildlife sites and identify greenspaces, countryside and previously developed sites that provide opportunities for nature recovery, helping to improve connectivity between existing wildlife habitats. More detail on this will be set out in a supplementary planning document, once the work on the LNRS has been completed.	Response to comments PDSP.103.001, PDSP.331.001
SV13	Part 1	Paragraph 5.24	At the end of paragraph 5.24, add the following sentences: 'Sheffield's water courses are a very important part of the city's network, as well as being a key part of the city's industrial heritage and character. We have high ambitions to further improve connectivity in the network to support both nature recovery and improve recreational opportunities.'	Response to comments PDSP.103.001, PDSP.331.001

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
SV7	Part 1	Policy BG1	Add the following sentence to the end of paragraph 5.24: 'A number of different organisations and agencies are involved in delivering specific blue and green infrastructure projects (e.g. the Environment Agency, Canal and Rivers Trust, Sheffield & Rotherham Wildlife Trust, the Upper Don Trail Trust and the Sheaf and Porter Rivers Trust).'	Response to comments PDSP.122.003 - Rivelin Valley Conservation Group, PDSP.125.002 - Sheaf and Porter Rivers Trust, PDSP.125.009 - Sheaf and Porter Rivers Trust, PDSP.131.001 - Sheffield Green & Open Spaces Forum, PDSP.131.002 - Sheffield Green & Open Spaces Forum, PDSP.151.003 - Upper Don Trail Trust, PDSP.177.002 - Individual, PDSP.201.005 - Individual, PDSP.205.003 - Individual, PDSP.220.002 - Individual, PDSP.229.002 - Individual, PDSP.232.002 - Individual, PDSP.245.002 - Individual, PDSP.267.006 - Individual, PDSP.271.002 - Individual, PDSP.271.005 - Individual, PDSP.281.002 - Individual, PDSP.306.002 - Individual, PDSP.329.002 - Individual, PDSP.341.003 - Individual, PDSP.343.002 - Individual, PDSP.346.002 - Individual, PDSP.354.001 - Individual, PDSP.375.005 - Individual, PDSP.393.001 - Individual, PDSP.393.004 - Individual, PDSP.393.005 - Individual
SV10	Part 1	Paragraph 5.25	At the end of paragraph 5.25 insert a new sentence: 'There can sometimes be tensions between biodiversity objectives and human access; the Plan seeks to deliver outcomes that support both objectives but where tensions cannot be resolved, the Plan will give priority to the protection and enhancement of biodiversity.'	Response to comment PDSP.260.005; PDSP.104.003
PG20	Part 1	Paragraph 5.25	At the end of paragraph 5.25 insert a new sentence: 'There can sometimes be tensions between biodiversity objectives	Response to comment PDSP.104.001

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			and human access; the Plan seeks to deliver outcomes that support both objectives but where tensions cannot be resolved, the Plan will give priority to the protection and enhancement of biodiversity.'	
SV9	Part 1	Policy BG1	Amend the title of the policy to read 'BLUE AND GREEN INFRASTRUCTURE AND THE LOCAL NATURE RECOVERY NETWORK'. In the second sentence, delete the words 'Green Network of urban greenspace and countryside including the Local Nature Recovery Network)' and insert 'blue and green infrastructure and the Local Nature Recovery Network'. In the final sentence, before the words 'Green Belt' substitute a comma for the word 'or' and after the words '(see Policy GS2)' insert the words 'or designated ecological or geological sites (see Policy GS5)'. Add new definition: "Designated ecological and geological sites' – internationally, nationally and locally designated sites as described in Policies GS5 and GS8.' Delete the 'Green Network' definition.	Response to comments PDSP.127.007 - Sheffield & Rotherham Wildlife Trust, PDSP.393.003 - Individual, PDSP.393.003 - Individual, PDSP.271.006 - Individual, PDSP.271.007 - Individual
SV6	Part 1	Policy BG1	In the first sentence of the Policy, insert references to conserving heritage assets, supporting local food production and active travel. Also refer to 'extension' , as well as 'protection, enhancement and management' of the blue and green infrastructure network. The amended sentence should therefore read: 'Blue and green infrastructure in the city will be protected, managed, enhanced and, wherever possible, extended to help increase biodiversity, provide wider environmental benefits to combat climate change, deliver opportunities for outdoor recreation and active travel, conserve heritage assets, support local food production and strengthen the city's landscape character. Therefore:' After the second bullet point in the Policy, add a third pullet point:	Response to comments PDSP.116.029/PDSP.116.030 - Joined Up Heritage Sheffield; PDSP.270.002 - Individual; PDSP.393.003 - Individual; PDSP.121.013; PDSP.121.014 - Regather; PDSP.198.001 - Individual; PDSP.177.002 - Individual; PDSP.151.006 - Upper Don Trail Trust; PDSP.232.002 - Individual; PDSP.229.002 - Individual; PDSP.245.002 - Individual; PDSP.346.002 - Individual; PDSP.329.002 - Individual; PDSP.306.002 - Individual; PDSP.220.002 - Individual; PDSP.281.002 - Individual; PDSP.393.005 -

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			'registered historic parks and gardens'. Add 'registered historic parks and gardens' to the Definitions section. Amend Map 17 to show historic parks and gardens.	Individual; PDSP.125.009 - Sheaf and Porter Rivers Trust; PDSP.267.006 - Individual; PDSP.121.011 - Regather; PDSP.121.001 - Regather; PDSP.121.002 - Regather; PDSP.121.003 - Regather; PDSP.121.004 - Regather; PDSP.006.002 - Natural England; PDSP.116.037 - Joined Up Heritage Sheffield
SV8	Part 1	Policy BG1	In the first bullet point, insert the words 'and Sheffield & Tinsley Canal' before the semi-colon.	Response to comment PDSP.001.004 - Canal & River Trust
SV14	Part 1	Policy BG1	In the second sentence of the Policy, insert an additional bullet point: '● green spaces that form (or have potential to form) wildlife corridors or steppingstones connecting designated ecological sites. Add a new definition: "Designated ecological and geological sites' – internationally, nationally and locally designated sites as described in Policy GS5.'	Response to comments PDSP.393.003 - Individual, PDSP.122.003 - Rivelin Valley Conservation Group, PDSP.125.009 - Sheaf and Porter Rivers Trust, PDSP.131.002 - Sheffield Green & Open Spaces Forum, PDSP.177.002 - Individual, PDSP.201.005 - Individual, PDSP.205.003 - Individual, PDSP.220.002 - Individual, PDSP.229.002 - Individual, PDSP.232.002 - Individual, PDSP.245.002 - Individual, PDSP.267.006 - Individual, PDSP.271.005 - Individual, PDSP.281.002 - Individual, PDSP.306.002 - Individual, PDSP.329.002 - Individual, PDSP.341.003 - Individual, PDSP.343.002 - Individual, PDSP.346.002 - Individual, PDSP.354.001 - Individual, PDSP.393.004 - Individual, PDSP.393.005 - Individual
SV15	Part 1	Policy BG1	Add a new paragraph to the end of the Policy: 'Where new green infrastructure is created, it should comply with the principles and standards set out in Natural England's Green Infrastructure Framework (2023) or any successor	Response to comment PDSP.006.007

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			document.' Add a new definition: "Natural England's Green Infrastructure Framework (2023)' – provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area.'	
SV4	Part 1	Map 17 and paragraph 5.24	Amend title of Map to read 'Existing Blue and Green Infrastructure'. Amend the first sentence of paragraph 5.24 so that it refers to <i>existing</i> blue and green infrastructure.	Response to comment PDSP125.008 - Sheaf and Porter Rivers Trust
DH4	Part 1	Policy D1(a)	Add 'amongst others'	Response to comments PDSP.116.032, PDSP.116.033, PDSP.116.034, PDSP.116.036, PDSP.116.066 - Joined up Heritage Sheffield, PDSP.260.006 - individual, PDSP.381.001 - individual, PDSP.113.001 - Hunter Archaeological Society, PDSP.137.002 Sheffield Tree Action Group, PDSP.189.001 - Individual, PDSP.116.067 - Joined up Heritage Sheffield
DH20	Part 1	Policy D2	Add definition "For 'Beautiful' development – the following description is taken from the Government commissioned 'Living with Beauty – Promoting health, well-being and sustainable growth' report, by the Building Better, Building Beautiful Commission (2020): 'Beauty includes everything that promotes a healthy and happy life, everything that makes a collection of buildings into a place, everything that turns anywhere into somewhere, and nowhere into home. It is not merely a visual characteristic, but is revealed in the deep harmony between a place and those who settle there.	Response to PDSP.113.004

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			So understood, beauty should be an essential condition for planning permission .'"	
RH2	Part 1	Policy IN1	In bullet point 1, after 'the rail freight network,', insert 'the tram network,'.	Response to comment (PDSP.015.010 - South Yorkshire Mayoral Combined Authority)
RH1	Part 1	Policy IN1	In the 6th bullet point, replace 'across the city' with 'elsewhere'.	Response to comment (PDSP.002.005 - Environment Agency)
LS17	Part 1	Paragraph 6.2 and Appendix 1	Add an * to denote Strategic Sites in Appendix 1	Response to comment (PDSP.003.026) Historic England
PH3	Part 2	Policy AS1	Replace "site area" with "gross floorspace".	Response to comments (PDSP.112.005 - Home Builders Federation) and (PDSP.021.001 - Barratt and David Wilson Homes Sheffield)
CH02	Part 2	Paragraph 3.1	Change "decades" to "decade"	Response to PDSP.140.019
CH01	Part 2	Paragraph 3.5	Change "Future Homes Standard" to "Future Homes and Building Standard"	Response to PDSP.140.021
CH06	Part 2	Policy ES1 / 3.5	Revise 2013 in para 3.5 to 2021. Revise 75% in ES1 to 64%	Response to PDSP.035.005, PDSP.086.006
CH04	Part 2	Policy ES1	Revise "expected" in first policy paragraph the "required"	Response to PDSP.140.023
CH03	Part 2	Policy ES1	Revise ES1 c to "adopt a re-use first approach to existing buildings; and"	Response to PDSP.116.039, PDSP.116.040, PDSP.393.006, PDSP.271.009, PDSP.188.003, PDSP.113.002
CH21	Part 2	Policy ES1	Add to part A: " in accordance with Policy ES4; and" add to part F " in accordance with Policies GS5 -GS7 & GS11; and	Response to PDSP.002.007
CH09	Part 2	Policy ES3	Reword ES3 (c) to: for significant developments, requiring a feasibility assessment into establishing a new network where it is unfeasible to connect to an existing network; and	Response to PDSP.016.017, PDSP.071.015, PDSP.079.019

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
DH49	Part 2	Policy ES4	Added 'incorporate measures (e.g. external water butts) to address risks posed by drought or long periods of dry weather'.	Response to comment PDSP.002.006 - Environment Agency
CH14	Part 2	Policy ES4	Change to (i): "minimising waste and maximising the reclaiming, reuse and recycling (in line with the Waste Hierarchy) of existing materials during demolition, construction and operation; and". Add a definition for 'Waste hierarchy' and link to National Planning Policy for Waste.	Response to PDSP.116.042, PDSP.116.043
CH10	Part 2	Policy ES5	Add "Aerial emissions and poor air quality can also have a negative impact on the natural environment and biodiversity."	Response to PDSP.006.009
CH11	Part 2	Paragraph 3.21	Add additional paragraph to supporting text: "When deciding what types of assessment into contaminated or unstable land are necessary, applicants should consider the National Quality Mark Scheme for Land Contamination Management. This involves the use of competent persons to ensure that land contamination risks are appropriately managed. Best practice and guidance on contaminated land and groundwater protection is also provides by The Environmental Agency".	Response to PDSP.002.008
CH12	Part 2	Policy ES7	Add "; and h) demonstrate that the proposed scheme will have a net zero impact on carbon emissions."	Response to PDSP.140.027
ER7	Part 2	Policy NC3	Added 'at an agreed transfer price for the tenure(s) proposed ' and 'the specified percentage of the gross internal floor area of the development is as follows:' to part (a) for clarity between the % tenure provision and overall % affordable housing contribution.	Response to comment PDSP.021.003
ER8	Part 2	Policy NC3	Amended policy definition to 'percentage of market value paid for affordable housing by Registered Affordable Housing Providers. The percentage varies according to the tenure and size of the property.'	Definition reflects approach taken in WPVA

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
ER6	Part 2	Policy NC4	Remove part c) of policy (policy not effective)	Response to comments PDSP.038.006, PDSP.042.041, PDSP.056.006
LS30	Part 2	Policy NC8	Add 'and co-living schemes' to part (b) to ensure the policy is clear about application.	Response to comment (PDSP.091.003)
LS10	Part 2	Policy NC9	Add 'are necessary to' to the beginning of clause (a)	Response to comment (PDSP.003.027 Historic England)
GD12	Part 2	Paragraph 4.52	Insert additional wording as follows: "such planning applications will also need to ensure that there is no conflict between adjacent uses such as housing and playing fields by incorporating appropriate mitigation measures, as required"	Response to comments PDSP.007.021, PDSP.007.022, PDSP.007.025, PDSP.007.027 - Sport England
GD13	Part 2	Policy NC15 "Further Information"	Include additional wording: " Policy BG1 (Blue and Green Infrastructure)(in the Part 1 document),"	To ensure link between policy NC15 and a key Part 1 policy
SH4	Part 2	Policy VC1	In the Policy, in the list of 'Acceptable Uses', after 'Offices (Class E(g)(i))', add a further bullet point:- 'Learning and non-residential institutions (Class F1)'	Response to comment (PDSP.138.002 - Sheffield Visual Arts Group)
GC33	Part 2	Paragraph 7.1	Amend to read: Excellent, sustainable transport connectivity will be essential in supporting our growing city and ensuring we achieve our air quality and net-zero carbon goals (as identified in Part 1, Policy T1). This also helps Sheffield to be an inclusive, healthy city where everyone can access the jobs, services and leisure opportunities that the city offers, where access to a car is not a necessity, and where new developments are connected by sustainable active travel networks and public transport.	Response to comment PDSP.140.033 - South Yorkshire Climate Alliance
GC24	Part 2	Policy CO1	delete 'should' and substitute with 'must' in the second paragraph: "Proposals must prioritise travel by public transport, cycling, and walking and incorporate inclusive infrastructure which provides connections to and within the development.	Response to comment PDSP.356.006 - individual

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
GC25	Part 2	Policy CO1	add 'including electric bikes' to 3rd paragraph of CO1 to read "Provision will also be required to support the increased uptake of electric and zero emissions vehicles (including electric bikes)"	Response to comment PDSP.356.006 - individual
GC34	Part 2	Policy CO1, Table 3	Add footnote to Land Use heading "where a development proposal represents a change of use the thresholds in Table 3 will still apply"	Response to comment PDSP.086.040- DLP Planning Limited on behalf of University of Sheffield
GC7	Part 2	Policy CO2	Amend Policy CO2 to correct mistake "Residential development in the Central Sub-Area should be car-free or provide maximum of 1 space per 10 dwellings where a clear need can be demonstrated."	Response to comment PDSP.005.006 - National Highways
GD3	Part 2	Policy CO3	Add "or on the significance of heritage assets" at the end of part b)	Response to comments PDSP.116.055, PDSP.116.056 - Joined Up Heritage Sheffield
GD18	Part 2	Policy CO3	Delete final sentence of policy.	To avoid repetition of NPPF policy.
GD10	Part 2	Paragraph 8.2	Add "food production" to paragraph 8.2	Response to comments PDSP.0121.026, PDSP.121.027 - Regather
GD9	Part 2	Paragraph 8.5	Add reference to "community gardens and urban farms"	Response to comment PDSP.121.028 - Regather
GD6	Part 2	Policy GS1	Add "or of food growing" to part c)	Response to comment PDSP.121.030 - Regather
GD5	Part 2	Policy GS1	Add wording as footnote to Table 4 to refer to the Sheffield Open Spaces Assessment (2022)	Response to comment PDSP.271.013 - JimC
GD7	Part 2	Policy GS1	Add wording under "Further Information" as follows: "The Council's Playing Pitch Strategy, approved in September 2022, should be referred to for evidence relating to recommendations for playing pitch requirements and their provision".	Response to comment PDSP.007.013 - Sport England
LS29	Part 2	Policy GS2 (d)	Replace the word 'proposed' with 'made'	Clarification in response to comment (PDSP.102.013)

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
LS7	Part 2	Paragraph 8.12	Amend final sentence to read 'the city's heritage of industrial and agricultural uses'.	Response to comment (PDSP.116.059) Joined Up Heritage
LS8	Part 2	Policy GS3	Amend definition to refer to Landscape Character Assessment sub-areas and refer to associated maps.	Response to comments (PDSP.122.007) Rivelin Valley Conservation Group and (PDSP.393.007) Individual
DH27	Part 2	Policy GS5	Added 'priority habitats' to greatest weight.	Response to comment PDSP.139.003 - South Yorkshire Bat Group
DH28	Part 2	Policy GS5	Added 'Ramsar sites' to greatest weight	Response to comment PDSP.006.014 - Natural England
DH26	Part 2	Policy GS5	Added 'SSSI' to greatest weight and removed it from very significant weight	Response to comment PDSP.139.003 - South Yorkshire Bat Group
DH29	Part 2	Policy GS5	After the third bullet point (at the end of the first paragraph) insert: 'Where development is likely to adversely affect a Local Wildlife Site: <ul style="list-style-type: none"> • development will be refused unless the public benefits of the proposal at that location clearly outweigh the conservation value of the site and its contribution to the wider ecological network and there is no reasonable alternative that would avoid or reduce harm, by locating the proposal elsewhere; and • any unavoidable harm should be kept to a minimum through design and layout and must be fully compensated through the provision and safeguarding of replacement alternative sites suitable for the creation of habitats of a similar character and quality and of sufficient size 	Response to comment PDSP.006.014 - Natural England
DH6	Part 2	Policy GS5(l)	Add 'Provide integrated universal swift bricks and/or bat roosting features to the following quantities: <ul style="list-style-type: none"> •Residential: 50% of new houses and 4-10 features per small block of flats •Large education, office, retail, industrial, leisure and healthcare buildings: 10-20 features per building' 	Response to comments PDSP.193.005 - individual, PDSP.139.003 - South Yorkshire Bat Group; PDSP.124.002, PDSP.124.003 - S11Swifts, PDSP.136.001, PDSP.136.002 - Sheffield Swift Network, PDSP.127.011 - Sheffield & Rotherham wildlife Trust,

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
				PDSP.393.009 - Individual, PDSP.271.014 - Individual, PDSP.145.001 - Swifts Local Network; PDSP.333.007 - Individual, PDSP.191.008 - Individual
DH7	Part 2	Policy GS5(m)	Add 'other' to (m) following new (l) item above.	Response to comments PDSP.193.005 - individual,
DH8	Part 2	Policy GS5 Definitions	Amended to read 'Other design features to enhance biodiversity' – could include, for example, green roofs, bird boxes, hedgehog holes in walls and fences, water features, planting native or wildlife-attracting trees, shrubs, wildflowers etc.	Response to comments PDSP.193.005 - individual,
DH9	Part 2	Policy GS6	Amend to read 'biodiversity unit'	Response to comments PDSP.002.013 - Environment Agency, PDSP.006.015 - Natural England
DH32	Part 2	Policy GS6	Added 'apply the Strategic Significance Value of the Biodiversity Metric where site habitats are located in areas of strategic importance to the local area'	Response to comment PDSP.006.015 - Natural England
DH30	Part 2	Policy GS6	Deleted part and amended to 'Irreplaceable habitats will be exempt from the mandatory BNG requirement in accordance with national policy. '	Response to comment PDSP.051.008 - ID Planning
DH10	Part 2	Policy GS6 Definitions	Added 'Biodiversity Unit Types – are 'Area Habitats', 'Linear Hedgerow Habitat' and 'Linear Rivers and Stream Habitat'.	Response to comment PDSP.002.013 - Environment Agency, PDSP.006.015 - Natural England
DH31	Part 2	Policy GS6 Definitions	Added 'The small sites metric is not appropriate for use where off-site habitat enhancement is proposed for development proposals of any size.'	Response to comment PDSP.006.015 - Natural England
DH33	Part 2	Policy GS6 Definitions	Added - 'Strategic Significance Value' – is a higher biodiversity metric score applied to habitats of strategic importance locally, including for example, habitats within the Local Nature Recovery Strategic/Network, River Basin	Response to comment PDSP.006.015 - Natural England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			Management Plans, Designated Sites and Biodiversity Actions Plans etc	
DH37	Part 2	Policy GS7	Added 'Sheffield aims to increase the overall citywide tree canopy cover to 20% over the plan period'.	Response to PDSP.006.016 - Natural England, PDSP.135.003 - Sheffield Street Tree Partnership
DH36	Part 2	Paragraph 8.29	Added 'Tree planting and woodland creation should follow recognised good practice and contribute to the delivery of local strategies relating to the protection, planting, planting and management of trees and woodland.'	Response to comment PDSP.127.013 Sheffield & Rotherham Wildlife Trust, PDSP.135.003 Sheffield Street Tree Partnership, PDSP.271.015 - Individual, PDSP.333.009 - Individual
DH48	Part 2	Policy GS7	Added'...based on the existing value of the benefits of the trees removed as determined by an appropriate valuation tool, for example i-trees, Capital Asset Valuation for Amenity Trees (CAVAT) or other similar methodology'.	Response to comment PDSP.137.004 - Sheffield Tree Action Group
DH35	Part 2	Policy GS7	Added 'ancient trees'	Response to comment PDSP.120.009 Owlthorpe Fields Action Group
DH42	Part 2	Policy GS7	Added 'Street tree species should be chosen in line with current guidance from the Sheffield Street Tree Partnership to reflect the fact that trees in hard standing need to be resilient to both a challenging environment (arid, prone to salt and air pollution) and a changing climate'	Response to comments PDSP.127.013 - Sheffield & Rotherham Wildlife Trust, PDSP.135.003 - Sheffield Street Tree Partnership, PDSP.271.016 - Individual, PDSP.333.009 - Individual, PDSP.137.004 - Sheffield Tree Action Group
DH43	Part 2	Policy GS7	Added 'Where it is intended to interplant, create or restore semi-natural habitats tree and hedgerow species selection should reflect similar local assemblages or habitat(s) of ecological importance'.	Response to comment PDSP.127.013 - Sheffield & Rotherham Wildlife Trust, PDSP.135.003 - Sheffield Street Tree Partnership
DH44	Part 2	Policy GS7	Added 'Trees should be sourced from nurseries within the UK and only use imported trees exceptionally (and where they comply with officially authorised biosecurity measures).'	Response to comment PDSP.127.013 - Sheffield & Rotherham Wildlife Trust, PDSP.135.003 - Sheffield Street Tree Partnership,

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
DH45	Part 2	Policy GS7	Added/amend 'f)i) The right tree should be planted in the right place, thereby ensuring that planting does not conflict with other important habitats , natural features or archaeological remains'	Response to comment PDSP.135.004 - Sheffield Street Tree Partnership
DH47	Part 2	Policy GS7	Added '...be considered from the outset of the design process and..'	Response to comment PDSP.135.003 - Sheffield Street Tree Partnership
DH41	Part 2	Policy GS7 (Definitions)	Amended/added 'Good quality trees' - identified in the tree survey as being of high (Category A) or moderate (Category B) quality and capable of making a significant contribution to the area for 20 years or more in accordance with BS5837- Trees in Relation to Design, Demolition and Construction or more years.'	Response to comment PDSP.127.013 - Sheffield & Rotherham Wildlife Trust, PDSP.135.003 - Sheffield Street Tree Partnership; PDSP.271.016 - Individual, PDSP.333.009 - individual
H38	Part 2	Policy GS7	Added 'Where applicable applications will need to conform to the Government guidance 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions' provides further information on assessing applications where ancient woodland/trees and veteran trees are on or near a proposed development site.'	Response to PDSP.006.016 Natural England
CH15	Part 2	Policy GS9	Remove 8.30 and 8.31 and add: "8.30. Managing the risks from flooding is one of most important ways of adapting to a pattern of more intensive rainfall events that is predicted as a result of man-made climate change and global warming. 8.31. It is vital that development slows water from entering the main river systems and that sensitive uses are not developed in the functional floodplain. Where development does take place in areas at risk of flooding it must implement a range of mitigation measures to reduce the extent and impact of flooding. 8.33. Alongside policies within this Plan, all developments (including windfall developments), will also be considered against national planning policy (including where necessary, application of the sequential and exception	Response to PDSP.127.014, PDSP.393.010, PDSP.393.012, PDSP.125.013, PDSP.333.010, PDSP.333.011

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			tests). " Reword GS9 (c) Flood Risk Management for Development Sites "c) avoids culverting and building over open watercourses"	
CH19	Part 2	Policy GS9	Add new para 8.34 "Proposals that lead to self-contained residential rooms at ground floor or basement level in areas at risk of flooding are unlikely to provide satisfactory mitigation against residual flood risk or provide safe points of refuge. Typically, this relates to Purpose Built Student Accommodation and Houses in Multiple Occupation". Add to Policy GS9 "not lead to the creation of self-contained rooms at ground floor or basement level in areas at risk of flooding; and "	Response to PDSP.002.009, PDSP.002.010
CH16	Part 2	Policy GS9	Rewording of policy and introductory paragraphs	Response to PDSP.002.014, PDSP.086.051
LM16	Part 2	Policy GS11	Add the following text after paragraph 8.38 8.39 "Where SuDS includes an infiltration device it should not pose an unacceptable risk of pollution to controlled waters by mobilising potential contaminants in the ground, in accordance with the Environment Agency's approach to groundwater protection." Add definition after policy GS10: "Potential risk of contamination to groundwater – See The Environment Agency's approach to groundwater protection"	Response to PDSP.002.015 - Environment Agency
DH14	Part 2	Policy DE1	Added '... including in areas which currently lack a positive or.. '	Response to comment PDSP.260.019 - Individual
DH18	Part 2	Policy DE1	Deleted last paragraph and bullets.	Response to comment PDSP.003.033
DH19	Part 2	Policy DE1	Added 'Further information For information on Sheffield's local character can be found in	Response to comment PDSP.113.004 - Hunter Archaeological Society

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			the 'South Yorkshire Historic Environment Characterisation' study and the 'Sheffield City Centre Design Guide', which updates the 'Sheffield Urban Design Compendium'.	
DH22	Part 2	Policy DE2	Added 'and respond positively to local character (see DE1)'	Response to PDSP.113.005 - Hunter Archaeological Society
DH23	Part 2	Policy DE3	Added 'street patterns'	Response to comment PDSP.113.006 - Hunter Archaeological Society
DH15	Part 2	Policy DE3	Added 'in accordance with Policies GS5-7'	Response to comment PDSP.260.021 - individual
DH51	Part 2	Policy DE3	Added 'for all'	Response to comment PDSP.260.021 - Individual
Page 613 PC5	Part 2	Policy DE4	add 'national guidelines' to policy DE4 "Roads, pedestrian routes and areas, cycleways, and public spaces should be well-connected, legible and permeable, providing safe and attractive travel choices, and should adhere to national guidelines... "	Response to comment PDSP.100.002 - Sheffield CTC and Cycle Sheffield
DH24	Part 2	Policy DE4	Deleted 'except where a street is designed as a shared surface'	Response to comment PDSP.093.012 - Access Liason Group
GC4	Part 2	Policy DE4	add 'and permeable wherever feasible' to the end of Policy DE4 (k)	Response to comment PDSP.332.002 - individual
DH16	Part 2	Policy DE4	Added 'while preserving the heritage of historic street patterns'.	Response to comment PDSP.260.022 - Individual
HT37	Part 2	Policy DE5 critiera h) - new criteria	Add additional criteria to Policy as follows: "h) they comply with modern disabled access standards where possible or try to improve access for disabled people"	To ensure effectiveness on application of policy for disabled access.
DH25	Part 2	Policy DE9	Added 'the detail of supporting information must..'	Response to comment PDSP.003.038 - Historic England
RH6	Part 2	Policy DC1 - Further information	At the end of the 'Further information' paragraph, add "that will seek to maximise social value benefits arising from new development."	To promote social value as part of the development management process

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
SV24	Part 2	Paragraph 11.15	After the 6th bullet point, insert an extra bullet point: '• Network Rail own and manage our railway infrastructure. They are responsible for planning the future development of the network, including working in partnership with the Combined Authority and Local Authorities to deliver long-term plans to improve connectivity at national, regional and local level.'	Response to comment PDSP.015.014 - South Yorkshire Mayoral Combined Authority
LS32	Part 2	Paragraph 11.19	In paragraph 11.19, second sentence, after the word 'environmental' insert the words 'and heritage'.	Response to comment (PDSP.116.102)
DH34	Part 2	Paragraph 13.2	Added 'along with the amount and type of BNG provided through development'	Response to comment PDSP.006.015 - Natural England
SV25	Part 2	Monitoring	In the section 'A Well-Designed City', second bullet point, after the words (Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas) insert the words 'identified as being at risk'	Response to comments PDSP.113.011 - Hunter Archaeological Society
GC8	Key Diagram		Add proposed new station at Killamarsh (Barrowhill Line) to the Key Diagram	Response to comment PDSP.015.020 - South Yorkshire Mayoral Combined Authority
DH58	Key Diagram		Added Broad Locations for Growth to Key Diagram	NA
DH59	Key Diagram		Amended key changed 'Advanced Manufacturing & Innovation District' to 'innovation District'	NA
DH60	Key Diagram		Added proposed new train station at Killimarsh to Key Diagram.	NA
LS15	Glossary	Broad Locations for Growth	Include a definition for 'Broad Locations for Growth' as per the definitions text associated with Policy SP1.	Response to comment (PDSP.042.018) DLP Planning on behalf of various landowners.
HT1	Glossary	Catalyst Site	Add following definition into the Glossary: "Catalyst Site: These are sites that, if delivered, are considered to have the greatest potential impact on the acceleration of regeneration in the vicinity of the location within which they are located.	To correct an omission from the Definitions. Policies SA1, CA1, CA1B, CA3, CA3B, CA4, CA4A, CA5, CA5B refer to Catalyst Site.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			Delivery of these catalyst sites are deemed to bring the greatest spatial benefits to the priority area and the wider Central Area."	
HT2	Glossary	Priority Location	Add following definition into the Glossary: "Priority Location: Priority Locations are areas considered to have greatest potential for transformational change that can maximise long term regeneration benefits, including providing exemplary development for different market offerings."	To correct an omission from the Definitions. Policies SP1, SA1, CA1, CA1A, CA2, CA2A, CA2B, CA3, CA3A, CA4, CA4A, CA5, CA5A refer to Priority Location.
LS31	Glossary	Residential development	After 'student cluster flats' add 'and co-living schemes'	Response to comment (PDSP.091.003) to ensure consistency with policy NC8
RH7	Glossary	Social Value	Add a new Term after Smaller Villages - "Social Value: wider financial and nonfinancial value created in terms of the wellbeing of individuals and communities, social capital created and the environment." Refers particularly to Policy DC1	To provide clarity to a Term newly introduced to the Plan
GC15	Glossary	Strategic Roads/ Strategic Road Network	separate 'Strategic Roads' from 'Strategic Road Network' by adding a new entry for "Strategic Roads: those roads where it is most important to manage traffic in order to reduce congestion and improve efficiency (Sheffield City Region Transport Strategy 2011-2026). The network is shown on the Policies Map and on Maps 15 and 16 in Part 1 of the Plan".	Response to comment PDSP.015.024 - South Yorkshire Mayoral Combined Authority
GC16	Glossary	Strategic Roads/ Strategic Road Network	Delete 'Strategic Roads' from the 'Strategic Road Network' entry. Add definition to 'Strategic Road Network' "The roads managed by National Highways (M1 and A616)".	Response to comment PDSP.015.024 - South Yorkshire Mayoral Combined Authority
LS16	Annex A	Site schedules	Add an * to denote Strategic Sites in Annex A	Response to comment (PDSP.003.026) Historic England
LM36	Annex A	KN03	Amend heritage condition to read: "This site is identified as impacting on a Heritage Asset and	Response to PDSP.003.041 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
Page 615			<p>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."</p> <p>Add condition to read:</p> <p>"Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area."</p>	
LM37	Annex A	KN04	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.042 - Historic England
LM38	Annex A	KN05	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.043 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings."	
LM39	Annex A	KN07	<p>Amend wording of conditions on development for KN07 to:</p> <p>'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.'</p> <p>And</p> <p>"Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area."</p>	Response to PDSP.003.044 - Historic England
LM40	Annex A	KN09	<p>Amend wording of conditions on development for KN09 to:</p> <p>"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."</p>	Response to PDSP.003.045 - Historic England
LM41	Annex A	KN10	<p>Amend heritage condition to read:</p> <p>"This site is identified as impacting on a Heritage Asset and</p>	Response to PDSP.003.046 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
HT7	Annex A	KN11	Add additional condition on development as follows: "This site is identified as impacting on Heritage Assets and due consideration should be given to the impact of any proposal at the planning application stage."	To respond to comments made by Historic England.
LM96	Annex A	KN13	Amend heritage condition to read: "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."	Response to comment PDSP.003.040 - Historic England
LM97	Annex A	KN15	Amend heritage condition to read: "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, 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."	Response to comment PDSP.003.040 - Historic England
LM98	Annex A	KN21	Amend heritage condition to read:	Response to comment PDSP.003.040 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>"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."</p> <p>And also add additional condition as follows. Also amend condition to state: "Retention and repair of 'the' Listed Building 'is' required."</p>	
PT9	Annex A	KN21	<p>Amend wording of conditions on development for KN21 to: "Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area."</p>	<p>To align with the emerging Funace Hill and Neepsend Masterplan.</p>
LM42	Annex A	KN23	<p>Amend heritage condition to read:</p> <p>"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."</p>	<p>Response to PDSP.003.049 - Historic England</p>
LM43	Annex A	KN24	<p>Amend wording of conditions on development for KN24 to:</p> <p>"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</p>	<p>Response to PDSP.003.050 - Historic England</p>

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>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."</p> <p>Add following condition:</p> <p>"Retention and repair of the Listed Buildings is required."</p>	
SV32	Annex A	KN24	Add an additional condition: "Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area."	To reflect the emerging masterplan for the area.
M44	Annex A	KN27	<p>Amend wording of conditions on development for KN27 to:</p> <p>"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."</p> <p>and</p> <p>"Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area."</p>	Response to PDSP.003.051 - Historic England
LM99	Annex A	KN30	<p>Amend heritage condition to read:</p> <p>"This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any</p>	Response to comment PDSP.003.040 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM45	Annex A	KN32	<p>Amend wording of conditions on development for KN32 to:</p> <p>"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."</p>	Response to PDSP.003.052 - Historic England
LM46	Annex A	KN36	<p>Amend wording of conditions on development for KN36 to:</p> <p>"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."</p> <p>and</p> <p>'Development of the site should be considered in conjunction</p>	Response to PDSP.003.053 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			with development objectives set out in a masterplan for the area."	
HT6	Annex A	CW02	Add additional condition on development as follows: "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."	To respond to comments made by Historic England.
LM17	Annex A	CW04	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.055 - Historic England
LM100	Annex A	CW06	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to comment PDSP.003.040 - Historic England
LM18	Annex A	CW07	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.056 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>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."</p> <p>Add following condition:</p> <p>"Retention and repair of the Listed Building is required"</p>	
LM19	Annex A	CW09	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.057 - Historic England
LM20	Annex A	CW12	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.058 - Historic England
LM21	Annex A	CW13	Amend heritage condition to read:	Response to PDSP.003.059 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
Page 624			<p>"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."</p> <p>Add the following condition:</p> <p>"Provide opportunities for views of Aizlewoods Mill and the New Testament Church of God through the site from the A61."</p>	
LM22	Annex A	CW14	<p>Amend heritage condition to read:</p> <p>"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."</p> <p>Add the following condition:</p> <p>"Maintain views of Aizlewoods Mill from Mowbray Street and Nursery Lane."</p>	Response to PDSP.003.060 - Historic England
LM23	Annex A	CW16	<p>Amend heritage condition to read:</p> <p>"This site is identified as impacting on a Heritage Asset and</p>	Response to PDSP.003.061 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM24	Annex A	CW20	Amend heritage condition to read: "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."	Response to PDSP.003.062 - Historic England
LM25	Annex A	CW21	Amend heritage condition to read: "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."	Response to PDSP.003.063 - Historic England
LM101	Annex A	CW22	Amend heritage condition to read: "This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any	Response to comment PDSP.003.040 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM60	Annex A	SU05	Amend heritage condition to read: "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."	Response to PDSP.003.064 - Historic England
LM61	Annex A	SU11	Amend heritage condition to read: "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."	Response to PDSP.003.065 - Historic England
LM62	Annex A	SU12	Amend heritage condition to read: "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	Response to PDSP.003.066 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>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."</p> <p>Add the following condition:</p> <p>"Retain and incorporate the existing buildings along West Bar that are within the Conservation Area."</p>	
LM63 Page 627	Annex A	SU20	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.067 - Historic England
LM64	Annex A	SU21	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.068 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>Add the following condition:</p> <p>“Retention and repair of the Listed Building is required.”</p>	
LM65	Annex A	SU23	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.069 - Historic England
LM66	Annex A	SU27	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.070 - Historic England
LM102	Annex A	SU29	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to comment PDSP.003.040 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings."	
LM67	Annex A	SU30	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.071 - Historic England
LM68	Annex A	SU31	<p>Amend heritage condition to read:</p> <p>"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."</p> <p>Add the following condition:</p> <p>"Retention and repair of the Listed Building is required."</p>	Response to PDSP.003.072 - Historic England
LM69	Annex A	SU35	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.073 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM103	Annex A	SU36	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to comment PDSP.003.040 - Historic England
LM70	Annex A	SU37	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.074 - Historic England
LM104	Annex A	SU39	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to comment PDSP.003.040 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM71	Annex A	SU40	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.075 - Historic England
LM72	Annex A	SU41	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.076 - Historic England
LM73	Annex A	SU42	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.077 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM74	Annex A	SU45	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.078 - Historic England
LM75	Annex A	SU47	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.079 - Historic England
LM76	Annex A	SU51	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.080 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings."	
LM77	Annex A	SU55	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.081 - Historic England
RH109	Annex A	SV01	Amend 'Allocated Use' from 'Office' to 'Mixed Use'.	Tp reflect the change in the boundary of the site allocation
RH110	Annex A	SV01	Amend 'Site Area' from '1.45' to '0.3'.	Tp reflect the change in the boundary of the site allocation
RH111	Annex A	SV01	Amend 'Net Housing Area' from '0.00' to '0.3'.	Tp reflect the change in the boundary and the use of the site allocation
RH112	Annex A	SV01	Amend 'Total Housing Capacity' from '0' to '45'.	Tp reflect the change in the boundary and the use of the site allocation
LM78	Annex A	SV01	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.082 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
RH113	Annex A	SV01	<p>At the end of 'Conditions on Development', add two further Conditions:-</p> <ul style="list-style-type: none"> • 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." 	To align with the emerging Sheffield Station Masterplan.
LM79	Annex A	SV02	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.083 - Historic England
RH114	Annex A	SV02	<p>At the end of 'Conditions on Development', add two further Conditions:-</p> <ul style="list-style-type: none"> • 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." 	To align with the emerging Sheffield Station Masterplan.
LM80	Annex A	SV03	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.084 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM81	Annex A	SV04	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.085 - Historic England
LM82	Annex A	SV05	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.086 - Historic England
RH115	Annex A	SV05	<p>At the end of 'Conditions on Development', add two further Conditions:-</p> <ul style="list-style-type: none"> • The 60% office requirement is to be delivered in conjunction with SV02. • Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area." 	To align with the emerging Sheffield Station Masterplan.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
HT4	Annex A	SV07	Add the following condition on development to site SV07: "The watercourse should be protected and enhanced. A natural buffer is required to the adjacent watercourse. Watercourses (rivers and streams) require a 10 metre buffer."	For consistency and better policy implementation, please see amendments to site conditions on development in response to the Sheffield and Rotherham Wildlife Trust.
LM83	Annex A	SV07	Amend heritage condition to read: "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."	Response to PDSP.003.087 - Historic England
LM84	Annex A	SV08	Amend heritage condition to read: "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."	Response to PDSP.003.088 - Historic England
LM85	Annex A	SV10	Amend heritage condition to read: "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	Response to PDSP.003.089 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM86	Annex A	SV11	Amend heritage condition to read: "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."	Response to PDSP.003.090 - Historic England
H116	Annex A	SV11	At the end of 'Conditions on Development', add a further Condition:- "• Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area."	To align with the emerging Sheffield Station Masterplan.
LM87	Annex A	SV15	Amend heritage condition to read: "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."	Response to PDSP.003.091 - Historic England
LM88	Annex A	SV16	Amend heritage condition to read:	Response to PDSP.003.092 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>"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."</p>	
LM89	Annex A	SV17	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.093 - Historic England
LM90	Annex A	SV18	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.94 - Historic England
LM105	Annex A	SV19	<p>Amend heritage condition to read:</p> <p>"This site is identified as impacting on a Heritage Asset and</p>	Response to comment PDSP.003.040 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM91	Annex A	SV21	Amend heritage condition to read: "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."	Response to PDSP.003.095 - Historic England
HT5	Annex A	SV22	Add the following condition on development to site SV22: "The watercourse should be protected and enhanced. A natural buffer is required to the adjacent watercourse. Watercourses (rivers and streams) require a 10 metre buffer"	For consistency and better policy implementation, please see amendments to site conditions on development in response to the Sheffield and Rotherham Wildlife Trust.
LM92	Annex A	SV22	Amend heritage condition to read: "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	Response to PDSP.003.096 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>the significance of heritage assets and their settings."</p> <p>Add the following condition:</p> <p>"Retention of non-designated heritage assets would be desirable"</p>	
LM26	Annex A	HC01	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.097 - Historic England
LM27	Annex A	HC02	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.098 - Historic England
LM28	Annex A	HC11	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.099 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM29	Annex A	HC15	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.100 - Historic England
LM30	Annex A	HC16	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.101 - Historic England
LM31	Annex A	HC17	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.102 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM32	Annex A	HC22	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.103 - Historic England
LM33	Annex A	HC24	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.104 - Historic England
LM34	Annex A	HC25	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.105 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM35	Annex A	HC26	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.106 - Historic England
LM47	Annex A	LR02	<p>Amend wording of conditions on development for LR02 to:</p> <p>"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."</p>	Response to PDSP.003.107 - Historic England
LM48	Annex A	LR05	<p>Amend wording of conditions on development for LR05 to:</p> <p>"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</p>	Response to PDSP.003.108 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings."	
HT3	Annex A	LR06	Add the following condition on development to site LR06: "A natural buffer is required to the adjacent watercourse. Watercourses (rivers and streams) require a 10 metre buffer."	For consistency and better policy implementation, please see amendments to site conditions on development in response to the Sheffield and Rotherham Wildlife Trust.
LM49	Annex A	LR07	<p>Amend wording of conditions on development for LR07 to:</p> <p>"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."</p> <p>Amend condition 6 to read:</p> <p>"Retention and repair of the Listed Buildings is required."</p>	Response to PDSP.003.109 - Historic England
LM106	Annex A	NWS02	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to comment PDSP.003.110 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>And add following condition:</p> <p>“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.”</p>	
PG9	Annex A	NWS03	<p>Add a condition on development that states: "Any Ancient Woodland/ Woodland and its buffer adjacent to or within the site must be excluded from the developable area of the site."</p>	Response to comment PDSP.148.001 - The Woodland Trust
PG11	Annex A	NWS10	<p>Add a condition on development that states: "A 15 metre buffer is required from the edge of the canopy of Ancient Woodland/ Woodland on or adjacent to the site. Any Ancient Woodland/ Woodland and its buffer within the site must be excluded from the developable area."</p>	Response to comment PDSP.148.004 - The Woodland Trust; PDSP.127.021 - Sheffield and Rotherham Wildlife Trust
LM55	Annex A	NWS10	<p>Amend heritage condition to read:</p> <p>"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."</p> <p>Add the following as additional bullet points to the conditions on development for this site: "Retain and repair the drystone wall along Oughtibridge Lane."</p>	Response to PDSP.003.111 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>And add:</p> <p>"The undeveloped land to the south is more sensitive to the character of the area and setting of nearby listed assets and development here should be carefully considered in terms of its layout, form and massing."</p>	
LM56	Annex A	NWS13	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to PDSP.003.112 - Historic England
LS45	Annex A	NWS16	<p>Additional condition 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 by the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings</p>	Response to comment PDSP.271.020
LM53	Annex A	NWS17	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.113 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
M58	Annex A	NWS29	<p>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."</p> <p>Amend the final bullet point under the conditions on development for this site to read:</p> <p>"Retention of early 20th Century nondesignated heritage assets including the brick wall fronting Winter Street and Dart Street would be desirable."</p>	
PG22	Annex A	NWS29	<p>Amend heritage condition to read:</p> <p>"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."</p> <p>Add the following condition:</p> <p>"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. "</p>	Response to PDSP.003.114 - Historic England
PG22	Annex A	NWS29	Add the following bullet point to the allocation's conditions on development.	Response to comment PDSP.104.002 - Friends of Loxley Valley

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			"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."	
LS21	Annex A	NWS29	Insert additional condition on development 'No development should take place within the Local Wildlife Site' and 'No development should take place within the Local Geological Site'	Response to comment (PDSP.375.002) , (PDSP.188.007), (PDSP.271.021) and clarification
PG15	Annex A	NES01	Add a condition on development that states: "A 15 metre buffer is required 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."	Response to comment PDSP.148.005 - The Woodland Trust
PG6	Annex A	NWS29	Add the following bullet point to the allocation's 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."	Response to comment PDSP.127.022 - Sheffield and Rotherham Wildlife Trust; and PDSP.103.003 - Friends of Parkwood Springs
LM51	Annex A	NES05	Amend heritage condition to read: "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	Response to PDSP.003.115 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings."	
LM51	Annex A	NES09	<p>Amend heritage condition to read:</p> <p>"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."</p> <p>And add following condition:</p> <p>"Retention of any non-designated heritage assets would be desirable."</p>	Response to PDSP.003.116 - Historic England
LM95	Annex A	NES11	<p>Add the following conditions on development to the site allocation:</p> <p>"A heritage impact assessment that highlights any detrimental impacts development will have on the listed buildings and on any other designated or non-designated heritage assets in the area, and which suggests appropriate mitigation measures shall be submitted in support of a planning application for the building's development."</p> <p>"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</p>	Response to comment PDSP.003.117 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings."	
PG3	Annex A	NES13	Add the following condition on development to the Site allocation "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."	Response to comment PDSP.007.016 - Sport England
LM53	Annex A	NES22	Amend heritage condition to read: "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."	Response to PDSP.003.119 - Historic England
PG3	Annex A	NES22	Add the following condition on development to the Site allocation "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."	Response to comment PDSP.007.017 - Sport England
LM52	Annex A	NES18	Amend heritage condition to read: "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	Response to PDSP.003.118 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
PG5	Annex A	NES28	Add the following condition on development to the Site allocation "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."	Response to comment PDSP.007.018 - Sport England
LM54	Annex A	NES33	Amend heritage condition to read: "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."	Response to PDSP.003.120 - Historic England
LM1	Annex A	ES05	Add the following condition: "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."	Response to comment PDSP.001.010 - Canal and River Trust
LM2	Annex A	ES09	Add the following condition: 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	Response to comment PDSP.003.127 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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.	
LM4	Annex A	ES15	<p>Amend heritage condition to read:</p> <p>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.</p> <p>Add the following condition:</p> <p>"Buildings should be set back from the heritage assets in line with the existing building to the west of the site."</p>	Response to PDSP.003.121 - Historic England
LM7	Annex A	ES20	<p>Amend condition to read:</p> <p>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.</p>	Response to comment PDSP.003.126 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			<p>Add the following condition:</p> <p>"Non-designated heritage assets on-site require further assessment and consideration given to their retention and where appropriate reuse"</p>	
LM5	Annex A	ES20	<p>Add the following conditions:</p> <p>"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."</p> <p>"To mitigate the impact of additional usage arising from the development, improvements to the adjacent towpath should be provided."</p>	Response to comment PDSP.001.011 - Canal and River Trust
LM6	Annex A	ES20	<p>Add the following condition:</p> <p>"Open space should be provided in accordance with Policy NC15."</p>	Response to comment PDSP.006.040 - Natural England
LM8	Annex A	ES25	<p>Amend heritage condition to read:</p> <p>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.</p>	Response to comment PDSP.003.123 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
LM10	Annex A	ES28	<p>Amend the heritage condition to read:</p> <p>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.</p> <p>Add the following condition:</p> <p>"Development should respond positively to the adjacent canal"</p> <p>Delete condition regarding retention of existing buildings on-site</p>	Response to comment PDSP.003.124 - Historic England
LM9	Annex A	ES28	<p>Add the following conditions:</p> <p>"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."</p> <p>"To mitigate the impact of additional usage arising from the development, improvements to the adjacent towpath should be provided."</p>	Response to comment PDSP.001.012 - Canal and River Trust
LM11	Annex A	ES31	<p>Add the following condition:</p> <p>"Assessment will be required at planning application stage to</p>	Response to comment PDSP.001.013- Canal and River Trust

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
LM13	Annex A	ES33	<p>Amend heritage condition to read:</p> <p>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.</p>	Response to comment PDSP.003.125 - Historic England
LM12	Annex A	ES33	<p>Add the following conditions:</p> <p>"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."</p> <p>"To mitigate the impact of additional usage arising from the development, improvements to the adjacent towpath should be provided."</p>	Response to comment PDSP.001.014 - Canal and River Trust
LS22	Annex A	SES02	Insert additional condition on development '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.'	Response to comment (PDSP.375.002), (PDSP.188.008), (PDSP.271.022)

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
GD25	Annex A	SES03	In "Net housing area", delete "0.00" and insert "1.5". In 'Net employment (Class E(g)(iii) only) area' delete '5.35 hectares' and insert '4.9 hectares'.	For clarification.
GD26	Annex A	SES03	In "Total housing capacity", delete "0" and insert "12".	For clarification.
GD24	Annex A	SES03	Delete from "Conditions on development" the condition requiring agricultural land surveys.	Response to comment PDSP.006.046 - Natural England
GD16	Annex A	SES03	Add wording in the "Conditions of Development" as follows: "Development should provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines and towers present within the site which demonstrates how the National Grid Electricity Transmission Design Guide and Principles have been applied at the design stage and how the impact of the assets has been reduced through good design"	Response to comment PDSP.004.003 - National Grid, PDSP.233.001, PDSP.256.001, PDSP.319.001, PDSP.337.001, PDSP.339.001, PDSP.361.001, PDSP.387.001, PDSP.389.001, PDSP.401.001
SV34	Annex A	SES03	Amend condition on development to read: ' • Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area which should also act as an environmental buffer between the development and neighbouring housing.'	Response to comments PDSP.152.001, PDSP.157.001, PDSP.162.001, PDSP.163.001, PDSP.164.001, PDSP.166.001, PDSP.167.001, PDSP.169.001, PDSP.171.001, PDSP.173.001, PDSP.173.002, PDSP.174.001, PDSP.178.001, PDSP.184.001, PDSP.187.001, PDSP.199.001, PDSP.204.001, PDSP.204.002, PDSP.206.001, PDSP.209.001, PDSP.224.001, PDSP.224.002, PDSP.225.001, PDSP.225.002, PDSP.225.003, PDSP.226.001, PDSP.231.002, PDSP.233.001, PDSP.234.001, PDSP.234.002, PDSP.240.002, PDSP.235.001, PDSP.247.001,

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
				PDSP.256.001, PDSP.259.001, PDSP.266.001, PDSP.277.001, PDSP.280.001, PDSP.288.001, PDSP.289.001, PDSP.293.001, PDSP.294.001, PDSP.297.001, PDSP.297.002, PDSP.307.001, PDSP.319.001, PDSP.339.001, PDSP.361.001, PDSP.387.002, PDSP.389.001, PDSP.401.001
LS23	Annex A	SES04	Insert additional condition on development '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.'	Response to comment (PDSP.375.002), (PDSP.188.009), (PDSP.271.023)
S25	Annex A	SES05	Insert additional condition on development '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.'	Response to comment (PDSP.375.002) , (PDSP.188.010), (PDSP.271.024)
LM59	Annex A	SES21	Amend heritage condition to read: "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."	Response to PDSP.003.128 - Historic England
GD22	Annex A	SES27	Add the following wording in "Conditions on development": "Development 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" and delete "None".	Response to comment 007.023 - Sport England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
LS44	Annex A	SES28	Add condition 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), Watercourses (rivers and streams) require a 10 metre buffer."	Response to comment PDSP.127.029
DH53	Annex A	SES28	Add condition 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.'	Response to comment PDSP.127.039 from Sheffield & Rotherham Wildlife Trust
LM107	Annex A	SS13	Amend heritage condition to read: "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."	Response to comment PDSP.003.040 - Historic England
LM108	Annex A	SS17	Amend heritage condition to read: "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	Response to comment PDSP.003.040 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings."	
GD21	Annex A	SS18	Add the following wording in "Conditions on development": "The playing field in the eastern part of the site is to be retained".	Response to comment 007.026 - Sport England
DH52	Annex A	SS18	Add additional condition: "Ancient woodland to be excluded from development and protected by a 15 metre buffer measured from the edge of the canopy. "	Response to comment PDSP.148.005 - The Woodland Trust
DH54	Annex A	SWS02	Added '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.	Response to comment PDSP.125.019 - Sheaf and Porter Rivers Trust
DH55	Annex A	SWS05	Added '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.	Response to comment PDSP.125.020 - Sheaf and Porter Rivers Trust
LM93	Annex A	SWS06	Amend heritage condition to read: "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."	Response to PDSP.003.129 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
LM109	Annex A	SWS08	<p>Amend heritage condition to read:</p> <p>"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."</p>	Response to comment PDSP.003.040 - Historic England
H56	Annex A	SWS08	<p>Added '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.</p>	Response to comment PDSP.006.051 - Natural England
DH57	Annex A	SWS14	<p>Added 'The 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.</p>	Response to comment PDSP.006.051 - Natural England
LM94	Annex A	SWS17	<p>Amend heritage condition to read:</p> <p>"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</p>	Response to PDSP.003.130 - Historic England

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			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."	
PG19	Annex A	SD03	<p>Amend Annex A, SD03, page 211 as Follows.</p> <p>First, second and third bullet points should state:</p> <ul style="list-style-type: none"> - Creation of open space should be included in any development. - Provision of a landscaped noise attenuation bund between the site and the industrial zone is required. - Provision of public transport services (including including bus stops and laybys). <p>The seventh bullet point should state:</p> <ul style="list-style-type: none"> - 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 be removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 	Response to comment PDSP.077.002 - Speciality Steel UK
PG7	Annex A	SD11	Add the following condition on development to the Site allocation "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."	Response to comment PDSP.007.029 - Sport England
GC13	Annex B	Car Parking	delete 'Parking Standards' heading on page 4	response to comment PDSP.015.019 to ensure consistency in the wording
GC35	Annex B	Electric Vehicle Charging	<p>under Residential heading, delete the 2nd bullet and amend the 1st bullet to say:</p> <p>"For all dwellings with dedicated off-street associated parking at least 1 EVCP per dwelling., plus the necessary</p>	to align with terminology set out in Building Regulations

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			infrastructure to enable installation of charging points in the future" and add a definition for 'associated parking' "Any parking space that is available within the site boundary of the building, for the use by the occupant of, or a visitor to, a dwelling in the building, including any parking space which is for the use of any occupant of, or any visitor to, any dwelling in a building containing more than one dwelling"	
GC36	Annex B	Electric Vehicle Charging	4th paragraph add 'off-highway' to read: 'If it is not possible to achieve these requirements off-highway a contribution will be required to support the development of a citywide network of public chargers.'	Clarification
GC12	Annex B	Cycle Parking	Add 'including Purpose Built Student Accommodation' to bullet 5.	Response to comment PDSP.085.009
GC26	Annex B	Accessible parking table	Add 'including in car free developments' to paragraph 2 of the 'housing' row in the table to read: "Each category 3 wheelchair accessible dwelling should be provided with a minimum of 1 accessible on-site, allocated space. This includes developments where car parking is provided at less than 1 space per dwelling, including in car free developments. "	Response to comment PDSP.093.016 - Access Liaison Group
GC27	Annex B	Accessible parking table	Add to the 'Housing' row of the table, after the 3rd paragraph: "Where a development is otherwise car free, accessible car parking spaces must be provided for 5% of the total number of dwellings, or a minimum of 1 space, whichever is greatest."	Response to comment PDSP.093.016 - Access Liaison Group
LS2	Policies Map	Green Belt boundary	Amend boundary to reflect physical features on the ground as per diagram	Response to comment (PDSP.047.001 Ideal Developments Ltd)
GC28	Policies Map	Key	add '(existing)' to Cycle Routes to read: "Cycle Routes (existing)	response to comment PDSP.324.001 - individual
RH108	Policies Map	SV01	Amend the site allocation boundary as shown and indicate a mixed use allocation	To align with the emerging Sheffield Station Masterplan.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
SV28	Policies Map	Main Rivers	Show 'Main Rivers' on the Policies Map	Response to comment PDSP.002.004 - Environment Agency
GC17	Policies Map	Key	Rename Strategic Road Network (National Highways) to 'Strategic Road Network'	To differentiate between the local Strategic Roads and the Strategic Road Network.
RH91	Policies Map	Key	Change the Proposals Map Key, "Advanced Manufacturing Innovation District" to "Innovation District"	Updated name
LS2	Policies Map	Wheel Lane, S35	Remove area from Green Belt	Response to PDSP.047.004

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Report to Strategy & Resources Policy Committee 2nd August 2023

Recommended Responses to Representations on the Publication Draft Sheffield Local Plan ('The Draft Sheffield Plan') and agreement to proceed to full Council for further approval to submit the Plan to Government

Appendix 3: Schedule of Suggested Additional Minor Amendments to the Publication Draft Sheffield Plan

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
SV2	Part 1	Paragraph 1.27	In paragraph 1.27, sentence one, the word 'waste' should appear in bold	Response to comment PDSP.014.001
RH16	Part 1	Paragraph 1.32	Delete "Advanced Manufacturing"	To update following a name change.
SV1	Part 1	Map 2	Map 2: Amend notation of SYMCA area so that it can be seen more clearly on the map	Response to comment PDSP.014.002 - Rotherham MBC
SS5	Part 1	Figure 1	Amend title to reflect content of Figure 1 - 'Vision and Aims'	Response to comment (PDSP.102.002) Dore Village Society
DH52	Part 1	Vision diagram	Removed 'environmentally' from vision text.	Typo/Correction
LS19	Part 1	Figure 1	Update the central 'vision' wording to reflect the vision set out in paragraph 2.2	Response to comment (PDSP.003.001) Historic England
SV33	Part 1	Objectives	Under the Objectives for an environmentally sustainable city, amend the first word of the second bullet point to 'To'.	Typo
RH17	Part 1	Paragraph 2.13	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH33	Part 1	Paragraph 3.17	Replace "AMID" with "Innovation District"	To update following a name change.
RH118	Part 1	Policy SP1	Amend part (b) of the Policy to read: (b) 12.8 hectares of employment land per year, which includes 2.9 hectares for office development and 9.9 hectares for	Updated calculation in respect of employment land as agreed by Full Council on 14 December 2022.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			industrial development (see Policies EC1 to EC7).	
RH18	Part 1	Policy SP1	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
LS41	Part 1	Policy SP1	To part e) add reference to Policy SA3 and SA7, remove reference to policy SA6.	To accurately reflect text in sub-area policies
RH10	Part 1	Policy SP1	In part h), change "releases" to "release".	To accurately reflect that there is just one strategic land release.
RH19	Part 1	Policy SP1 Definitions	Delete "Advanced Manufacturing"	To update following a name change.
CH13	Part 1	Policy SP1 Definitions	Amend 'Broad Locations of Growth' to 'Broad Locations for Growth'.	Error correction
RH103	Part 1	Policy SP1	In the Definitions, before " <i>For the 'Green Network'</i> ", insert " <i>For 'blue and green infrastructure' – see introduction to Policy BG1.</i> "	To correct an omission from the Definitions - the policy refers to blue and green Infrastructure.
CH28	Part 1	Map 3	Correct identification of Stocksbridge district centre	Correction
HT38	Part 1	Map 6	Amend Map 6: Central Sub-Area - Spatial Diagram base map layer to 'Cathedral' from 'Cathederal'. Correct identification of strategic sites	To correct Map.
HT31	Part 1	Policy CA1A criteria i)	Amend Policy CA1A criteria i) to the following: "i) Retention and enhancement of designated and non-designated key heritage assets (including Kelham Island Conservation Area, Globe Works, Cornish Works and Cannon Brewery buildings).	To aid the implementation and effectiveness of Policy CA1A, criteria i).
HT22	Part 1	Policy CA1B criteria c)	Amend policy criteria c) as follows: "c) Development proposals that are sensitive to, and positively enhance, the Kelham Island Conservation Area and nearby Listed Buildings (Cornish Works, and Globe Works) and Cannon Brewery.	To correct reference to Cannon Brewery and a listed building.
HT23	Part 1	Paragraph 4.19	Amend wording of 3rd bullet to 'The Wicker Arches where a freight railway line is located along the far northern edge of Wicker Riverside'.	To correct reference to redundant railway.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
RH20	Part 1	Policy CA2	Delete "Advanced Manufacturing"	To update following a name change.
RH21	Part 1	Policy CA2 Definitions	Delete "Advanced Manufacturing"	To update following a name change.
RH104	Part 1	Policy CA2A	In the Definitions, before " <i>Grey to Green</i> ", insert " <i>For 'blue and green infrastructure' – see introduction to Policy BG1.</i> "	To correct an omission from the Definitions - the policy refers to blue and green Infrastructure.
ER11	Part 1	Paragraph 4.29	Change co-location to co-living	Correction, wrong term
ER12	Part 1	Policy CA3A	Removed 'build-to-rent' from policy definition as not in the policy	to amend an error
HT29	Part 1	Paragraph 4.36	Amend supporting text to mention that Character Area lies within the Cultural Industries Quarter Conservation Area to be consistent with other sections as follows: 4.36. The area is situated to the south and east of the City Centre, lies within the Cultural Industries Quarter Conservation Area and has...."	To provide consistency and clarity with other policies mentioning heritage assets and Conservation Areas.
HT35	Part 1	Policy CA6 criteria d)	Amend policy criteria wording as follows: " Proactively manage flood risk, particularly in those areas located closest to the designated functional floodplain at River Shief and designated areas of high to medium risk of flooding."	To correct typo.
CH29	Part 1	Map 7	Correct identification of strategic sites	Correction
PG21	Part 1	Policy SA2	Part 1 P65, policy SA2: Correct spelling to "Worrall", from "Worral".	Response to comment PDSP.116.027
RH11	Part 1	Policy SA2	In the opening sentence of the policy, replace "and Crookes" with "Crookes and part of Broomhill".	To reflect the fact that Broomhill District Centre lies partly within the Northwest sub-area.
CH23	Part 1	Policy SA2	Add NWS10 to list of strategic sites	Correction
RH12	Part 1	Policy SA2	In part e) of the policy, replace "and Crookes" with "Crookes and Broomhill".	To reflect the fact that Broomhill District Centre lies partly within the Northwest sub-area.
CH30	Part 1	Map 8	Correct identification of strategic sites	Correction

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
RH13	Part 1	Paragraph 4.60	Change "Concorde" to "Concord"	To correct the name of the park.
CH24	Part 1	Policy SA3	Remove NES09 from list of strategic sites	Correction
RH14	Part 1	Policy SA3	In part g), change "Parsons" to "Parson"	To correct the name of the area
RH15	Part 1	Policy SA3	In part h) change "Denholm" to "Denholme"	To correct the name of the road.
RH22	Part 1	Policy SA3	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
CH31	Part 1	Map 9	Correct identification of strategic sites	Correction
RH23	Part 1	Policy SA3 Definitions	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH24	Part 1	Paragraph 4.63	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH25	Part 1	Text Box after paragraph 4.65	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH34	Part 1	Text Box after paragraph 4.65	Replace "AMID" with "Innovation District"	To update following a name change.
RH35	Part 1	Text Box after paragraph 4.65	Replace "AMID" with "the Innovation District"	To update following a name change.
RH36	Part 1	Text Box after paragraph 4.65	Replace "AMID" with "Innovation District"	To update following a name change.
RH37	Part 1	Text Box after paragraph 4.65	Replace "AMID" with "Innovation District"	To update following a name change.
RH38	Part 1	Text Box after paragraph 4.65	Replace "AMID" with "The Innovation District"	To update following a name change.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
RH39	Part 1	Text Box after paragraph 4.65	Replace "AMID" with "Innovation District"	To update following a name change.
RH40	Part 1	Text Box after paragraph 4.65	Replace "AMID" with "Innovation District"	To update following a name change.
CH25	Part 1	Policy SA4	Revise list of strategic sites to: ES01 to ES13, ES20, ES22 to ES25 and ES30	Correction
RH26	Part 1	Policy SA4	Delete "Advanced Manufacturing"	To update following a name change.
RH41	Part 1	Policy SA4	Replace "AMID" with "Innovation District"	To update following a name change.
RH27	Part 1	Policy SA4 Definitions	Delete "Advanced Manufacturing"	To update following a name change.
CH32	Part 1	Map 10	Correct identification of strategic sites	Correction
GD23	Part 1	Paragraph 4.68	Amend spelling of "Shirtcliffe" to "Shirtcliff".	To correct typo.
CH26	Part 1	Policy SA5	Revise list of strategic sites to: SES01, SES03 to SES05, SES08 to SES10 and SES28.	Correction
LS42	Part 1	Policy SA6	In part a) remove text relating to Sheaf Valley FUZ and replace with 'Sub-Area'	To ensure consistency with policy SP1
CH33	Part 1	Map 12	Correct identification of strategic sites	Correction
GD2	Part 1	Policy SA7	Amend first sentence of SA7 and SA7 part e) to read "Broomhill"	Response to comment PDSP.140.006 - South Yorkshire Climate Alliance
LS43	Part 1	Policy SA7	Additional text to part a) "Longer term housing growth will also take place within Flexible Use Zones within the Sheaf Valley ('Broad Locations for Growth') where existing commercial uses will be allowed to transition to residential use (see Policies H1 and NC16)."	To ensure consistency with policy SP1
CH27	Part 1	Policy SA7	Remove SWS02 from list of strategic sites	Correction
RH94	Part 1	Map 13	Add in the two missing strategic sites referred to in Policy SA8, namely sites SD03 and SD05.	To correct the Map

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
LS14	Part 1	Paragraph 5.5	Amend the sub-area policies which reference 'Broad Locations for Growth' to accurately reflect the Publication Draft Plan. Instead of referring to SA2, SA4 and SA6, the text should refer to SA2, SA3, SA4, SA5 and SA7.	To ensure consistency between policies in the Publication Draft and text in paragraph 5.5
RH28	Part 1	Policy T1 - text	Delete "Advanced Manufacturing"	To update following a name change.
RH42	Part 1	Policy T1 - Table	Replace "AMID" with "Innovation District"	To update following a name change.
RH29	Part 1	Policy T1 - Table	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH30	Part 1	Policy T1 - Table	Replace "AMID" with "Innovation District"	To update following a name change.
RH31	Part 1	Policy T1 Definitions	Delete "Advanced Manufacturing"	To update following a name change.
SV5	Part 1	Map 17	Amend colours on Map 17 so that the different designations are clearer.	Response to comment PDSP.014.012 - Rotherham MBC
SV27	Part 1	Map 17	Add symbols to show locations of historic parks and gardens on Map 17	Response to comment PDSP.116.029 - Joined Up Heritage Sheffield
DH3	Part 1	Policy D1	Poily items (a) & (b) duplicated.	Response to comments PDSP.116.031, PDSP.116.035 - Joined up Heritage Sheffield
RH117	Part 1	Policy D1	Repeated text has been deleted	To correct a typo which has repeated text
RH105	Part 1	Policy D1	In the Definitions, after "see Glossary", insert " <i>For 'and green infrastructure' – see introduction to Policy BG1.</i> "	To correct an omission from the Definitions - the policy refers to green Infrastructure.
RH32	Part 1	Paragraph 5.36	Delete "Advanced Manufacturing"	To update following a name change.
LM3	Part 1	Appendix 1	Change site address for ES12 to 'Land adjacent to 232 Woodbourn Road, S9 3LQ'	Response to PDSP.015.015 - South Yorkshire Mayoral Combined Authority
LM15	Part 1	Appendix 1	Change site address for ES52 to 'Land Opposite 299 To 315 Main Road Darnall Sheffield S9 4QL'	Response to PDSP.006.045

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
CH05	Part 2	Policy ES1	Delete "IN NEW DEVELOPMENTS" from policy title	Response to PDSP.113.002
RH43	Part 2	Table of Contents - Part 5	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH44	Part 2	Table of Contents - Part 5	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH45	Part 2	List of Maps	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH106	Part 2	Policy AS1	In the first sentence of the Policy, after the words '...at least 60% of the gross floorspace' insert the words 'unless specified otherwise in the Site Schedule (Annex A)'.	To clarify that different site-specific requirements can be appropriate on certain sites.
RH08	Part 2	Policy ES2	Revise ES2 a-f to: a) landscape character and local topography; and b) visual amenity including on the Peak District National Park, townscape and heritage assets; and c) biodiversity, geodiversity and best and most versatile agricultural land (including any protected areas); and d) flood risk; and e) highways safety; and f) amenity of any sensitive neighbouring uses	Response to PDSP.116.041
ER10	Part 2	Policy NC3	Table heading and tables rows in policy amended to be clearer that 10% and 30% are a requirement of the GIFA. Links to ER7 and follows through for clarification.	For clarification
RH8	Part 2	Map1	Amend 'City Centre West' to 'Urban West'.	For consistency with the wording used in Policy NC3 (Table listing affordable housing market areas)
RH9	Part 2	Map1	Update City Centre affordable housing market area boundary to reflect the published July 2019 SHMA .	For consistency with the evidence used to inform Policy NC3 (July 2019 SHMA).
ER2	Part 2	Policy NC4	Amend policy wording to 'the accommodation would be close to local facilities, particularly public transport, shops, and health services'.	Response to comment PDSP.038.006 - Gladman Retirement Living Ltd

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
ER15	Part 2	Policy NC4 Definitions	Add 'or future revisions' to wheelchair adaptable dwellings definiton	Response to barrister comment
ER14	Part 2	Policy NC4 Definitions	Add 'or future revisions' to wheelchair adaptable dwellings definiton	Response to barrister comment
ER1	Part 2	Policy NC4 Definitions	Add the Definition 'Wheelchair accessible' – homes readily useable by a wheelchair user at the point of completion. This means they should be designed to meet Building Regulations Optional Technical Standard M4(3)(2)(b), or future revisions.. '	To correct an ommission from the policy definitions to a word used in the policy.
PH17	Part 2	Policy NC5	Revise NC5 c) to: resisting new (or conversions to) Houses in Multiple Occupation (HMOs), hostels and shared housing, where the combined concentration of such uses when compared with the number of all residential properties within 200m of the site (as the crow flies), exceeds 20%	Response to PDSP.116.048, PDSP.116.049
ER4	Part 2	Policy NC7	Added 'plots' to part (b) for consistency with part (g) (h) (k) of the policy	Ommision now corrected
ER5	Part 2	Policy NC7	Added 'plot' to policy definition 'Plot' – an area of a Travelling Showpeople site (often called a 'yard') designed as a mixed-use plot, which may/will need to incorporate space or to be split to allow for the storage of equipment.'	Ommision now corrected
PG25	Part 2	Policy NC12	Change the word "and" at the end of NC12a to "or"	Response to comment PDSP.157.001 - McDonalds Restaurants Ltd
GC19	Part 2	Policy NC14	delete 'Trunk Roads' and replace with 'the Strategic Road Network' in the policy wording and definitions	Response to comment PDSP.015.026 - South Yorkshire Mayoral Combined Authority
SV29	Part 2	Paragraph 4.51	After the word 'Community' delete 'n'.	Typo
RH46	Part 2	Paragraph 5.2	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH47	Part 2	Paragraph 5.2	Replace "AMID" with "Innovation District"	To update following a name change.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
RH62	Part 2	Paragraph 5.2	Replace "AMID" with "Innovation District"	To update following a name change.
RH63	Part 2	Paragraph 5.3	Replace "AMID" with "the Innovation District"	To update following a name change.
RH48	Part 2	Heading before Paragraph 6.8	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH49	Part 2	Paragraph 5.8	Replace "AMID" with "Innovation District"	To update following a name change.
RH50	Part 2	Paragraph 5.8	Replace "AMID" with "Innovation District"	To update following a name change.
RH51	Part 2	Paragraph 5.9	Replace "AMID" with "The Innovation District"	To update following a name change.
RH52	Part 2	Paragraph 5.10	Replace "AMID" with "the Innovation District"	To update following a name change.
RH53	Part 2	Paragraph 5.10	Replace "AMID" with "Innovation District"	To update following a name change.
RH54	Part 2	Paragraph 5.11	Replace "AMID" with "Innovation District"	To update following a name change.
RH55	Part 2	Paragraph 5.11	Replace "AMID" with "Innovation District"	To update following a name change.
RH59	Part 2	Policy EC1 Title	Delete "ADVANCED MANUFACTURING" and "(AMID)"	To update following a name change.
RH56	Part 2	Policy EC1	Replace "AMID" with "Innovation District"	To update following a name change.
RH57	Part 2	Policy EC1	Replace "AMID" with "Innovation District"	To update following a name change.
RH58	Part 2	Policy EC1 Definitions	Replace "AMID" with "the Innovation District"	To update following a name change.
RH64	Part 2	Map 3	Replace "AMID" with "THE INNOVATION DISTRICT"	To update following a name change.
RH65	Part 2	Map 3	Delete "Advanced Manufacturing"	To update following a name change.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
HT36	Part 2	Policy VC1	Typo correction in VC1 to 'Houses in Multiple Occupation'	To correct typo.
GD4	Part 2	Policy GS1	Amend wording of policy GS1, for clarification: insert "and" after (iii) and also after b), c), d), e) and f)	Response to comments PDSP.116.057, PDSP.166.058 - Joined Up Heritage Sheffield
RH101	Part 2	Policy GS1	In the Definitions, before "green infrastructure", insert "blue and"	To correct an omission - the policy refers to both blue and green Infrastructure.
GD14	Part 2	Policy GS1	In Table 4, amend "ANGSt standards" to "Natural England Accessible Natural Greenspace Standards (ANGSt)"	For clarification.
RH102	Part 2	Policy GS7	In the Definitions, before "Good quality trees", insert "For 'green infrastructure' – see introduction to Policy BG1."	To correct an omission from the Definitions - the policy refers to green Infrastructure.
V26	Part 2	Paragraph 11.15	In the 4th bullet point, delete the words 'from the Local Growth Fund'.	Response to comment PDSP.015.013 - South Yorkshire Mayoral Combined Authority
RH60	Part 2	Paragraph 11.15	Delete "Advanced Manufacturing"	To update following a name change.
RH61	Part 2	Paragraph 11.16	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH90	Key Diagram		Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH92	Glossary	Advanced Manufacturing Innovation District (AMID)	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH93	Glossary	Advanced Manufacturing Innovation District (AMID)	Delete "AMID"	To update following a name change.
RH100	Glossary	Green Infrastructure	Add policies GS7 and D1	To correct an omission - these policies also refer to 'Green Infrastructure'.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
RH99	Glossary	Blue and Green Infrastructure	Delete policies NC1 and IN1 from the definition	To correct an error - these policies do not actually refer to 'Blue and Green Infrastructure'.
ER13	Glossary	Build-to-Rent	Add Build-to-Rent into the Glossary	To correct an omission
CH22	Glossary	Easy walking distance	add "or rail stations" to 800m walk distance	Response to PDSP.015.021
HT21	Glossary	Flood Plain	Add the following definitions to the Glossary :Flood Plain: land with a high probability of being partly or wholly covered with water during flooding from rivers – ignoring the presence of flood defences.	To correct an omission from the Definitions - the policy CA1 and CA5B refer to Flood Plain
GD11	Glossary	Local Green Space	Include definition of Local Green Space in the Glossary	Response to comment PDSP.127.006 - Sheffield & Rotherham Wildlife Trust
PH96	Glossary	Mass Transit Corridors	Insert a new entry for 'Mass Transit Corridors' with a description "High quality public transport corridors where proposals will be brought forward to improve public transport journey speed and reliability, incorporating park and ride on key gateways to the city where viable. Mass Transit would use one or more high quality buses, trams, and/or tram-train vehicles" and policy(s) "SP1; CA1; SA2; SA3; SA4; SA5; SA6; SA7; SA8; SA9; T12"	To correct an omission – the Definition sections refer to the term 'Mass Transit Corridors' being in the Glossary but it is missing.
HT20	Glossary	Proactively Managed Flood Risk	Add the following definition to the Glossary : Proactively managed flood risk: refers to mitigation measures that are planned and conducted in the area. Mitigation measures aim to reduce the probability and/or consequences of flood events on the built environment. This includes any measures that reduce the severity of human and material damage by constructing resilient infrastructure.	To correct an omission from the Definitions - the policy CA1 and CA6 refer to Proactively Managed Flood Risk
LS9	Glossary	Sheffield City Region	Add 'Former' to the definition of Sheffield City Region to reflect status	Response to comment (PDSP.015.023 South Yorkshire Mayoral Combined Authority).

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
GC6	Glossary	Trunk Roads	Delete the definition of 'Trunk Roads'.	Response to comment PDSP.015.026 and PDSP.015.027 - South Yorkshire Mayoral Combined Authority
GC18	Glossary	Trunk Roads	delete 'Trunk Roads' entry and replace with 'Strategic Road Network'	Response to comment PDSP.015.026 - South Yorkshire Mayoral Combined Authority
LS34	Annex A	KN03	Remove 'adjacent' from condition relating to buffer to Local Wildlife Site.	Clarification that the LWS is partly within the site boundary not just adjacent.
LS33	Annex A	SV21	Remove 'adjacent' from condition relating to buffer to Local Wildlife Site.	Clarification that the LWS is partly within the site boundary not just adjacent.
Page 26 G10	Annex A	NWS04	Updated site area and net employment area to reflect boudary change	Correction
RH66	Annex A	NES03	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH67	Annex A	NES04	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
RH68	Annex A	NES07	Delete "Advanced Manufacturing" and "(AMID)"	To update following a name change.
LS36	Annex A	NES27	Add additional condition; "A buffer is required to the 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."	Consistency with other site allocations adjoining LWS
RH69	Annex A	ES01	Delete "Advanced Manufacturing"	To update following a name change.
RH70	Annex A	ES02	Delete "Advanced Manufacturing"	To update following a name change.
LS35	Annex A	ES02	Remove 'adjacent' from condition relating to buffer to Local Wildlife Site.	Clarification that the LWS is partly within the site boundary not just adjacent.
RH71	Annex A	ES03	Delete "Advanced Manufacturing"	To update following a name change.
RH72	Annex A	ES04	Delete "Advanced Manufacturing"	To update following a name change.
RH73	Annex A	ES05	Delete "Advanced Manufacturing"	To update following a name change.
RH74	Annex A	ES06	Delete "Advanced Manufacturing"	To update following a name change.
RH75	Annex A	ES07	Delete "Advanced Manufacturing"	To update following a name change.
RH76	Annex A	ES08	Delete "Advanced Manufacturing"	To update following a name change.

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
RH77	Annex A	ES09	Delete "Advanced Manufacturing"	To update following a name change.
RH78	Annex A	ES10	Delete "Advanced Manufacturing"	To update following a name change.
RH79	Annex A	ES11	Delete "Advanced Manufacturing"	To update following a name change.
LM3	Annex A	ES12	Change site address to 'Land adjacent to 232 Woodbourn Road, S9 3LQ'	Response to PDSP.015.015 - South Yorkshire Mayoral Combined Authority
RH80	Annex A	ES12	Delete "Advanced Manufacturing"	To update following a name change.
RH81	Annex A	ES13	Delete "Advanced Manufacturing"	To update following a name change.
RH82	Annex A	ES14	Delete "Advanced Manufacturing"	To update following a name change.
RH83	Annex A	ES15	Delete "Advanced Manufacturing"	To update following a name change.
RH84	Annex A	ES16	Delete "Advanced Manufacturing"	To update following a name change.
RH85	Annex A	ES17	Delete "Advanced Manufacturing"	To update following a name change.
RH86	Annex A	ES18	Delete "Advanced Manufacturing"	To update following a name change.
RH87	Annex A	ES19	Delete "Advanced Manufacturing"	To update following a name change.
RH88	Annex A	ES20	Delete "Advanced Manufacturing"	To update following a name change.
LS46	Annex A	ES20	Replace "western" with "eastern" in relation to any future industrial scale development.	Correction.
RH89	Annex A	ES21	Delete "Advanced Manufacturing"	To update following a name change.
LM14	Annex A	ES52	Change postcode to 'S9 4QL'	Response to comment PDSP.006.045 - Natural England
LS24	Annex A	SES04	Remove 'adjacent' from condition relating to buffer to Local Wildlife Site.	Clarification that the LWS is partly within the site boundary not just adjacent.
LS26	Annex A	SES05	Remove 'adjacent' from condition relating to buffer to Local Wildlife Site.	Clarification that the LWS is partly within the site boundary not just adjacent.
LS37	Annex A	SD03	Add additional condition: "No development should take place within the Local Wildlife Site"	Consistency with other site allocations containing LWS
GC14	Annex B	Car Parking	move the final sentence on page 4 "The Guidelines will be kept under review during the Plan period and adjusted as necessary in the light of experience and any further	to correct an error

Amendment Reference	Document	Policy, paragraph or site	Proposed amendment	Why have we made the change?
			Government guidance. " to above the 'Car Parking' heading as this applies to all the guidelines in the document.	
GC11	Annex B	Car parking	amend Use Class for PBSA from C2 to Sui Generis	Response to comment PDSP.085.009 to correct error
GC9	Annex B	Cycle Parking table	add 'Minimum' to table heading, second column	to correct an omission from the table heading
GC37	Annex B	Cycle parking table	amended to "Outside City Centre" instead of 'Business parks'	Clarification
GC10	Annex B	Accessible Parking	amend heading on page 13 to add 'car' - 'Accessible Car Parking'	to correct an omission from the heading
GC38	Policies Map	Cycle Routes	Add Hutcliffe Wood cycle route	Response to comment PDSP.125.021 - Sheaf and Porter Rivers Trust
RH91	Policies Map	Key	Change the Proposals Map Key, "Advanced Manufacturing Innovation District" to "Innovation District"	To update following a name change.
RH95	Policies Map	SD03 and SD05	Change the boundary colour to show that the two strategic sites referred to in Policy SA8, namely sites SD03 and SD05 are shown correctly as strategic sites rather than just Housing Sites.	To correct the Policies Map
GD19	Policies Map	Site SS01	Add notation to show site SS01 on the pdf version of the Policies Map	Response to comment PDSP.127.030
RH98	Policies Map	South-East area	Change the designation of land to the west of Rother Valley Way and south of New Street, Holbrook, from Urban Green Space Zone to Industrial Zone.	To account for the fact that the land has now been developed for industrial purposes.
PG25	Policies Map	Wood Royd Rd and Hollin Busk, Stocksbridge	Change to Housing and Urban Greenspace areas	Updating boundaries
PG10	Policies Map	NWS04	Update boundary	Response to PDSP.084.005

Report to Strategy & Resources Policy Committee

Appendix 4

2nd August 2023

**Sheffield Plan:
Our City, Our Future
Publication (Pre-Submission) Draft**

**PART 1: Vision, Spatial Strategy, Sub-
Area Policies and Site Allocations**

Tracked Changes post Public Consultation

**Planning Service
City Futures
Sheffield City Council**

FOREWORD: A new vision for Sheffield

I am both delighted and honoured to be writing this foreword for the Draft Sheffield Plan.

First and foremost, this is a Plan for the people of Sheffield. It will have implications for how all of us live our lives, setting how and where the city will develop over the next 15-20 years. My priority, and that of the Council as a whole, is to create a city where the benefits of development are felt across all communities and this new Plan can help us achieve that.

A key priority for this Council is delivering secure, connected, respected neighbourhoods – providing affordable homes in the right locations.

Poor housing is often at the root of inequality, and we remain steadfast in our commitment to truly tackling this and providing a high standard for all our neighbourhoods, whilst ensuring that the city's green spaces are protected.

We, as a Council, across all the political groups, have listened carefully to what you told us during the public consultation on how the Sheffield Plan should be shaped in autumn 2020. You told us about the importance you attach to protection of the Green Belt and open spaces; how this is vital to the city's character and to our reputation as the 'Outdoor City'. Many of you told us about your concerns relating to climate change, about the impact of development on biodiversity and about the need for a better mix of homes and more affordable, good quality housing. You told us about the need for better public transport and to prioritise cycling and walking, about the need for a more vibrant, dynamic City Centre and there was widespread support for the reuse of vacant and underused previously developed (brownfield) sites across the city.

The new plan is ambitious but realistic. It includes plans that will enable 35,530 homes to be built and 43,000 new jobs to be created.

Crucially this is a plan that ensures homes are built in the right places and delivers on our ambitions with respect to affordability and sustainability, with the right supporting infrastructure. I am pleased that, through this Plan, we are able to do this without undermining the green character of the city.

The Climate Emergency has played a key role in shaping our overall approach. Sheffield, along with other cities around the world, will need to play its part in responding to one of the biggest challenges of our time. We recognise that it cannot be right to focus on building lower density housing on the edge of the city (as many developers and landowners would like us to do) when there is so much brownfield land in the city that can be brought back into effective use. Focussing future growth

in the existing built-up areas and raising overall densities is not only the right thing to do when presented with the environmental challenges we face today, but this approach will also, ultimately, make neighbourhoods better places to live, helping us to reduce the need to travel and improve public transport, shops and local facilities.

The Plan takes forward the ambitions for the City Centre that we set out in the City Centre Vision earlier this year. I'm excited about how the Plan can help us to drive forward the changes we need in the City Centre and wider Central Area. It includes proposals for a series of vibrant new neighbourhoods providing homes, new public spaces and local services and facilities. We will work with Sheffields, landowners, developers and other partners to deliver those new neighbourhoods over the coming years. These new communities will have clear identities, will offer a variety of places and experiences for the people of Sheffield, will be designed to be inclusive and play a significant role in sustaining existing and future businesses across the central area.

The Plan will play a vital role in helping us to drive up the overall quality of new developments. Amongst other things, it sets improved space standards for new homes, will deliver more accessible and adaptable housing and requires new development to cut carbon emissions, supporting the council's clear objective to be net zero carbon by 2030.

By allocating land for development, the new Plan will enable the Council, utility companies and other service providers to plan new infrastructure more effectively. This includes the provision of new education and health facilities, as well as other vitally important improvements to public transport. Indeed, transport infrastructure is crucial to delivering the new development proposed in the Plan, with many of the policies designed to support the creation of '20-minute neighbourhoods', where everyday needs can be met within a short walk or cycle ride. A shift away from private car journeys towards more sustainable ways of travelling will be essential, not only to cut carbon emissions, but also to create calm, people friendly neighbourhoods and reduce congestion. But we cannot do this alone, we need significantly more support from government to deliver a public transport fit for Sheffield.

Notwithstanding the current poor performance of public transport this should not limit our ambition, or detract away from the connectivity we are striving for. We have developed a Sheffield Plan that is for the here-and-now but also the future - playing a significant role in creating a truly sustainable city. Without an up-to-date Local Plan there will always be conflict between short term economic goals and longer term environmental and social impacts. The Local Plan and planning decisions provide an important tool to honestly, properly, fairly and publicly, mediate between these competing objectives.

I am determined for Sheffield to be a city where no one is held back, excluded, shut out or made to feel that they don't matter, so everybody is respected and able to get on in life, with security at work and at home, decently paid for the work they do and able to live their lives to the full.

You'll see that Sheffield's vision for tackling inequalities, and providing secure, respected and connected neighbourhoods are front and centre of this plan. So too is our climate responsibility which underpins this entire document. We are determined to secure the right housing, infrastructure and support for all our residents, so they can live their lives fully, independently, securely and with dignity. These requirements are not optional or extras – they are at the heart of our communities and the city we will build together.

Councillor ~~Terry Fox~~ Tom Hunt

Leader, Sheffield City Council

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▲ Denote a strategic policy (see paragraph 21 of the National Planning Policy Framework (2021))

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1 Introduction

What is the Sheffield Plan?

- 1.1. The Sheffield Plan sets out a strategy for future growth and change through to 2039, and will help to deliver Sheffield City Council's objectives for creating a fairer city for everyone.
- 1.2. The plan addresses needs and opportunities for housing, jobs, and important infrastructure. It provides the basis for safeguarding the environment, adapting to climate change, and securing good design. It is one of the most important tools in enabling development and guiding decisions on the future of Sheffield.
- 1.3. Sheffield, like other major cities, is facing a number of challenges but it also has the opportunity to grasp hold of unique opportunities. In order to positively meet needs and responsibly address problems, the city needs a policy framework that can provide certainty and guidance to its residents, businesses, visitors, investors, and partners.
- 1.4. It is vital that the Sheffield Plan reflects the needs and aspirations of every person in the city, no matter who they are, where they live, or what stage they are at in their life. Changes to the places where we live and work can sometimes be challenging and can cause concerns over how existing places will cope with pressures. To address these concerns, the Sheffield Plan sets out policies and guidance for how and where growth will take place, and how we will use growth to improve the quality of life and provide opportunity for everyone.
- 1.5. Once finalised, the Sheffield Plan will become the 'Local Plan' for Sheffield. It will form part of the statutory 'Development Plan', which is made up of the local plan and any neighbourhood plans prepared by communities. The development plan has legal status and future development applications will have to be in accordance with the development plan, unless material considerations indicate otherwise¹.

What is the scope of the documents?

- 1.6. The Sheffield Plan represents proposals for how we think Sheffield should develop in the period up to 2039. It comprises the following documents:
 - **Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations (this document)**
 - **Part 2: Development Management Policies and Implementation**
 - **Annex A: Site Allocations**

¹ Legal status is given to the Development Plan through Section 38 of the Planning and Compulsory Purchase Act 2004 (as amended), and Section 70 of the Town and Country Planning Act 1990 (as amended).

- **Annex B: Parking Guidelines**
- **Key Diagram**
- **Policies Map**
- **A Glossary**

- 1.7. Together these documents form the **‘Publication (Pre-Submission) Draft’ version of the Sheffield Plan**. The plan has been prepared in accordance with the Planning and Compulsory Purchase Act (2004) (as amended) and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 1.8. Throughout this document, the Publication (Pre-Submission) Draft Sheffield Plan is referred to as the ‘Sheffield Plan’ or simply ‘the Plan’. It has been approved by Sheffield City Council for public consultation. However, it remains a draft plan until it has been formally adopted by the Council (expected to be towards the end of 2024).

Part 1: Vision, Spatial Strategy, Sub-Area Policies, and Site Allocations

- 1.9. Part 1 is this document – it includes the introduction to the plan and sets out the Council’s vision, overall aims, and objectives.
- 1.10. It establishes the overall growth plan for Sheffield, giving a complete picture on the scale of growth proposed over the period to 2039. It explains how the chosen spatial strategy affects different parts of Sheffield (the plan divides Sheffield into nine sub-areas); and each sub-area section includes a policy which describes the proposed scale and location of growth.
- 1.11. This part of the plan also lists the sites that have been allocated for future development – the ‘Site Allocations’. Some of the sites already have planning permission² but because development has not started or has not been completed, they are included here because they will contribute to future growth. More details, including specific conditions that apply to the Site Allocations are set out in Annex A: Site Schedule (see below).
- 1.12. Part 1 also includes several ‘topic’ policies covering housing, transport, blue & green infrastructure, design principles & priorities, and infrastructure delivery. These policies deal with important strategic issues affecting the future development of the city.

Part 2: Development Management Policies and Implementation

- 1.13. This part of the plan helps to answer the questions: ‘What do I need to do to get planning permission’ and ‘how will the plan be implemented?’
- 1.14. Whilst Part 1 sets out the strategic overview of how Sheffield will change, Part 2 sets out how we will achieve high quality development. The

² As at 1st April 2022.

development management policies set out criteria that provide certainty and consistency in decisions about planning applications. The policies enable developers to be clear about what is expected and provide guidance on what is needed to make development economically, socially, and environmentally sustainable.

- 1.15. This part of the plan includes policies that guide the mix of uses in a series of geographical 'Policy Zones', most of which have 'preferred', 'acceptable', and 'unacceptable' uses that reflect the vision, objectives, and spatial priorities. The Zones cover the whole geographical area of Sheffield and are shown on the Policies Map.

Annex A: Site Schedule

- 1.16. This provides more details on the mix of uses that are required on the Site Allocations listed in Part 1 of the Plan. It sets out any conditions that will apply to development of the sites; for example, limits that will apply to the developable area in order to protect biodiversity on parts of the site.

Annex B: Parking Guidelines

- 1.17. This Annex supplements Policy CO2 in Part 2 of the Plan. It sets out the levels and type of parking that should be provided for different types of development in different locations. It covers car parking, cycle parking, parking for disabled people and provision of Electric Vehicle (EV) charging points.

The Key Diagram

- 1.18. This is used to illustrate the main components of the spatial strategy, including the main locations for site allocation and the [main](#) broad locations for longer term growth. It also shows the main elements of the transport network.

Commented [LS1]: LS40

The Policies Map

- 1.19. The Policies Map is available online. It shows where the policies would apply and the location of the site allocations.
- 1.20. As well as showing the Policy Zones, the Policies Map shows a range of other designations and proposals that are referred to in the policies in Parts 1 and Part 2 of the Plan. The various layers of information on the Policies Map can be turned on and off as needed by clicking on the key.

Glossary

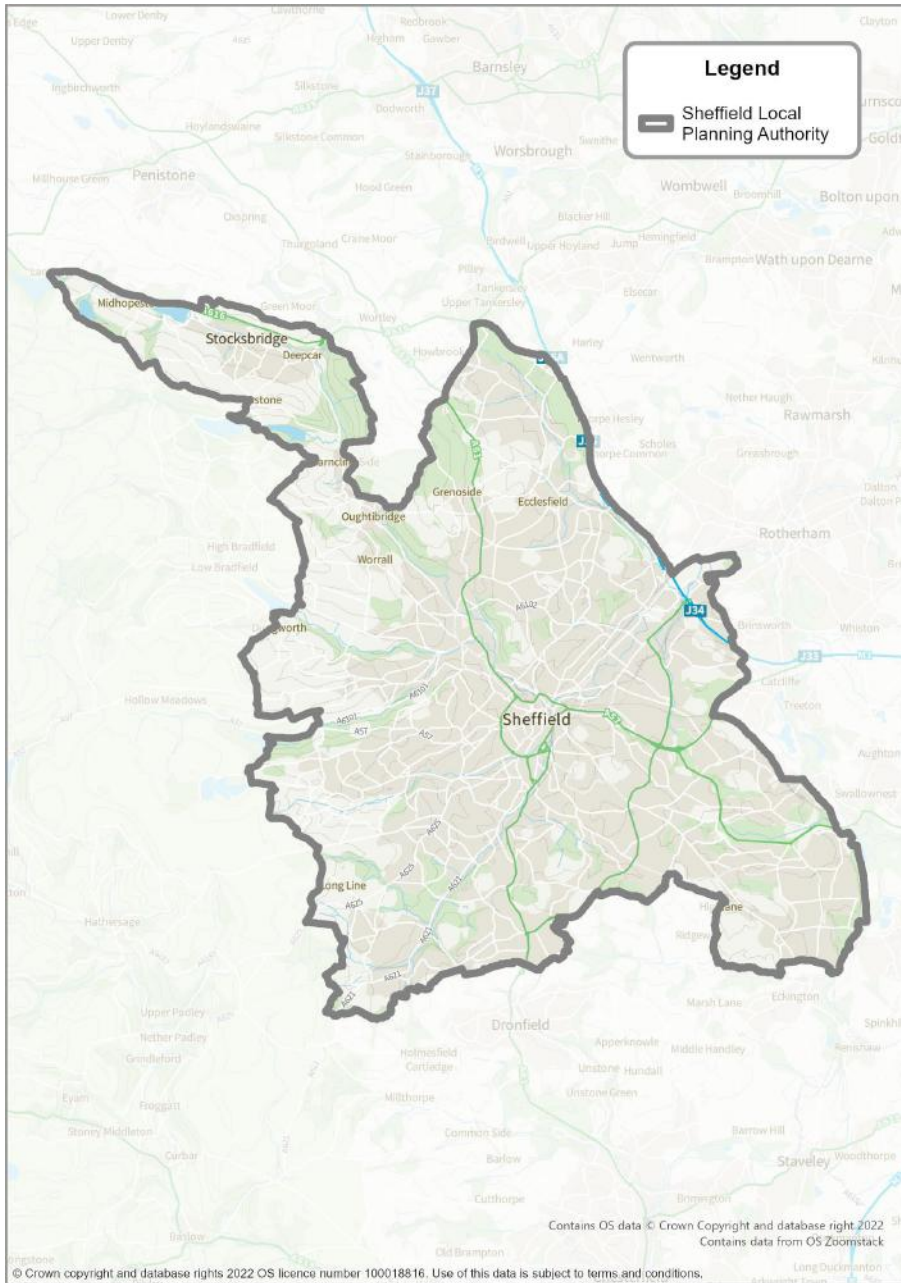
- 1.21. This explains the technical terms that are used in the Sheffield Plan.

What geographical area does the Sheffield Plan cover?

- 1.22. The Sheffield Plan covers the whole of Sheffield, except for the part lying in the Peak District National Park³. Map 1 below shows the geographical area covered by the Sheffield Plan.

³ The area within the Peak District National Park is covered by the Peak District National Park Local Development Framework Core Strategy.

Map 1: Geographical area covered by the Sheffield Plan



Why do we need a new Sheffield Plan?

- 1.23. At a national level, Government has set out legislation and policy that requires Councils to meet the needs of its residents, businesses, visitors, and partners. As noted, one mechanism to help meet these needs is to create a statutory development plan. Government requires that development plans are reviewed regularly and kept up-to-date.
- 1.24. The current local plan for Sheffield is the Sheffield Core Strategy (adopted in 2009) and a number of 'saved' policies from the Unitary Development Plan (adopted in 1998). The Core Strategy replaced many of the policies in the UDP, but is itself now over 13 years old, and does not provide an up-to-date policy approach for how Sheffield should meet its needs in the future. It does not respond as effectively to help tackle the challenges facing the city.
- 1.25. In July 2013, the Council published a draft 'City Policies and Sites' document, which would have set out new development management policies and site allocations (linking to the Core Strategy). However, whilst this new document was subject to public consultation, in December 2013 the Council decided not to submit it to the Government.
- 1.26. As such, there is a pressing need to produce a new development plan for Sheffield, one that positively plans for inclusive growth and change and allows the Council and all those interested in the future of Sheffield to look forward.

How does the Sheffield Plan affect the existing local plan?

- 1.27. Once adopted, the Sheffield Plan will replace both the Core Strategy and the UDP, except for three policies in the Core Strategy relating to **waste management**. Sheffield's current waste management policies are set out in the Sheffield Core Strategy and the intention is to 'save' these policies until a new joint waste management plan is prepared with the other South Yorkshire local authorities⁴. All four authorities have started work on this by commissioning the evidence base needed to produce the plan. This involves reviewing waste arising, capacities required, and availability within neighbouring authorities across the City Region. The authorities have agreed, in principle, to start preparation of the plan itself during 2022. The current Barnsley, Doncaster and Rotherham Joint Waste Plan was adopted in 2012 and runs to 2026.

Commented [CH2]: SV2

⁴ The waste management policies to be saved are: Policy CS68 Waste Development Objectives; Policy CS69 Safeguarding Major Waste Facilities; Policy CS70 Provision for Recycling and Composting.

How does the Sheffield Plan relate to Neighbourhood Plans?

- 1.28. As noted above, neighbourhood plans form part of the Development Plan for the area. They are plans prepared by a Parish Council or Neighbourhood Forum for a particular local area (referred to as the 'neighbourhood area'). They are intended to give direct power to communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Under national planning regulations, neighbourhood plans must be in general conformity with the strategic policies contained in any development plans that cover their area⁵. They should not promote less development than set out in strategic policies in the Local Plan. The strategic policies in the Sheffield Plan are identified on the contents page.

Previous consultation on the Sheffield Plan

- 1.29. Previously, the Council consulted on the Sheffield Plan 'Issues and Options', between 1 September 2020 and 13 October 2020⁶. This consultation was carried out in accordance with the Council's Statement of Community Involvement (SCI)⁷.
- 1.30. Prior to that, the Council had also consulted on an issues and options document in 2015 ('Citywide Options for Growth to 2034') but analysis of the responses to that consultation highlighted that many people were concerned about how much housing development was proposed on Green Belt land.
- 1.31. The more recent Issues and Options document identified the challenges and opportunities facing the city and importantly, set out a fresh approach for how and where future development could take place in Sheffield.
- 1.32. The comments made on the Issues and Options document have informed the Publication Draft version of the Sheffield Plan. The main issues raised are covered under the following broad themes:
- The Climate Emergency - how the plan should respond to, and mitigate, climate change and how it should help the Council meet its target for the city to be net zero carbon by 2030;

⁵ The Neighbourhood Planning (General) Regulations 2012 (as amended)

⁶ Sheffield Plan: Our City, Our Future - Issues and Options (September 2020): <https://www.sheffield.gov.uk/sites/default/files/docs/planning-and-development/draft%20sheffield%20plan/Sheffield%20Plan%20Issues%20and%20Options%20document.pdf>

⁷ Sheffield City Council, Statement of Community Involvement (July 2020): <https://www.sheffield.gov.uk/sites/default/files/docs/planning-and-development/sheffield-plan/Statement%20of%20Community%20Involvement%202020.pdf>

- Housing supply – how much and what type of housing, including affordable housing, family-sized housing, homes for older and disabled people, and students – improving choice, quality and affordability;
- Housing space standards and the design of new homes;
- Green Belt - the need to minimise the impact of housing growth and other development on the Green Belt and Sheffield's 'green frame';
- The City Centre – its future role, taking into account changing shopping patterns and the impact of the global pandemic;
- Sheffield's role within the wider City Region – take this into account when making provision for housing;
- Better and more sustainable travel – promotion of walking and cycling and improvements to public transport services and connectivity;
- Job opportunities – create new businesses and provide more highly skilled jobs, particularly in the ~~Advanced Manufacturing~~ Innovation District;
- Sheffield's heritage, landmarks, buildings of genuine character and culture – need to be preserved;
- Open space – protection of valuable open spaces and improvements to low quality spaces;
- Biodiversity – how to deliver a net gain in biodiversity and protect and enhance the city's network of green spaces and countryside;
- Reuse of previously-developed sites and buildings – this should be prioritised and the plan should be flexible about reuse and use land efficiently; and
- Health & social care, equality and quality of life – all require improvement.

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1.33. A summary of the comments made on the Issues and Options document, and the responses to them, is set out in a separate Consultation Report⁸.

How long will the Sheffield Plan last?

1.34. The strategic policies in the Sheffield Plan are required to look 15 years ahead from adoption and will therefore cover the period to 2039 (assuming the Plan is adopted in 2024)⁹. As with any longer term planning document, it is important to review regularly to reflect changing circumstances, so the Plan will be reviewed at least every five years. At each review it will be updated and rolled forward for the next 15-year period.

Evidence base and supporting documents

1.35. The new Sheffield Plan takes account of national and international legislation and other statutory requirements. It has also been prepared in

⁸ Issues and Options - Sheffield Plan (2020) - Consultation Report.

⁹ National Planning Policy Framework (NPPF) (2021) - paragraph 22.

accordance with Government's National Planning Policy Framework (NPPF) which sets out a framework in which locally-prepared plans (such as the Sheffield Plan) can be produced¹⁰. The NPPF places a strong emphasis on economic growth and on delivering the housing that is required to support that growth. It promotes development that delivers economic, social and environmental benefits and it covers a wide range of planning issues, including ensuring the vitality of town centres, delivering a wide choice of high-quality homes and conserving the natural environment.

- 1.36. The Council has prepared a series of other documents to provide evidence and analysis that demonstrates the Sheffield Plan is sound and is based on a proportionate and appropriate evidence base. A full list of the Council's evidence base can be found on the Council's website¹¹.
- 1.37. Certain documents are **legal compliance reports** that demonstrate how the preparation of the Publication Draft version of the Sheffield Plan complies with legislation, national policy, and other planning regulations. These are:
- Sheffield Plan Integrated Impact Assessment (IIA) (2022); and
 - Sheffield Plan Habitat Regulations Assessment (HRA) (2022)
- 1.38. The purpose of each of these documents is briefly described below.

Integrated Impact Assessment (IIA)

- 1.39. The Sheffield Plan has been the subject of an IIA that covers:
- Sustainability Appraisal (incorporating Strategic Environmental Assessment);
 - An Equalities Impact Assessment; and
 - A Health Impact Assessment.
- 1.40. A draft IIA was published alongside the Issues and Options document in September 2020. This included a Scoping Report, which highlighted the main social and economic challenges and opportunities. It also outlined the current environmental conditions in Sheffield and provided the latest baseline evidence and relevant plans and programmes that have informed preparation of the Sheffield Plan. The draft IIA also set out the approach being used to predict, appraise and monitor the effects of the Sheffield Plan on all aspects of sustainability.
- 1.41. The IIA that accompanies the Sheffield Plan updates the Scoping Report, and confirms the indicators being used to carry out the Sustainability Appraisal. It also sets out the strategic spatial alternatives that were

¹⁰ National Planning Policy Framework (NPPF) (2021).

¹¹ Sheffield Plan - Evidence Base: <https://www.sheffield.gov.uk/planning-development/emerging-sheffield-plan-draft>

considered and identifies the economic, social and environmental impacts of the strategic policies, development management policies, and site allocations. The work on the IIA has ensured that the Council is complying with the regulations on Strategic Environmental Assessment.

- 1.42. The Equality Impact Assessment and Health Impact Assessment enables us to understand any equality impacts arising from the Sheffield Plan and helps us ensure that Sheffield is, and will be, a fair and equal city.

Habitats Regulations Assessment

- 1.43. Habitats Regulations Assessment (HRA) is the assessment of the potential impacts of implementing a plan or policy on a European Site and is required by law. European Sites are those of exceptional importance for rare, endangered or vulnerable natural habitats and species within the European Community. They are designated as either Special Protection Areas (SPAs), or Special Areas of Conservation (SACs). A Habitat Regulations Assessment for the Sheffield Plan has been undertaken with guidance from Natural England.

The Duty to Cooperate

- 1.44. The Planning and Compulsory Purchase Act 2004 (as amended) introduced a legal 'duty to co-operate' in relation to the planning of sustainable development¹². This requires the Council to co-operate with other local planning authorities and public bodies to maximise the effectiveness of the preparation of the Sheffield Plan and supporting activities where it relates to a strategic or cross-boundary matter.
- 1.45. The Council has also had regard to the activities of the South Yorkshire Mayoral Combined Authority (SYMCA), and the Local Enterprise Partnership (LEP) as they relate to the Sheffield Plan and supporting activities. Sheffield is part of the Combined Authority (CA), which covers the four South Yorkshire districts of Barnsley, Doncaster, Rotherham and Sheffield. The local authorities of North East Derbyshire, Derbyshire Dales, Chesterfield, Bolsover, and Bassetlaw form part of the wider Sheffield City Region (see Map 2).
- 1.46. The CA local authorities have identified a number of strategic cross boundary issues with cross-boundary implications¹³. These are:
 - Economic growth and employment
 - Housing requirement and land supply
 - Green Belt

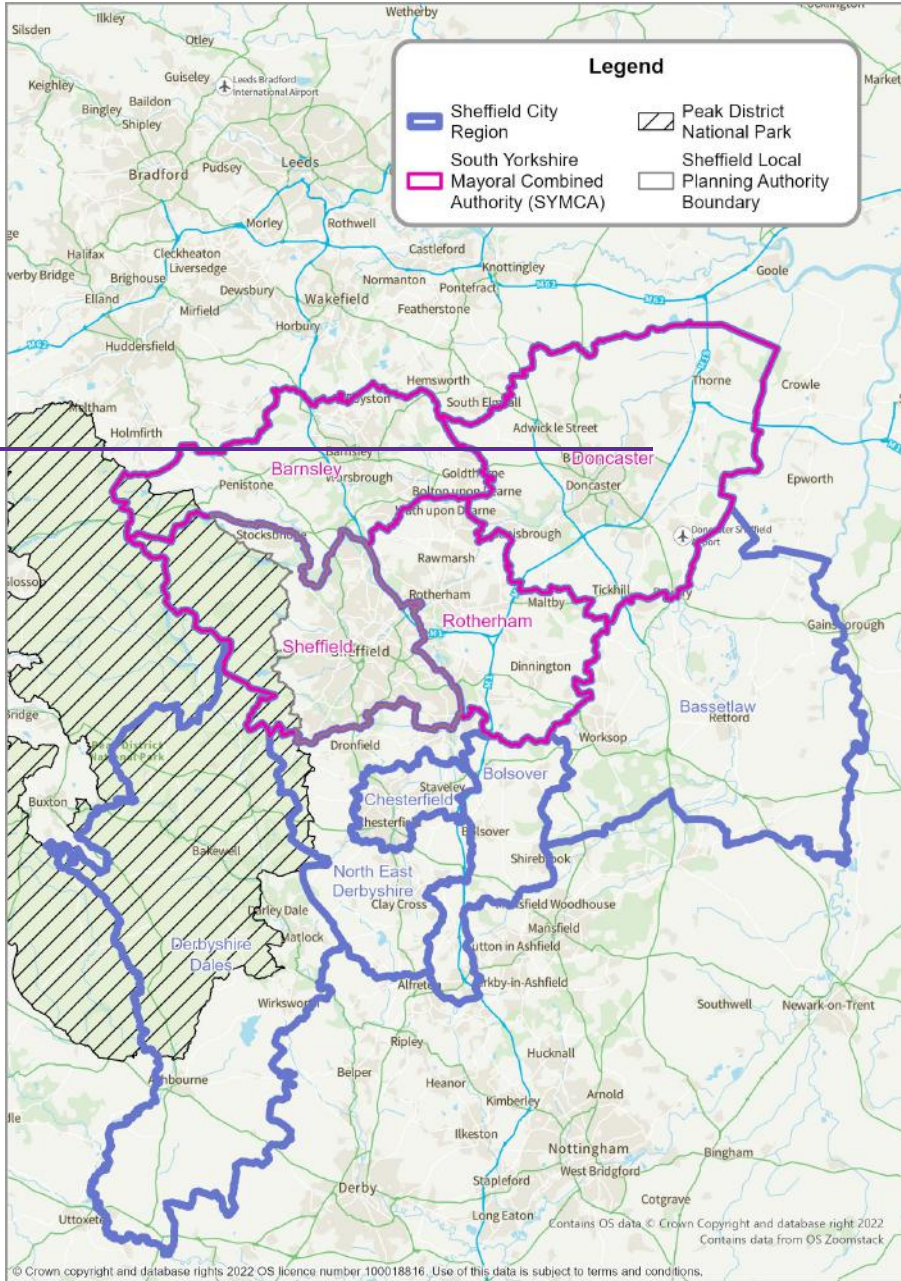
¹² Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 the Localism Act 2011)

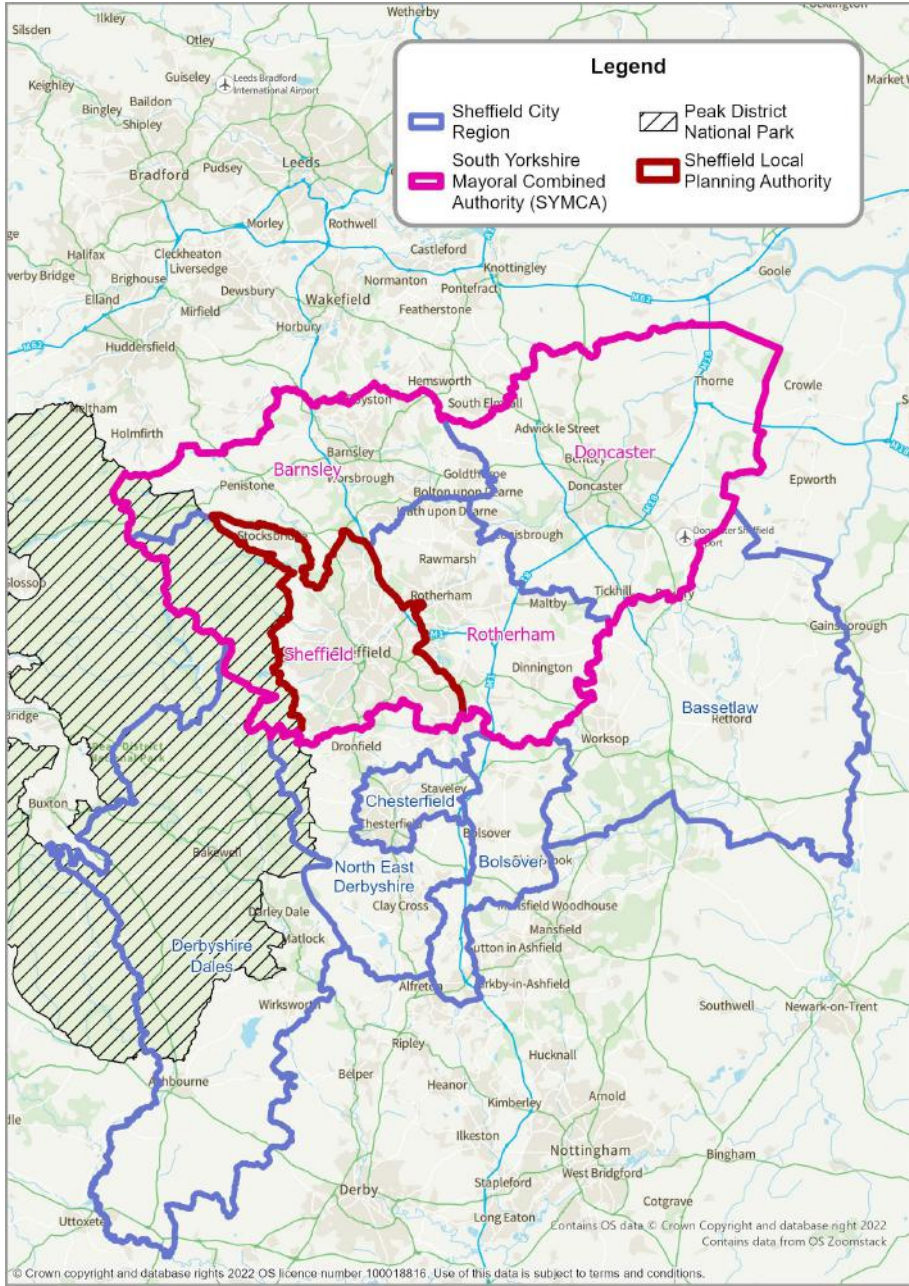
¹³ See Publication (Pre-Submission) Draft Sheffield Plan Duty to Co-operate Statement.

- Transport
 - Waste management
 - Minerals
 - Natural resources and green infrastructure
 - Gypsies, Travellers, and Travelling Showpeople
- 1.47. The local authorities have agreed to work together to produce a series of 'Statements of Common Ground' covering these issues. These statements will set out how the duty to cooperate has been met and will provide part of the evidence to support emerging local plans within SYMCA.
- 1.48. The Council continues to engage with the other local planning authorities and statutory bodies as part of the preparation of the Sheffield Plan. A final Duty to Cooperate Statement will be available alongside the Sheffield Plan when this is submitted to Government, which will set out the joint working and co-operation that has taken place to date.

MAP 2: South Yorkshire Mayoral Combined Authority and Sheffield City Region

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What happens to this version of the Sheffield Plan after public consultation?

- 1.49. Following public consultation, the Sheffield Plan will be submitted to Government for public examination by a Planning Inspector.
- 1.50. The process for taking the Sheffield Plan through to adoption is expected to be:
 - Sheffield Plan is submitted to the Government: July 2023
 - Public Hearing Sessions during the Independent Examination: December 2023
 - Preliminary Inspector's Report: March 2024
 - Consult on any Main Modifications: May to June 2024
 - Final Inspector's Report: September 2024
 - Adoption: December 2024

2 Vision, Aims, and Objectives

- 2.1. The Sheffield Plan's 'Vision, Aims, and Objectives' are a response to the challenges and opportunities facing the city. Many of these challenges and opportunities were highlighted in the Sheffield Plan Issues and Options document. Responses to the consultation have been used to help refine the wording of the vision, aims, and objectives set out below.

The Vision – Our City in 2039

- 2.2. Our vision is that, by 2039, Sheffield will be an economically stronger, fairer, more inclusive and sustainable city. It will be playing a nationally significant economic role at the heart of its region, with thriving neighbourhoods and communities, and have a distinct urban and rural identity.
- 2.3. It will be known as a city that increases the skills of its people and the productivity of its businesses, enabling everyone to reach their full potential, regardless of their background or where they live.
- 2.4. Income and health inequalities will be significantly reduced and we will already have achieved net zero carbon status by 2030.
- 2.5. The city will be known worldwide as a 'city of makers': recognised for advanced manufacturing, specialist steels, forged products and digital innovation, award winning theatre, international art and design, ground-breaking research and world class talent.
- 2.6. It will be the destination city, major employment centre and academic and cultural heart of the city region.
- 2.7. Its reputation as the 'Outdoor City' will have nurtured an unparalleled quality of life for existing and new residents, retaining talent and attracting investors.
- 2.8. The city's prosperity will be underpinned by a strong, integrated and sustainable transport system, with most shorter trips carried out by bicycle or on foot.
- 2.9. The city will provide a good quality housing offer meeting the needs of different household types and sizes.

Sheffield Plan Aims and Objectives

- 2.10. Eight aims flow from the Vision, summarised in the diagram opposite and explained in more detail in the paragraphs that follow.
- 2.11. There are significant connections and overlaps between the aims. The first two aims have a strong relationship between each other – for example, adapting to climate changes will have positive benefits for health. But they are also heavily dependent on the other six which is why we have shown them in the diagram as 'wrapped around' the Vision. For example, a strong

economy will help to raise average incomes and enable more people to access the housing market, more efficient public transport should reduce car use which will reduce carbon emissions and improve air quality. Meeting all of the aims will contribute to creating a healthy city and ensure that the Plan makes the maximum possible contribution to the overall social value of the city.

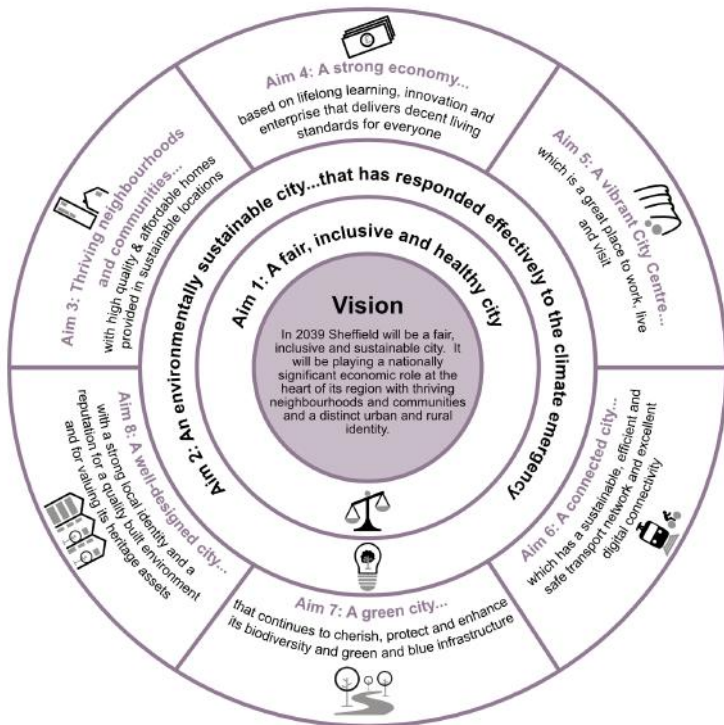
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2.12. For each aim, we also identify a number of more specific objectives for the Sheffield Plan.

Figure 1: Sheffield Plan- Aims and Objectives Vision and Aims

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Objectives for a fair, inclusive and healthy city

- To develop and grow the city in a way which is fair and inclusive, maximising the benefits for disadvantaged communities and vulnerable people and recognising the role of a healthy population in supporting a strong economy – meaning the gap is closed between the wealthiest and poorest areas of the city.
- To develop the city in ways which improve the health and wellbeing of all Sheffield's residents and which reduce health inequalities.
- To provide places that meet the needs of people with protected characteristics.

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Objectives for an environmentally sustainable city

- To make Sheffield net zero carbon by 2030.
- To create a city that makes efficient use of natural resources, mitigates climate change, and is resilient to likely future changes to our climate (including increased risk of flooding).
- To protect and enhance Sheffield's water resources, and minimise the pollution of water, air and soil.

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Objectives for thriving neighbourhoods and communities

- To create a housing market that works for everyone and which provides quality, choice and affordability.
- To ensure Sheffield has an adequate supply of residential development land so the city can meet its requirement for new housing.
- To significantly increase the supply of affordable housing, accessible market housing and specialist housing for older people, disabled people and other vulnerable groups, particularly in places of greatest need.
- To provide sites for Gypsies and Travellers in appropriate locations to meet the current needs and to guide the provision of additional pitches if further need arises.
- To create neighbourhoods that work for everyone, with a mix of housing and access to a range of local facilities, services and open space, offering all residents the best life chances.

Objectives for a strong economy

- To enable more and, particularly, better quality jobs to be created in the city's economy in order to raise average incomes and build a future based on Sheffield's competitive advantages (in the areas of advanced manufacturing; education, learning and knowledge; creative and digital industries; advanced technology; research and innovation; health, wellbeing and medical technology and services; sports science and outdoor leisure).
- To ensure there is a sufficient range of locations, land and premises available for new businesses and those relocating from within the city and elsewhere that are of a high quality and suitable for the needs of modern businesses.
- To support the growth and development of the city's universities, colleges and training providers to enable an increase in the skills and capacity of the workforce.

Objectives for a vibrant City Centre

- To build a resilient City Centre that supports a strong economy and offers a diverse range of employment opportunities for all.
- To create a clear sense of place for the city by shaping distinctive and inclusive neighbourhoods in which a diverse demographic of people can live, work and play.
- To deliver enhanced connectivity and accessibility for the City Centre through integrated and sustainable transport for everyone in the community.
- To establish a sustainable and environmentally friendly City Centre.

- To bring the outdoors to the City Centre, creating attractive high-quality spaces and places that facilitate health and wellbeing for all.

Objectives for a connected city

- To create an integrated and sustainable transport network that promotes and enables walking, cycling and public transport, in order to reduce congestion, support district centres, improve air quality and safety, and enable healthier lifestyles.
- To develop excellent connections with the rest of the Combined Authority area, and national and international transport networks, including developing faster rail connections: between Sheffield and Leeds and Manchester, as well as improvements to Sheffield Midland Station.
- To locate new development where it minimises the distances that people and goods need to travel, by mixing land uses to increase opportunities for people to make single journeys that serve several purposes.
- To create a digitally connected city with comprehensive broadband coverage, including in rural areas, and to make efficient use of telecommunications infrastructure.

Objectives for a green city

- To safeguard, restore and enhance Sheffield's unique natural landscape setting of valleys, woodlands, trees, rivers, wetlands, geological assets, urban green spaces and open countryside, in order to:
 - provide excellent opportunities for outdoor recreation;
 - improve health and well-being;
 - protect ~~existing and enhance~~ biodiversity and measurably contributing to nature recovery; ~~and~~
 - ~~contribute to both climate change mitigation and adaptation to climate change.~~
 - provide sufficient land to facilitate sustainable local food production
- To achieve a minimum 10% net increase in biodiversity across the city as a whole.
- To make efficient use of land by maximising the use of previously developed land and promoting higher density development in accessible locations.

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Objectives for a well-designed city

- To create attractive, safe places with distinct identities, and to enhance the character of urban and rural areas in Sheffield by requiring high quality design of new neighbourhoods, buildings, public spaces, and streets.
- To achieve inclusive design of buildings, streets and public spaces so that they can be easily accessed and used by everyone.
- To protect, conserve and enhance buildings, landmarks and areas that are attractive, distinctive and/or of heritage or archaeological value.

3 Growth Plan and Spatial Strategy

Planning for Growth

- 3.1. Our growth plan delivers sufficient new development to meet the city's needs to 2039. The spatial strategy for Sheffield sets out *where* this growth will take place, with the Plan focusing the majority of development within the existing urban areas to ensure sustainable growth, supporting economic, social and environmental objectives. In particular, this strategy helps to reduce carbon emissions. The existing urban area comprises the Main Urban Area of Sheffield, and the towns of Stocksbridge/Deepcar, and Chapeltown/High Green.
- 3.2. The spatial strategy divides Sheffield into nine sub-areas, and continues to reflect the existing settlement pattern, as well as the availability of infrastructure, and an understanding of opportunities and constraints.
- 3.3. The growth plan and spatial strategy places the Central Sub-Area at the heart of the future transformation of Sheffield. The Central Sub-Area is the most accessible location in the city and will be a key focus for new jobs associated with offices, shopping, leisure development, higher education, and cultural facilities. It has significant potential to accommodate further new housing, including higher density schemes as part of a diverse housing mix. The plan includes exciting new proposals that will create new residential neighbourhoods within the Central Sub-Area. Adopting this approach will limit outward expansion, help reduce travel by private car, and encourage active travel and improve the viability and attractiveness of public transport.
- 3.4. Sheffield's development needs to 2039 will be met within the existing urban areas, largely without the need to remove land from the Green Belt. The proposed number of new homes will support the target for creating new jobs that is set out in the *Sheffield Yorkshire Mayoral Combined Authority Strategic Economic Plan (2021 - 2041) (SYMCA SEP)*.
- 3.5. The priorities are to locate growth where it would:
 - enable homes to be located within easy reach of the main employment areas;
 - support development and increased density in the Central Sub-Area;
 - match opportunity and need by concentrating new development in locations that are, or could be, well served by the tram/rail network or key bus corridors, as well as other essential infrastructure;
 - support distinctive and thriving District Centres and Local Centres that act as a focus for the development of a network of '20-minute neighbourhoods' across the city;
 - support existing public transport services, and enable the provision of new infrastructure that enables active travel;

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- support service provision in the Larger Villages in the Northwest Sheffield Sub-Area;
- maximise accessibility by directing higher density developments and those that generate significant numbers of trips to the City Centre, District Centres and other locations close to railway stations, Supertram stops and high frequency bus routes;
- avoid harm to, and enhance, Sheffield's distinctive environmental assets and green infrastructure and mitigate any adverse environmental impacts (where they are justified due to the need to meet other social or economic objectives);
- avoid development in areas with a high probability of flooding (the sequential approach) and, where necessary, apply the exception test; and
- avoiding development in areas where there would be a risk to public safety or health.

Housing Growth

- 3.6. In setting a housing requirement, the plan balances economic, social and environmental objectives; but a key priority is to maximise the reuse of brownfield sites within the existing urban areas. Releasing large amounts of Green Belt land would potentially jeopardise the regeneration of brownfield sites and would lead to higher carbon emissions due to the increased need to travel.
- 3.7. Sheffield is not relying on other local authorities in the city region to meet any of its housing needs and Sheffield does not intend to meet any housing needs arising elsewhere in the city region. Provision made for new jobs and homes in neighbouring districts provides flexibility to accommodate population and household growth arising from people moving to the region from other parts of the UK and from abroad. This helps to support the Government's 'levelling up' objectives.
- 3.8. The housing growth figures set out in Policy SP1 reflect the capacity of the existing urban areas and the restrictions imposed by the Green Belt. Nevertheless, it will deliver a level of growth that will support the city's economic growth ambitions (as evidenced by the Council's latest *Housing, Economic Growth and Demographic Modelling*)¹⁴. The economic growth and employment land figures in Policy SP1 are derived from evidence including the *SYMCA Strategic Employment Land Appraisal*¹⁵, and the Council's latest *Employment Land Review, Employment Land Review Update, Logistics Study and Retail and Leisure Study*.

¹⁴ <https://www.sheffield.gov.uk/planning-development/sheffield-plan-background-studies-reports>

¹⁵ SYMCA - Strategic Employment Land Appraisal - Summary Report (Lichfields) (May 2020): <https://governance.southyorkshire-ca.gov.uk/documents/s2676/Appendix%201%20SELA%20Final%20Summary%20Report.pdf>

- 3.9. Most new housing development will be located within the existing urban areas, with some limited additional development in the Larger Villages in the Northwest Sheffield Sub-Area (Oughtibridge, Worrall and Wharcliffe Side). The small villages that are washed over by the Green Belt are not sustainable locations for significant new development as they lack significant local facilities and generally have poor public transport links to the main urban areas.

Economic Growth

- 3.10. The full potential for economic development in Sheffield cannot be achieved without a supply of land that is available for commercial uses. This is recognised in the South Yorkshire Mayoral Combined Authority Strategic Economic Plan (SYMCA SEP)¹⁶. The plan must ensure that there is sufficient good quality land in the right locations which is available to meet the needs of new and expanding businesses. Providing sufficient high-quality land to meet the city's employment needs will support social inclusion and promote development that will provide new jobs, particularly well-paid, skilled work for local people in locations that can be easily accessed on foot, by cycle or by public transport.
- 3.11. There are a number of important business sectors in Sheffield, particularly advanced manufacturing; creative and digital; publishing; media; business, financial and professional services; information and communications technology; utilities/environmental technologies; and healthcare and wellbeing. Many of the jobs in these growth sectors are likely to provide above average incomes. Future demand has been estimated, taking into account the city's ambitions for new jobs and the sectors in which economic growth is expected to take place. This has determined how much land is needed.
- 3.12. In Sheffield there is significant pressure in some parts of the city for employment land to be developed for non-employment uses, especially housing. Some land that was designated for employment in the Unitary Development Plan (UDP) (1998) is now proposed for housing in order to minimise development on greenfield land or in the Green Belt. But, in allocating land and setting out options for new housing, a balance has been made with the need to safeguard land for jobs.
- 3.13. The need for high quality land that will encourage and enable businesses to develop and grow is a priority of the SEP. It aims to build on the successful **Advanced Manufacturing Innovation District (AMID)** in the east of the city and to support growing sectors of the local economy.

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¹⁶ South Yorkshire Mayoral Combined Authority Strategic Economic Plan: Our Strategic Economic Plan 2021-2041: [https://southyorkshire-ca.gov.uk/getmedia/4256c890-d568-42c8-8aa5-c8232a5d1bfd/SCR_SEP_Full_Draft_Jan_21_\(accessible\).pdf](https://southyorkshire-ca.gov.uk/getmedia/4256c890-d568-42c8-8aa5-c8232a5d1bfd/SCR_SEP_Full_Draft_Jan_21_(accessible).pdf).

- 3.14. Unlike housing, there is no specific requirement in national planning policy to identify a particular level of supply of employment land to meet the need over the full plan period to 2039. However, the NPPF requires strategic policies in plans to look ahead over a minimum of 15 years to anticipate and respond to long-term requirements¹⁷. Existing planning permissions and proposed site allocations identified in the plan provide over 171 hectares of employment land. As land is continually being recycled, other sites are expected to come forward which will enable needs to be met up to 2039. It is anticipated that there will be sufficient 'churn' of economic land within the city and flexibility across the city region to ensure that demand can be met throughout the plan period.
- 3.15. Economic growth and employment land will be delivered in accordance with Policy SP1 and Policy SP2.
- 3.16. The City Centre Office Zones - within the Central Sub-Area - will be the main location for new offices but office development will also take place in other locations where it is consistent with the area policies and policies for development on allocated sites.
- 3.17. As established in Policy SA1 to Policy SA9, land required for industry will be located in the following sub-areas:
- Northwest Sheffield – the Upper Don Valley;
 - Northeast Sheffield – Smithywood Industrial Estate;
 - East Sheffield – the Lower Don Valley - especially the **AMID Innovation District**, including the Sheffield Business Park and the Olympic Legacy Park (where health and wellbeing uses will be the preferred uses);
 - Southeast Sheffield – Holbrook Industrial Estate (at Halfway/Oxclose) and land east of Eckington Way; and
- 3.18. As established in Policies SA1 to SA9, other existing employment areas will also contribute to the overall employment land supply. These will have a local economic development role in order to provide good quality local jobs and services in those areas. Specifically, these are:
- Northeast Sheffield - the Blackburn Valley and Ecclesfield Common;
 - Southeast Sheffield - Dore House Industrial Estate;
 - South Sheffield - the Sheaf Valley;
 - Stocksbridge/Deepcar - the established Stocksbridge steel works and Wharnccliffe Industrial Area, Deepcar; and
 - in Chapeltown/High Green - the Thorncliffe industrial areas.
- 3.19. The overall growth plan for Sheffield is defined in **Policy SP1**. The proposed spatial strategy is expressed in **Policy SP2**, as well as through a series of

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¹⁷ NPPF 2021, paragraph 22.

Policy Zones that are defined on the **Policies Map** and listed in the **Sheffield Plan Part 2**.

POLICY SP1: OVERALL GROWTH PLAN

The Sheffield Plan will realise the vision for a ‘*an economically stronger, fairer, more inclusive and sustainable city*’ by promoting growth that delivers the homes, jobs, employment floorspace, infrastructure, and community facilities to meet Sheffield’s identified needs.

The Sheffield Plan will deliver:

- a) 35,530 new homes by 2039 (2,090 homes per annum from 2022 to 2039) (see **Policy H1**).
- b) 12.9.8 hectares of employment land per year, which includes 2.9 hectares for office development and 9.9.40 hectares for industrial development (see **Policies EC1 to EC7**).
- c) 372 Site Allocations¹⁸ - including 297 for housing, 52 for economic development 19 mixed use and 1 for leisure and recreation which provide a deliverable and developable supply to meet needs (see **Policy SP1**).
- d) Priority locations for economic growth within the **Central Sub-Area**, and the **Advanced Manufacturing Innovation District (AMID)** - helping meet the objectives of the South Yorkshire Mayor Combined Authority Strategic Economic Plan (SYMCA SEP) (see **Policy SA1**, **Policy SA4**, and **Policy EC1**).
- e) Co-ordinated investment in the identified **Broad Locations for Growth** (within parts of the Upper Don Valley, the Lower Don Valley, and the Sheaf Valley) to enable these areas to transition from employment uses to housing, particularly after 2029 (see **Policy SA2**, **Policy SA3**, **Policy SA4** and **Policy SA76**).
- f) New retail and leisure floorspace to be focused within identified town centres, which are the **City Centre**, along with the **17 District Centres**, and all identified **Local Centres** (see **Policy SP3** and **Policy NC10**).
- g) A total of at least **12 yards** to meet the needs of Travelling Showpeople communities (see **Policy H1**).
- h) Protection for existing Green Belt boundaries around existing built-up areas, with one strategic land releases on a predominantly brownfield site at the **former Norton Aerodrome** (for residential use) (see **Policy SA6**).

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¹⁸ There are also 3 Site Allocations for Open Space.

- i) Measures required to achieve net zero carbon emissions, as well as facilitate renewable energy generation, a proactive approach to the sustainable design of buildings, and the management of natural resources (see **Policies ES1 to ES8**).
- j) Major new transport infrastructure, including:
- support for strategic rail investment to unlock capacity and journey time improvements between Sheffield and London, Birmingham, Manchester, Leeds, and the East Midlands;
 - support for proposals set out in the Sheffield Midland Station and Sheaf Valley Development Framework to facilitate High Speed 2 and Northern Powerhouse Rail;
 - **support** for local rail upgrades, including to the Hope Valley Line, **and Barrow Hill Line, and Don Valley Line, including supporting infrastructure to deliver enhanced rail services;**
 - strategic highway improvements, as part of integrated, multimodal schemes, to increase connectivity between residential areas and major centres of economic activity;
 - new active travel infrastructure linking new residential areas to employment opportunities, local services, and leisure facilities (see **Policy T1**)
- k) Sustainable development that promotes greater use of public transport to help secure the long-term future for the existing tram network and helps realise **Connecting Sheffield's** proposals for active travel. This will include creating **seven Mass Transit Corridors**, enhancing the **five Main Gateway Routes**, and the **10 City Centre Gateway Routes** (see **Policy T1** and **Policy DE4**).
- l) Protection, management, **and** enhancement **and extension** of **designated** blue and green infrastructure sites and assets, **with a focus on the Green Network (including the Local Nature Recovery Network) and designated Urban Greenspace Zones** (see **Map 17 and Policies GS1 to GS11**).
- m) Protection, management, and enhancement of designated **and non-designated** heritage sites and assets. With a focus on achieving the highest standards of new development whilst respecting the industrial and cultural significance of the existing built environment across Sheffield (see **Policy D1, Policy DE1** and **Policy DE9**).
- n) Strategic flood risk management and mitigation, avoiding development in areas with a high probability of flooding, by applying the sequential approach and, where necessary, the exception test. This is of critical importance to proposals in the Central Sub-Area (see **Policy GS9**).

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Definitions

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- For 'Central Sub-Area', **Advanced Manufacturing Innovation District**, 'Broad Locations **for** Growth', 'District Centres', 'Local Centres', 'pitches/plots', 'Mass Transit Corridors', 'Main Gateway Routes', 'City Centre Gateway Routes', 'Connecting Sheffield', 'Local Nature Recovery Network' and 'Urban Greenspace Zones' - see Glossary
- **For 'blue and green infrastructure' – see introduction to Policy BG1.**
- For the 'Green Network' – see Map17.

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POLICY SP2: SPATIAL STRATEGY

The majority of future growth will be on previously developed sites within existing urban areas. These are the **Main Urban Area** of Sheffield, and the two **Principal Towns** of Stocksbridge/Deepcar, and Chapeltown/High Green.

The spatial strategy has been defined by considering the future of the Sheffield across nine 'sub-areas', these are:

1. **Central (including the City Centre)**
2. **Northwest Sheffield**
3. **Northeast Sheffield**
4. **East Sheffield**
5. **Southeast Sheffield**
6. **South Sheffield**
7. **Southwest Sheffield**
8. **Stocksbridge/Deepcar**
9. **Chapeltown/High Green**

The spatial extent of each sub-area is shown on the Key Diagram and the Policies Map.

The sub-areas will deliver a pattern of sustainable development within the existing settlement hierarchy of **Sheffield (Main Urban Area)**, and the identified **Principal Towns**, **Larger Villages** and **Smaller Villages**.

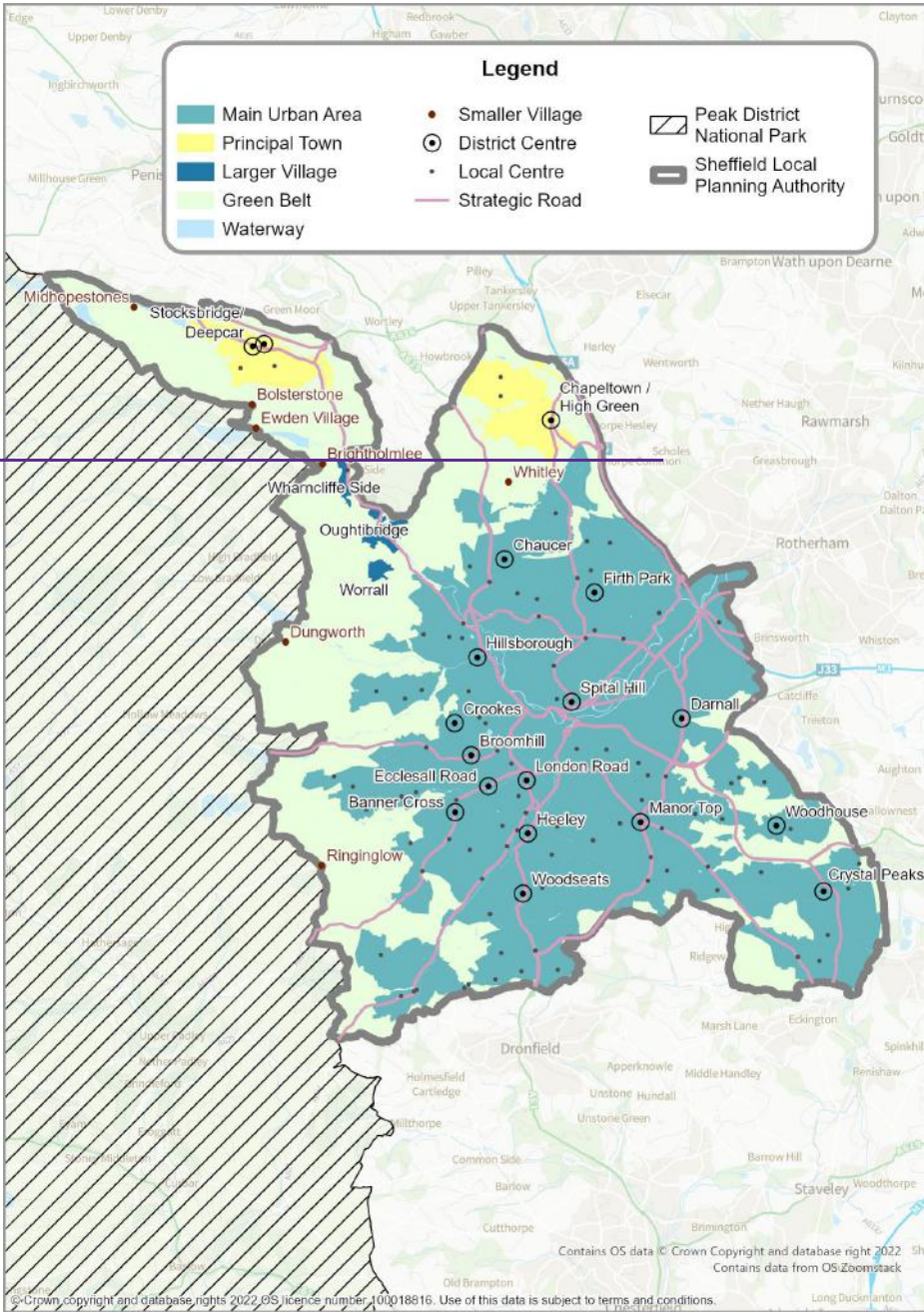
District Centres and **Local Centres** will act as a focus for the development of a network of '20-minute neighbourhoods' (see **Policies NC10** and **NC11**).

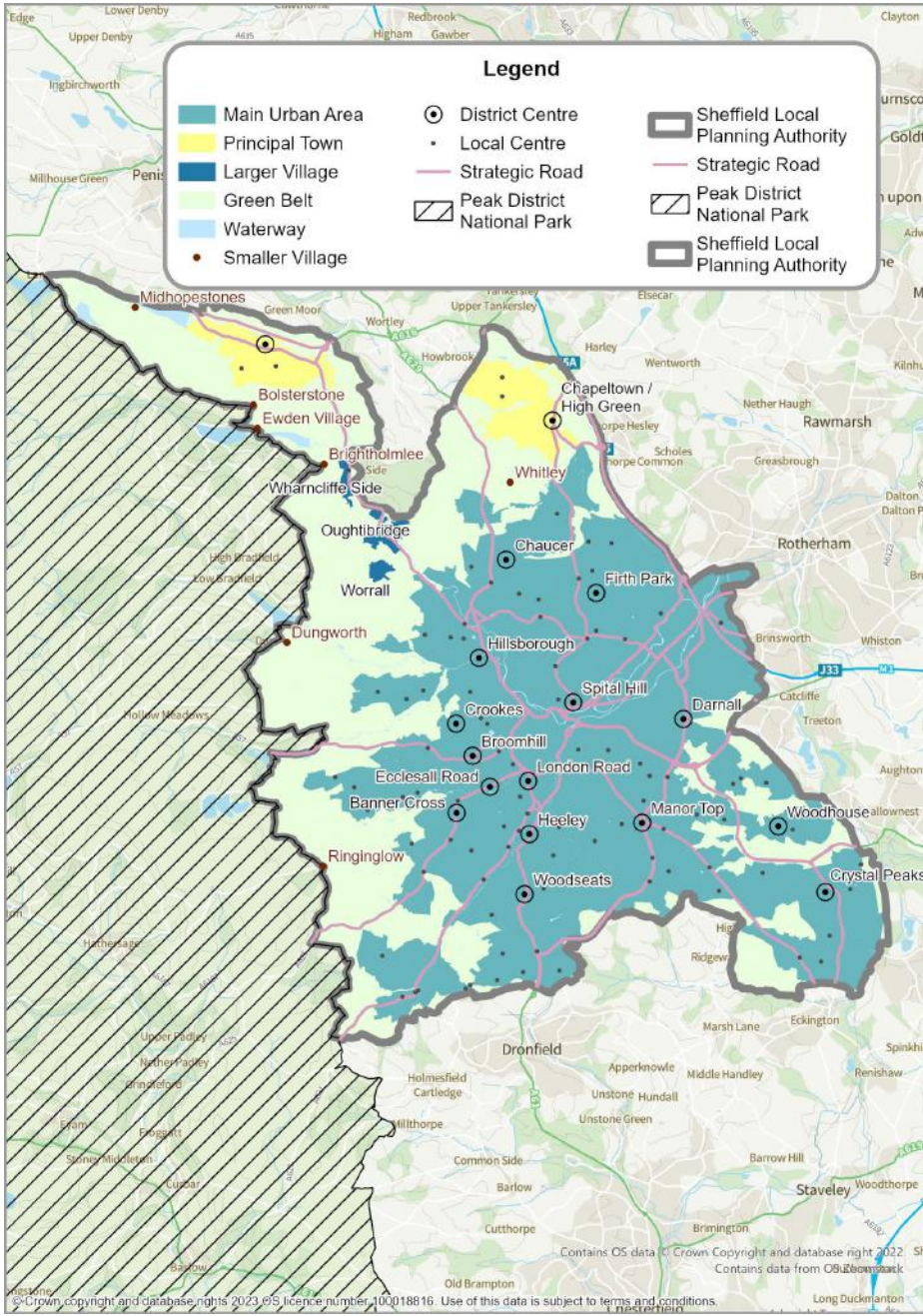
Each sub-area has its own development strategy, these are set out in **Policies SA1** to **Policy SA9**. Development proposals in the sub-areas will be considered alongside the various Policy Zones (as shown on the Policies Map), and all relevant policies set out in Sheffield Plan Part 2.

Definitions

- For the '**Main Urban Area**', '**Principal Towns**', '**Larger Villages**', '**Smaller Villages**', '**20-minute neighbourhoods**' and '**Policies Map**' – see Glossary.
- For '**Policy Zones**' – see Sheffield Plan Part 2, Section 2.

MAP 3: Settlement Hierarchy and Hierarchy of Centres





Hierarchy of Centres

- 3.20. The National Planning Policy Framework states that plans should define a network and hierarchy of town centres that should be resilient to economic changes.
- 3.21. For the purposes of the Sheffield Plan, the term ‘town centre’ refers to the defined ‘City Centre’ of Sheffield, as well as the extent of each of the 17 District Centres, and all Local Centres. The extent of the City Centre of Sheffield includes all the areas within the Inner Ring Road, as well as Kelham Island and the Sheffield Midland Railway Station (See Map 3). The extent of each of the centres is shown on the Policies Map.
- 3.22. The Council’s latest evidence¹⁹ indicates that the existing centres should be the focus for any future retail growth and commercial activity. Indeed, the evidence suggests it is important to direct growth towards the existing centres to ensure their long-term viability.
- 3.23. Policy SP3 defines the hierarchy and emphasises the priority for the defined City Centre to be the main retail, leisure and office destination in the region. The 17 District Centres provide a comprehensive service at a below city-wide level, while the Local Centres provide top up shopping for smaller communities, as well as community facilities close to where people live.

POLICY SP3: HIERARCHY OF CENTRES

Together, the defined City Centre, the 17 District Centres, and all Local Centres, form the hierarchy of town centres.

The City Centre includes a defined **Primary Shopping Area (PSA)**. Both the City Centre and the PSA are located within the Central Sub-Area.

The City Centre also includes a number of **City Centre Office Zones**, a **Cultural Zone**, a **University and College Zone**, **General Employment Zones**, and **Central Area Flexible Use Zones** (all shown on the Policies Map).

New shops, leisure facilities, offices, and cultural and tourism development with city-wide and regional catchments will be focused in, or close to, these zones. Commercial uses will also take place in other parts of the Central Sub-Area where they are compatible with residential uses.

The specific way that town centre uses will be considered in each of the Policy Zones is set out in Sheffield Plan Part 2.

¹⁹ <https://www.sheffield.gov.uk/planning-development/sheffield-plan-background-studies-reports>

The vitality and attractiveness of all identified centres will be maintained and enhanced by promoting a mix of uses, including housing on upper floors. The centres will be the preferred locations for retail and leisure developments, and other commercial, business and service uses, and will be used to inform the application of the sequential test and/or impact test, and in accordance with relevant policies in Sheffield Plan Part 2 (see **Policy NC10**, **Policy VC1**, and **Policy EC5**).

District Centres will be encouraged, supported and promoted in their role of providing a broad range of shopping, leisure and community facilities to serve the various residential areas of the city. They may also include concentrations of specific shops or services in response to the local market. Smaller-scale offices and residential development on upper floors and away from street-level shop frontages will complement shops and services in District Centres.

The role of Local Centres in providing community facilities and a range of shops for day-to-day top-up shopping will be encouraged and promoted where it would help create **'20-minute neighbourhoods'**.

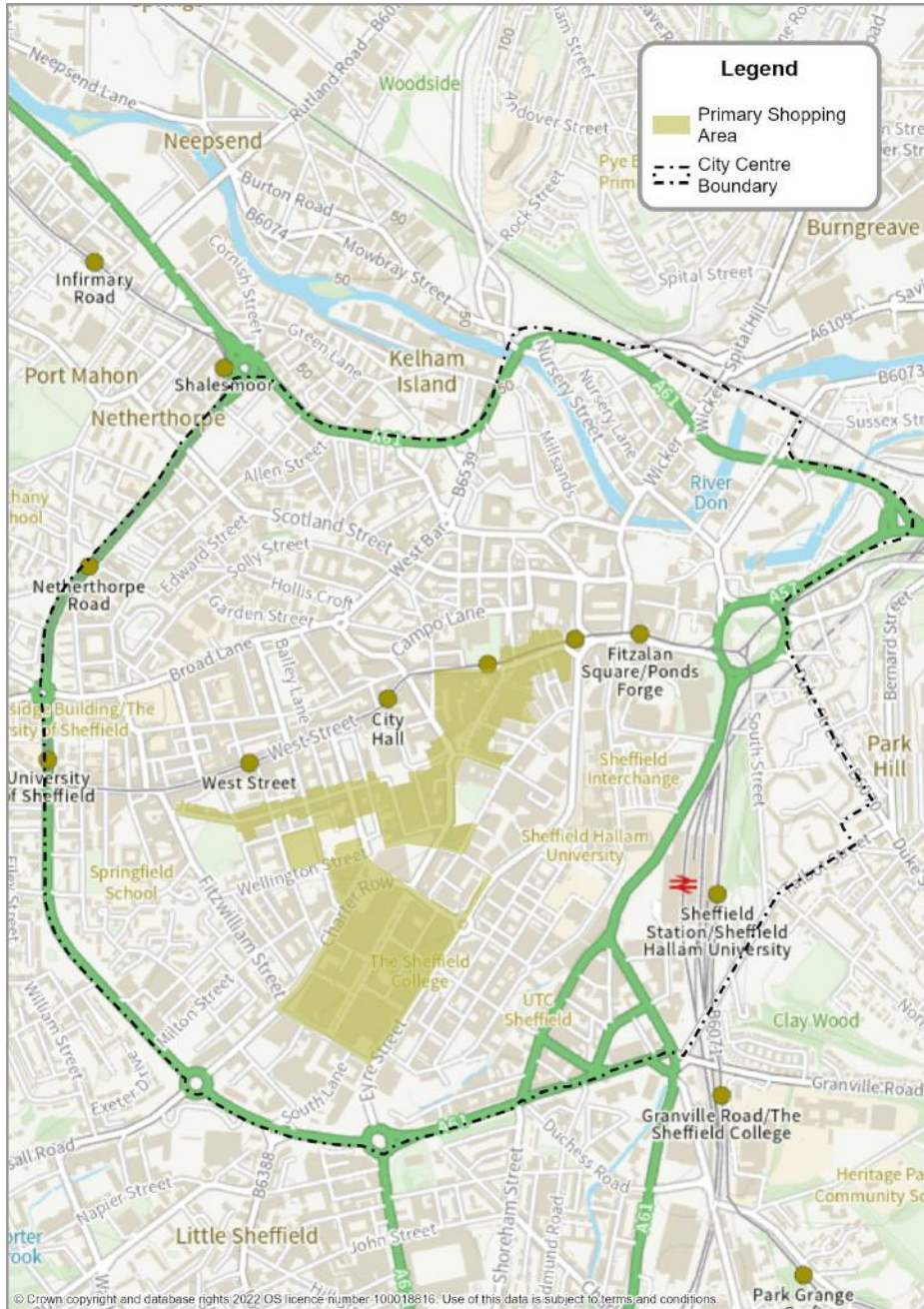
New Local Centres may be needed as part of the development of strategic housing sites, or in areas where a cluster of housing sites is proposed. New Local Centres will be expected to serve as **'neighbourhood hubs'**. Any new centres should not adversely affect the viability of existing centres.

Development in District Centres and Local Centres should be appropriate in scale and function to the role of that centre.

Definitions

- **'Close to'** – within 400 metres (5-minute walk).
- For **'Central Sub-Area'**, **'City Centre'**, **'Primary Shopping Area'**, **'City Centre Office Zones'**, **'Cultural Zone'**, **'University and College Zone'**, **'General Employment Zones'**, **Central Area Flexible Use Zones'**, **'District Centres'**, **'Local Centres'**, **'20-minute neighbourhoods'**, and **'neighbourhood hubs'** – see Glossary.

MAP 4: City Centre and City Centre Primary Shopping Area



4 Sheffield's Sub-Area Strategy

- 4.1. The local planning authority area of Sheffield covers more than just the Main Urban Area of Sheffield. It also includes the two towns of Stocksbridge/Deepcar and Chapeltown/High Green, as well as three larger villages within the Green Belt, and a series of smaller villages washed over by the Green Belt.
- 4.2. To assist in setting out the vision and policy approach for how Sheffield will grow and change, the plan has divided Sheffield into nine sub-areas. MAP 5 shows the geographical extent of the sub-areas.
- 4.3. The policy approach for each sub-area is set out in **Policies SA1 to Policy SA9**. Each sub-area policy references a series of proposed site allocations.
- 4.4. The site allocations were first considered as part of the Issues and Options consultation in September 2020, and further assessment of their suitability, availability, and achievability has taken place as part of preparing the Sheffield Plan. A full list of all site allocations can be found at **Appendix 1**.

MAP 5: Sheffield Plan Sub-Areas



Central Sub-Area

- 4.5. The Central Sub-Area is of critical importance to the future of Sheffield. It forms the heart of the city and occupies a significant part of the Main Urban Area of Sheffield.
- 4.6. Since the late 1990s, the Central Sub-Area has been a major focus for economic regeneration, and Sheffield has flourished as an economic and cultural centre for the city region. Further growth will create a unique, thriving economic, cultural destination and a choice place to live in the UK for people of all backgrounds. Over the last decade, the population of the Central Sub-Area has grown to over 28,000, and the Sheffield Plan looks to build upon that, through sustainable, high quality development proposals.
- 4.7. The Central Sub-Area covers the defined City Centre (where main 'town centre' uses will be concentrated), as well as other areas outside Inner Ring Road.
- 4.8. It has been further subdivided into **six Character Areas**. Each Character Area is made up of recognisable sub-parts of the city. The policy approach taken to the Central Sub-Area and the Character Areas is based on evidence and analysis in the **City Centre Strategic Vision**, and the **City Centre Priority Neighbourhood Frameworks**^{20 21}.
- 4.9. The objective is to guide future regeneration to ensure Sheffield is an inclusive, resilient, competitive yet distinctive place, with a green agenda and its people at the heart. This will be achieved by creating new and distinctive mixed-use neighbourhoods across **six Character Areas, five Priority Locations** and **three Catalyst Sites**. The Priority Locations and Catalyst Sites have been identified because of their potential to bring about regeneration of the area and create new distinctive neighbourhoods.

²⁰ Sheffield City Centre Strategic Vision (March 2022):
<https://democracy.sheffield.gov.uk/documents/s50689/Appendix%201%20-%20City%20Centre%20Strategic%20Vision.pdf>

²¹ <https://www.sheffield.gov.uk/planning-development/sheffield-plan-background-studies-reports>

POLICY SA1: CENTRAL SUB-AREA

Development proposals in the Central Sub-Area should have regard to the analysis and guiding principles set out in the City Centre Strategic Vision and the 5 City Centre Priority Neighbourhood Frameworks.

The Character Areas, Priority Locations, and Catalyst Sites to be delivered in the Central Sub-Area are set out below:

Character Area	Priority Location	Catalyst Site
1. Kelham Island, Neepsend, Philadelphia and Woodside	a. Neepsend	i. Between Penistone Road, the River Don, and Rutland Road
2. Castlegate, West Bar, The Wicker, Victoria	b. Wicker Riverside	n/a
	c. Castlegate	n/a
3. St Vincent's, Cathedral, St George's and University of Sheffield	d. Furnace Hill	ii. Gateway between Scotland Street, Smithfield, and Snow Lane
4. City Arrival, Cultural Industries Quarter, Sheaf Valley	e. Moorfoot	iii. Junction between St. Mary's Gateway, The Moor Street, and London Road
5. Heart of the City, Division Street, Springfield, Milton Street, The Moor and Hanover Street		
6. London Road and Queens Road	n/a	n/a

A detailed development strategy for each Character Area is set out in **Policies CA1 to CA6**.

The Central Sub-Area will be the focus for residential and economic growth, as well as cultural and social activity. It will:

- a) Deliver approximately 18,465 new homes (through a combination of existing planning permissions and new site allocations). This includes strategic site allocations.
- b) Focus Purpose Built Student Accommodation in identified parts of three of the Character Areas (see **Policies CA3, CA4 and CA5**).

- c) Deliver approximately 10.1 hectares of employment land, including being the main focus for new office development through the identified City Centre Office Zones (see **Policy EC2**). Other forms of commercial activity and employment land/floorspace should be delivered within the identified General Employment Zones (see **Policy EC3**), and the Central Area Flexible Use Zones (see **Policy VC3**), including along the Innovation Spine running between West Bar and the University of Sheffield.
- d) Be the priority location for any future retail and leisure activity, helping serve a regional catchment, and be the focus for any new comparison goods retail. Town centre uses should be located within the identified Primary Shopping Area, and the defined City Centre boundary (see **Policy SP3** and **Policy VC1**).
- e) Provide inclusive, thriving, diverse places for people with protected characteristics (including Sheffield's LGBTQ+ communities).
- f) Be the main location for indoor cultural and tourism development, focusing development in the Primary Shopping Area (see **Policy VC1**), and the Cultural Zone (see **Policy VC2**).
- g) Enhance the offer at the University of Sheffield and focus associated new development within the defined University/College Zones (see **Policy EC8**).
- h) Adopt a Category 'C' charging **Clean Air Zone** within the Inner Ring Road and across the defined City Centre (see **Policy CO1**).
- i) Support the proposals in the **Sheffield Midland Station and Sheaf Valley Development Framework** to facilitate significant rail infrastructure improvements; as well as wider investment and development opportunities associated with an enhanced gateway into the city.
- j) Promote and support improved transport infrastructure; encourage greater use of public transport, cycling and walking to reduce congestion; encourage car-free development; and create a safer, cleaner, and more inclusive city. The delivery of **Connecting Sheffield's** proposals will be supported.
- k) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, River Sheaf and Porter Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives

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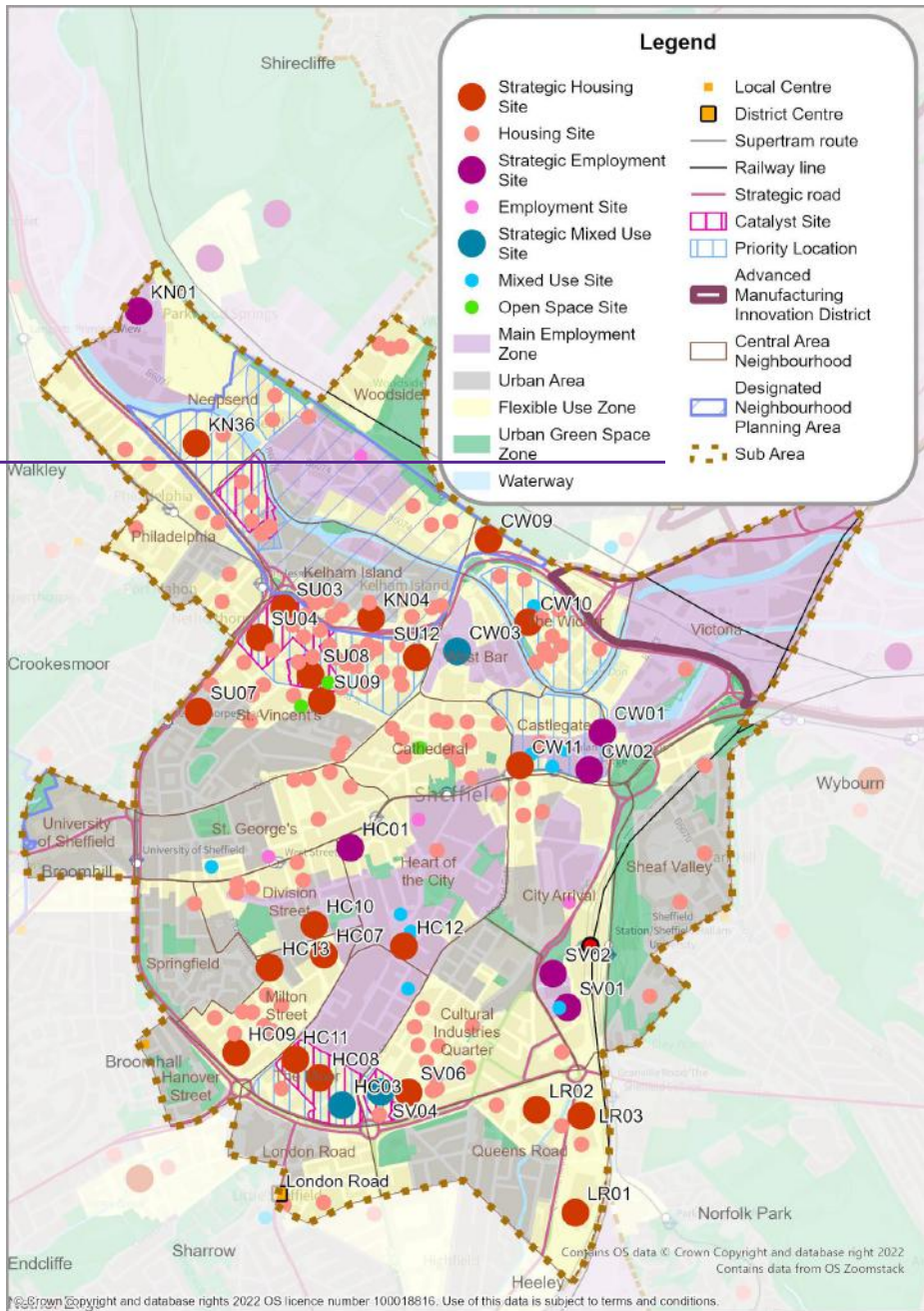
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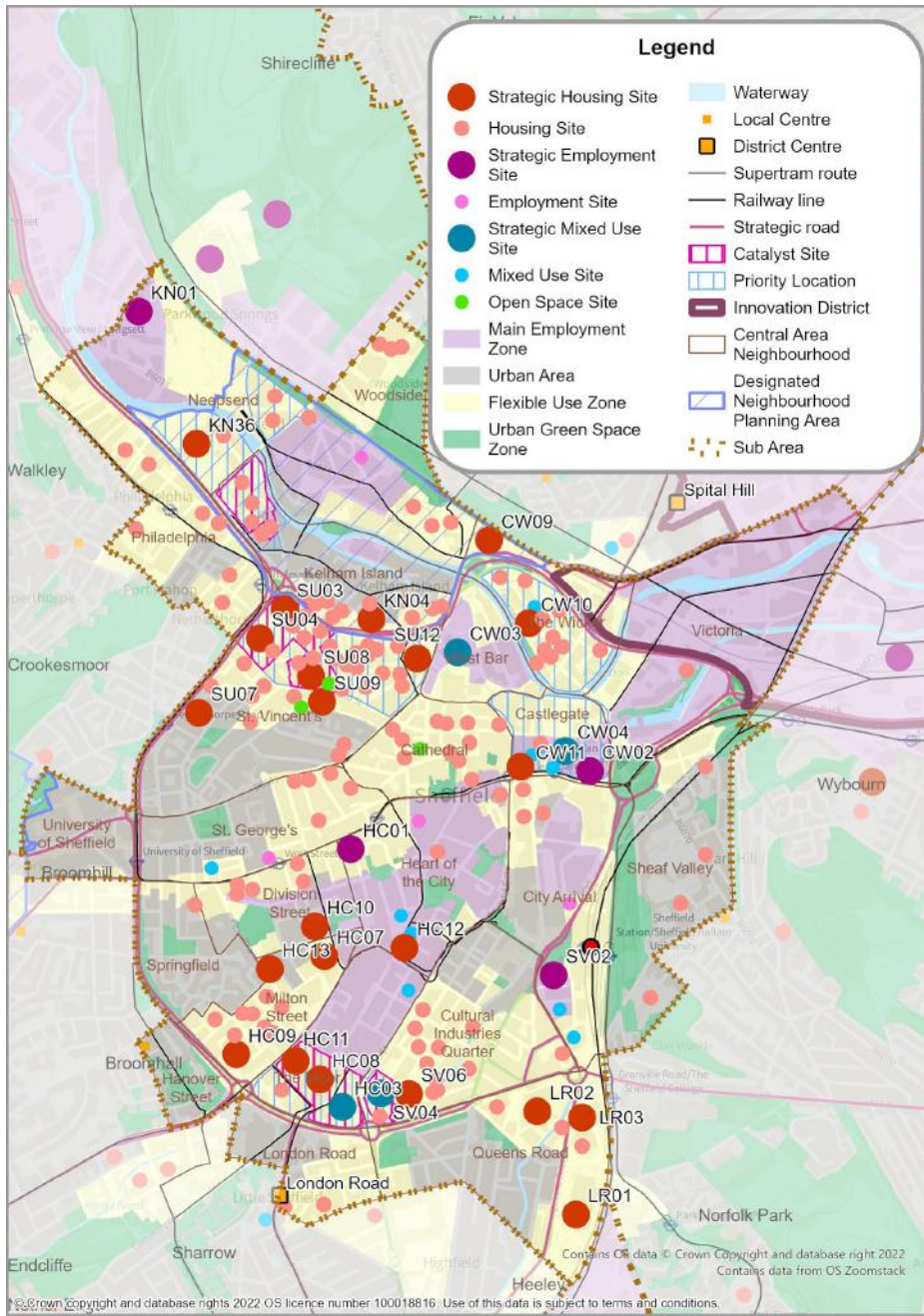
- **'People with protected characteristics'** – the Equality Act (2010) defines protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

- For **'Purpose-Built Student Accommodation', 'Primary Shopping Area', 'Clean Air Zone', 'Sheffield Midland Station and Sheaf Valley Development Framework', and 'Connecting Sheffield'** – see *Glossary*.

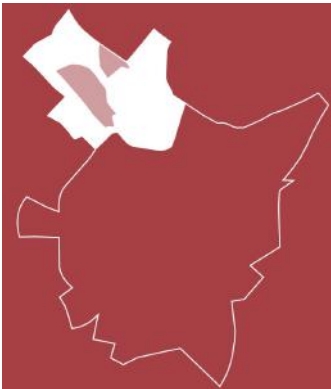
Map 6: Central Sub-Area – Spatial Diagram

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Central Sub-Area – Character Area One (Kelham Island, Neepsend, Philadelphia, Woodside)



Source: Sheffield City Centre Priority Neighbourhood Frameworks – showing Priority Location 1 (Planit-IE in collaboration with Deloitte) (September 2022)

- 4.10. Character Area One is made up of the four neighbourhoods of Kelham Island, Neepsend, Philadelphia, and Woodside. The area is situated to the north-west of the City Centre and is an emerging residential area with industrial heritage and character. The role and function of the area is shaped by the River Don and important nearby green assets such as Parkwood Springs and Stanley Fields. Additionally, Kelham Island Conservation Area informs the character and gives a distinctive identity to the area.
- 4.11. Proposals will be a mix of residential types, predominantly low to mid-rise including housing for young families, apartments and townhouses. The neighbourhood will also grow as a destination for independent restaurants, cafés and shops to support the existing and future residents and attract visitors to create a vibrant daytime and early evening economy.
- 4.12. A neighbourhood area has been designated for Kelham and Neepsend, although no Neighbourhood Plan has yet been ‘made’ (adopted). It includes the areas of Kelham, Neepsend, and Philadelphia and encompasses the locations identified as a Priority Location and Catalyst Site.

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POLICY CA1: Kelham Island, Neepsend, Philadelphia, Woodside

Development proposals in this Character Area will:

- a) Deliver approximately 2,745 homes and 1.3 hectares of employment land (through a combination of existing planning permissions and new site allocations).
- b) Deliver a housing requirement figure for the designated neighbourhood planning area: Kelham/Neepsend – at least 2,653 homes (including homes which already have planning permission)²².
- c) Deliver **Site Allocations KN01 to KN36**, with a focus on the site allocations defined within **Policy CA1A – Priority Location in Neepsend**, and **Policy CA1B – Catalyst Site between Penistone Road, the River Don, and Rutland Road**.
- d) Improve access and connectivity by creating a network of green north-south streets; improving the crossing environment along the Inner Ring Road; creating more accessible **Supertram** stops; increasing permeability to St Vincent's and the wider City Centre; improving cycling and walking facilities; and creating linear parks to connect the neighbourhoods with existing green spaces to the north-west and south.
- e) Contribute towards infrastructure improvements in education and healthcare provision for Kelham-Neepsend.
- f) Proactively manage flood risk and drainage issues, particularly in those areas located closest to the River Don that are designated as a functional flood plain, including pockets of land with a high risk of flooding in Neepsend.
- g) Enable the area to become an 'Outdoor' Neighbourhood (epitomising the vision for Sheffield to be the '**Outdoor City**') through the design of new development, new public realm, and an ability to accommodate outdoor events.
- h) Adhere to the proposed extension of the **Night-Time Quiet Area** covering the area from Shalesmoor to Mowbray Street/Neepsend Lane and Rutland Road (see **Policy NC14**).

²² This figure includes 2,648 homes on large sites and 5 homes on small sites with planning permission as at 1st April 2022.

i) Enhance the local identity and character through provision of improved pathways, signage, public realm, and public art. This should complement plans to enhance amenity through improving links to nearby open spaces and greenspaces, including Parkwood Springs and Woodside.

ii) Conserve, enhance and capitalise on the area's heritage, especially within the Kelham Island Conservation Area, by providing high quality development proposals.

iii) Deliver transport infrastructure improvements, including:

- enhancements to the highway junctions with Penistone Road;
- incorporating active travel and operational improvements to bus services, including those set out as part of the Connecting Sheffield programme;
- improved pedestrian crossings across the A61 to increase connectivity to facilities and tram stops;
- part of the Mass Transit Corridors from the City Centre.

Commented [HT33]: HT27

Definitions

- **'Supertram', 'Outdoor City', 'Night-Time Quiet Area', 'Connecting Sheffield' and 'Mass Transit Corridors'** – see *Glossary*.

Priority Location in Neepsend

4.13. Neepsend has been chosen as a Priority Location because it:

- has the capacity for volume development, facilitated by vacant sites, and large areas of land under single ownership;
- is a gateway location to the wider Neepsend area, and to encourage delivery of stalled development opportunities;
- is a distinctive neighbourhood, suitable for a mix of demographics including family housing, whilst retaining an industrial, independent heritage identity;
- has the ability to help meet targets for Biodiversity Net Gain through a comprehensive landscape strategy, and natural habitat improvement programme; and
- contains historical assets, including Cornish Works, Globe Works and Cannon Brewery which have potential to inform the character of new development.

4.14. Neepsend also benefits from:

- transport connections, including the Infirmary Road and Shalesmoor tram stops which connect into the City Centre; and Penistone Road which is a direct route in and out of Sheffield. The railway also runs along the northern edge of the area;
- the River Don runs through the site creating potential for green edges, access, placemaking and sustainable drainage systems (SuDS) for combating climate change;
- the existing Kelham Island community to the south of the site with established eateries and cultural assets; and
- Kelham Island Conservation Area, which informs the character and will give a distinctive identity to Neepsend.

POLICY CA1A: Priority Location in Neepsend

Development proposals will deliver Site Allocation(s) KN03, KN05, KN07, KN13, KN15, KN21, KN24, KN27, KN30, and KN36 and help realise:

- a) Around 1,285 new homes.
- b) Mixed use development that supports a proportion of non-residential uses.
- c) Enhanced connectivity to the River Don, including an extension of Waterloo Walk.
- d) A new waterside park (Bacon Island Park) along the northern edge of the River Don, helping to create a network of green spaces and connections with the Ponderosa and Parkwood.
- e) A new neighbourhood hub by expanding on existing amenities in Insignia Works and neighbouring Steelworks Kelham.
- f) A new pedestrian and cyclist priority crossing point across Penistone Road (A61), taking movement east to west along Rutland Road to Bedford Street, towards the Infirmary Road Supertram stop. Proposals for traffic calming along the A61 will also be considered.
- g) A new public square that complements existing heritage buildings.
- h) Contributions towards improvements in community infrastructure, including consideration of additional education and healthcare provision as a result of increased residential population.
- i) Retention and enhancement of designated and non-designated key heritage assets/buildings (including Kelham Island Conservation Area, Globe Works,

~~Cornish Works and Cannon Brewery buildings~~, ~~Cornish Works, and Globe Works~~.

- j) Creation of an attractive high street along Rutland Road (B6070) to provide community facilities.
- k) A main route through the area to include public realm, amenity and active frontages, to encourage movement towards Bacon Island Park.
- l) A new pedestrian bridge across the River Don which will improve connectivity to the wider Neepsend.
- m) New buildings set back to the Environment Agency's recommended 8m from the River Don bank as part of future design stages.
- n) Increased building heights along Penistone Road, Rutland Road and the railway line edge to provide noise mitigation.

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Catalyst Site between Penistone Road, the River Don, and Rutland Road

- 4.15. The Neepsend Catalyst Site lies between Penistone Road, the River Don and Rutland Road. It excludes Globe Works and Wharnccliffe Works to the south. The majority of the site is within the Kelham Island Industrial Conservation Area, it consists of a mix of industrial buildings, some of which are historic, and a large footprint retail use with a large surface car park.
- 4.16. The adjacent historic buildings at Cornish Street and connection to the River Don provide a sensitive edge, as opposed to the Penistone Road frontage where the opportunity exists to explore increasing the existing height of the site.

POLICY CA1B: Catalyst Site between Penistone Road, the River Don, and Rutland Road

The Catalyst Site will be redeveloped as part of Central Sub-Area – Character Area Two, as defined on the Policies Map. Proposals will be expected to be delivered in accordance with the Kelham Island and Neepsend any approved Masterplan for the area to ensure the site and its infrastructure relates positively to neighbouring sites and the surrounding area. Development proposals will deliver Site Allocation(s) KN03, KN07, KN15, KN21 and KN24 and help realise:

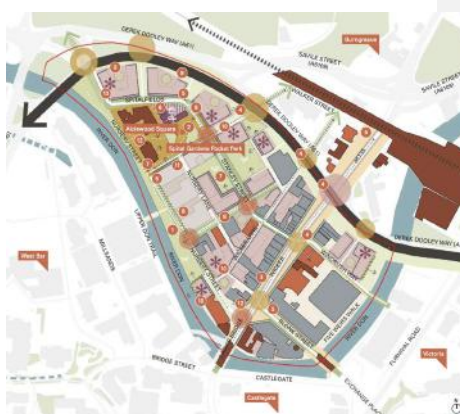
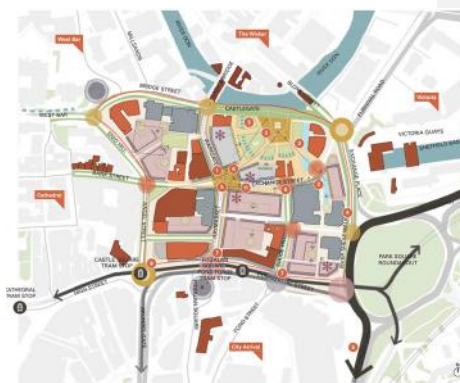
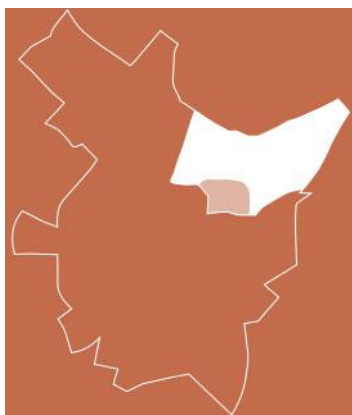
- a) Around 400 new homes.

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- b) Increased development heights along the Penistone Road frontage.
- c) Development proposals that are sensitive to, and positively enhance, the Kelham Island Conservation Area and nearby Listed Buildings (Cornish Works, and Globe Works) and Cannon Brewery).
- d) A mix of ground-floor uses to provide active frontages.

Commented [HT36]: HT22

Central Sub-Area – Character Area Two (Castlegate, West Bar, The Wicker, and Victoria)



Source: Sheffield City Centre Priority Neighbourhood Frameworks – showing Priority Location 2 (Planit-IE in collaboration with Deloitte) (September 2022)

- 4.17. Character Area Two is made up of the four neighbourhood areas of Castlegate, West Bar, The Wicker, and Victoria.
- 4.18. The area is situated to the north-east of the City Centre and is currently predominantly an industrial and manufacturing area, with little residential development. The role and function of the area is shaped by the Inner Ring Road, the River Don, and the Sheffield & Tinsley Canal. Key assets include the Sheffield Canal Basin, Victoria Quays, the site of the former

Sheffield Castle, and the Grey to Green route along West Bar, Bridge Street, and Castlegate.

4.19. The area is dominated by busy roads, including:

- the Inner Ring Road (Derek Dooley Way; Commercial Street which restricts movement to the City Centre; Snig Hill/Angel Street, Haymarket and Exchange Place (B6073) – the main routes north-south through Sheffield towards the City Centre;
- Castlegate to the north, which restricts movement towards the Wicker Arches; Wicker high street, which is a main route north-south through Sheffield; and
- The Wicker Arches where a ~~redundant freight~~ railway line is located along the far northern edge of Wicker Riverside.

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4.20. Proposals will forge a strong frontage to the Wicker (the Steel Route) and create new neighbourhoods. Proposals in Castlegate will see residential development sit alongside commercial activity as part of a vibrant, mixed-use neighbourhood. The regeneration of West Bar will create a new office-led mixed-use neighbourhood. Together, the neighbourhoods will provide for a full mix of residential types, including opportunities to deliver affordable or key working housing; as well as catering to young professionals and families.

POLICY CA2: Castlegate, West Bar, The Wicker, Victoria

Development proposals in this Character Area will:

- a) Deliver approximately 1,845 homes and 2.1 hectares of employment land (through a combination of existing planning permissions and new site allocations).
- b) Deliver **Site Allocations CW01 to CW23**, with a focus on the site allocations defined in **Policy CA2A - Priority Location in Castlegate** and **Policy CA2B - Priority Location in Wicker Riverside**.
- c) Focus office development within the two identified City Centre Office Zones at **West Bar/Riverside Exchange**, and **Castlegate/Victoria Quays** (see **Policy EC2**).
- d) Preserve and retain the area's industrial character and street pattern, but proactively improve accessibility and connectivity. This should capitalise on the **Grey to Green** route from West Bar to Castlegate, and explore expanding it to other areas, where possible.
- e) Enhance pedestrian and cycle environments along main routes and improve the relationship with the river and canal side spaces - creating new riverside

routes, supported by active building frontages, and proposals that positively interact with the river and canal side spaces.

Commented [HT38]: HT33

f) Improve connectivity to opportunities in the East Sheffield Sub-Area, especially key development sites in the **Lower Don Valley** and those related to the **Advanced Manufacturing Innovation District**.

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g) Deliver transport infrastructure improvements, including:

- incorporating active travel and operational improvements to bus services, including those set out as part of the Connecting Sheffield programme; and
- highway improvements at Bridgehouses on the Inner Ring Road.

Definitions

- For **'Grey to Green'**, **'Connecting Sheffield'**, **'Lower Don Valley'**, and **'Advanced Manufacturing Innovation District'** - see Glossary.'

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Priority Location in Castlegate

4.21. This area has been chosen as a Priority Location because it:

- serves as an important site that can join up the City Centre with other areas identified for future regeneration in other parts of the city;
- has the advantage of having secured initial funding to enable development on the Castle site; and
- provides an opportunity to create a fully mixed-use neighbourhood, integrating a variety of complementary uses to showcase the benefits of an integrated approach to mixed-use development.

4.22. Castlegate also benefits from:

- being a gateway to the City Centre from the north and east of the city;
- transport connections including: bus routes through the site connect to the City Centre, Sheffield Midland Station is within a 20-minute walk of Castlegate, and Exchange Place (B6073) which is a direct vehicular route into and out of Sheffield;
- Commercial Street, which accommodates public transport (including tram network, bus route and private vehicular movement);
- being situated in the junction of the River Don and River Sheaf, there are existing pedestrian river walks which connect into the site;
- being home to a number of key heritage assets, including the Sheffield Castle, and the historic origin of the market-town;

- being well connected to West Bar via the Grey to Green scheme along Castlegate; and
- Haymarket, which is a main north-south spinal route through the site along the Steel Route and Exchange Street, which is the main east-west route through Castlegate along the Steel Route.

POLICY CA2A: Priority Location in Castlegate

Development proposals will deliver Site Allocation(s) CW04, CW06, CW11, and CW18 and help realise:

- a) Around 330 new homes and approximately 1 hectare of non-residential development.
- b) A truly mixed-use neighbourhood, integrating a variety of complementary uses, alongside office development within the Castlegate/Victoria Quays Office Zone. Castlegate is a location where residential apartments will be the dominant type of new housing. Mixed-use and non-residential uses at ground-floor level will be supported to activate key spaces and nodes.
- c) A new Innovation District, expanding on the existing facilities along Haymarket, Commercial Street, and Exchange Street, and re-connecting Castlegate to the Wicker, Victoria, and into the wider City Centre. This will make Castlegate a gateway to the City Centre from the north and east.
- d) A new public square and riverside greenspace (Castlegate Square) to utilise and protect the heritage assets of Sheffield Castle.
- e) A clear north-south corridor along Haymarket, prioritising pedestrians and cyclists towards the railway station, integrating into the Steel Route and Knowledge Gateway.
- f) A revitalised Waingate/Haymarket High Street by developing ground-floor active uses and encouraging movement from Wicker High Street to Fitzalan Square.
- g) Major highway improvements to Commercial Street, Exchange Street, Castle Square, and Exchange Place/Furnival Road/Blonk Street to incorporate the Steel Route proposals, create pedestrian and cyclist priority crossing points, and improve crossing to Fitzalan Square and the underpass/overpass on Shude Hill.
- h) De-culverting of the River Sheaf (where possible), integrating it into the public realm and using blue and green infrastructure to enhance quality of place and amenity.

- i) An extension of the Grey to Green scheme into Castlegate and along the River Sheaf Walk, connecting pedestrian links along the historic watercourse of the River Sheaf, from the River Don to Sheffield Midland Station.
- j) Necessary community facilities and social infrastructure to support the creation of a new neighbourhood hub. This could include convenience stores, community facilities, cafés and other small-scale retail and leisure facilities to support the residential population.

Definitions

- **'Knowledge Gateway'** – is a public realm scheme that aims to transform the corridor running from Fitzalan Square to Brown Street.
- **For 'blue and green infrastructure' – see introduction to Policy BG1.** For 'Grey to Green' and 'Steel Route' - see Glossary.

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Priority Location in Wicker Riverside

4.23. Wicker Riverside has been chosen as a Priority Location because it:

- has the capacity for volume development, and for a City Centre location, much of the area is underutilised and low density;
- provides an opportunity to create a 'live-work' neighbourhood providing housing for a wide range of demographics, delivering a diverse identity;
- has the ability to help meet targets for Biodiversity Net Gain; and
- is a gateway into the City Centre and improvements would allow the residential populations in the north and east of Sheffield to better access the opportunities provided by City Centre.

4.24. It also benefits from:

- reasonable transport connections - including a bus route through the site connecting to the City Centre, Sheffield Midland Station is within a 20-minute walk of the site, and the Derek Dooley Way (A61) ring road is a direct route into and out of Sheffield;
- the Grey to Green scheme runs along Castlegate, the southern edge of the site and the River Don;
- an existing tight street network which provides opportunity for incidental spaces;
- Wicker High Street which provides existing social infrastructure for the area;
- An existing rich historical character which new development can take precedent from, including: Royal Exchange Buildings and adjoining Castle House, New Testament Church of God, and Aizlewoods Mill;

- Nursery Street Park which is an attractive green edge connecting to the River Don; and
- Kelham Island Conservation Area which is located to the northern end of the neighbourhood which gives this part a distinctive character.

POLICY CA2B - Priority Location in Wicker Riverside

Development proposals will deliver Site Allocation(s) CW05, CW10, CW12 to CW17, and CW20 to CW23 and help realise:

- a) Around 795 new homes and approximately 0.1 hectares of non-residential development. Wicker Riverside is a location where larger, urban family homes will be considered.
- b) A vibrant, mixed-use community that revitalises and diversifies Wicker High Street; and provides new community hubs (along Wicker High Street and at Aizlewood Square), and improved local community facilities.
- c) The opportunity for a 'live-work' neighbourhood providing housing for a wide range of demographics, along with active and varied street frontages that create vibrant streets and a distinctive neighbourhood.
- d) The retention of the fine grain street network but with improved connectivity and accessibility, including the provision of direct links to the investment proposed at Castlegate.
- e) New pedestrian, cyclist and vehicular connections into the site along the edge of the ring road and across Wicker High Street. Enhanced north-south connections along the Wicker (Steel Route) towards Wicker Arches and City Centre/Castlegate.
- f) Development that is set back from the A61 to create a green buffer and tree-planting along the A61 corridor, and creates an attractive edge to the neighbourhood.
- g) Contributions towards improvements in community infrastructure, including consideration of additional education and healthcare provision as a result of increased residential population.
- h) Enhancements to Nursery Street by defining it as 'green street', reducing vehicular movements, introducing street trees and capitalising on the Nursery Street Pocket Park. This will complement open space and greenspace improvements such as creating a new public square at Aizlewood Square; and a new pocket park at Spital Gardens.

Central Sub-Area - Character Area Three (St Vincent's, Cathedral, St George's and University of Sheffield)



Source: Sheffield City Centre Priority Neighbourhood Frameworks – showing Priority Location 3 (Planit-IE in collaboration with Deloitte) (September 2022)

- 4.25. Character Area Three is made up of the four areas of St Vincent's, Cathedral, St George's and University of Sheffield. The area is situated towards the north-west of the City Centre and is a location of contrasts. There are significant areas of industry and warehousing, especially near Furnace Hill; but there are also emerging residential areas, prominent civic buildings, and a strong student presence.
- 4.26. Most of the area falls within the City Centre and has a vibrant feel through a mix of commercial, higher education, residential, civic, retail, and leisure uses. The area also features a number of Conservation Areas (Furnace Hill, City Centre, Hanover and Well Meadow) and Listed Buildings providing a built heritage context that will influence future development proposals. The role and function of the area is shaped by the existing pattern of the

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built environment, a challenging topography, as well as key assets such as the Grade I Listed Sheffield Cathedral, Paradise Square, and the University of Sheffield and its campus.

4.27. The Inner Ring Road defines the northern and western edges of the Character Area and is a significant barrier for pedestrian movement. Topography and, in places, an illegible street pattern, also serve to restrict movement through this area.

4.28. Proposals will seek to create active and walkable neighbourhoods, with future development schemes that encourage activity at street-level and a greater amount of ground floor uses – including retail, commercial, and leisure. Creating new neighbourhood hubs, to stimulate greater pockets of activity and movement through the area, will be vital to the future success of the area. Proposals will also enable the continuous development and expansion of existing facilities of the Sheffield Innovation Spine (see Policy SA1).

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4.28.4.29. New neighbourhoods will support a mixed demographic through the provision of a range of residential types, including opportunities for co-living~~location~~, build-to-rent schemes, and high-end housing (especially around Cathedral). Further purpose-built student accommodation will be carefully managed in this area and will only be supported in certain sections of the wider area, and only where demand for additional supply can be demonstrated.

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POLICY CA3: St Vincent's, Cathedral, St George's, University of Sheffield

Development proposals in this Character Area will:

- a) Deliver approximately 4,010 homes and 0.16 hectares of employment land (through a combination of existing planning permissions and new site allocations). The area will support a mix of residential typologies including student, co-living, and **Build-to-Rent (BTR)** accommodation, with potential for some high-end housing.
- b) Deliver **Site Allocations SU01 to SU56**, with a focus on the site allocations defined in **Policy CA3A – Priority Location in Furnace Hill** and **Policy CA3B – Catalyst Site at the Gateway between Scotland Street, Smithfield, and Snow Lane**.
- c) Enhance the offer at the University of Sheffield and focus associated new development within the defined University/College Zones (see **Policy EC8**).

- d) Allow for new Purpose-Built Student Accommodation in identified part(s) of the area but only where evidence demonstrates the demand for further supply in these locations (see **Policy NC5** and **Policy NC6**).
- e) Focus new retail and leisure floorspace in the identified Primary Shopping Area and the wider City Centre (see **Policy VC1**). Deliver a new Local Centre at Scotland Street.
- f) Create new neighbourhood hubs that encourage sustainable movement through the areas, and also generate activity within the area. Hubs should include convenience stores, community facilities, cafes and other small-scale retail and leisure facilities, along with facilities to promote active travel to support the residential population.
- g) Improve the public realm to address the current lack of amenity and greenspace. Future campus investment by the University of Sheffield should continue to prioritise public realm infrastructure to improve accessibility and movement to and through the relevant neighbourhood(s).
- g)h) Conserve, enhance and capitalise on the area's heritage within the Furnace Hill, City Centre, Hanover and Well Meadow Conservation Areas, by providing high quality development proposals.
- h)i) Adhere to the proposed extension of the Night-Time Quiet Area covering the area from Scotland Street/Meadow Street to Broad Lane and Netherthorpe Road (see **Policy NC14**).
- i)j) Contribute towards infrastructure improvements in education and healthcare provision
- j)k) Deliver transport infrastructure improvements, including:
 - significant highway works to the Moorfields A61;
 - incorporating active travel and operational improvements to bus services, including those set out as part of the Connecting Sheffield programme;
 - expanding the Grey to Green route from West Bar; and
 - improving north-south connections for pedestrians and cyclists.

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Definitions

- For **'Build-to-Rent'**, **'University/College Zones'**, **'Purpose-Built Student Accommodation'**, **'Primary Shopping Area'**, **'City Centre'**, **'Local Centre'**, **'Night-Time Quiet Area'**, **'Connecting Sheffield'**, and **'Grey to Green'** – see Glossary.

Priority Location in Furnace Hill

~~4.29~~4.30. This area has been chosen as a Priority Location because it:

- has significant capacity for residential development, as much of the area is underutilised and low density in the context of the City Centre;
- can improve connections and legibility through the area and will benefit the overarching strategy for the city;
- has the ability to help meet targets for Biodiversity Net Gain;
- represents an opportunity to demonstrate partnership working and delivery with Homes England and public sector intervention; and
- can create a mixed-use residential neighbourhood that provides a transition in the residential offer, from being predominantly student accommodation near the University in the south of the Character Area, towards a more mixed-use residential community in the north. This will help to diversify the type of housing supply and generate a greater mixed demographic throughout the area and complement the predominantly residential uses within the adjacent Kelham Island area.

~~4.30~~4.31. Furnace Hill also benefits from:

- transport connections, including the Shalesmoor tram stop which connects into the City Centre; and Shalesmoor/Moorfields (A61) ring road which is a direct route in and out of Sheffield;
- Grey to Green which is proposed to run through West Bar and Gibraltar Street;
- topography which provides significant views to the wider green landscape of Sheffield and opportunity for viewpoints within the area;
- an existing tight street network which provides opportunity for incidental spaces; and
- An existing rich historical character from which new development can take precedent.

POLICY CA3A: Priority Location in Furnace Hill

Development proposals will deliver Site Allocation(s) SU03 to SU06, SU08, SU10 to SU12, SU15, SU21, SU25, SU27 to SU30, SU34 to SU37, SU39, SU42, SU43, SU47, SU49 and SU51 and help realise:

- a) Around 2,290 new homes. Furnace Hill has potential to accommodate significant residential growth, and a mix of residential accommodation types, which could include family homes, apartments, duplex apartments and town houses

- b) New neighbourhood hubs to address a lack of existing community facilities, and to support new communities living at Furnace Hill. A hub at Gibraltar Street is a priority.
- c) Maximise development capacity on sites along Scotland Street and re-purpose under-utilised sites. Development proposals on existing surface car parks will help to sensitively repair the existing street pattern.
- d) Built form that creates mixed-use and non-residential uses at ground floor level to activate key spaces and movement routes. It will be of a scale and massing that responds to the topography and sensitive views in and out of the area, and should respect the industrial character and heritage, with new buildings that complement and enhance the finer grain street pattern.
- e) Furnace Hill Park ("Park on the Hill") at, or close to, the junction of Scotland Street and Smithfield. This will be complemented by a series of other pocket parks across the Priority Location.
- f) Furnace Square utilising the Furnace to act as a distinctive landmark and a place-making asset within a new public space.
- g) Improvements to road surfaces and public realm enhancements at Snow Lane, Trinity Street, and Tree Lane. This will create a pedestrian friendly environment encouraging north-south movement.
- h) The reinstatement of the historical street of Tree Lane as a proposed recreational route with pedestrian and cycle priority, with potential for an exemplar Sustainable Drainage System (SuDS), including tree planting and opportunity for play.
- i) An extension of the Grey to Green – responding to the changing topography along the streets of Furnace Hill (including Meadow Street, Scotland Street, Shepherd Street, Tree Lane, Furnace Hill and Lambert Street).
- j) Contributions towards improvements in community infrastructure, including consideration of additional education and healthcare provision as a result of increased residential population.
- k) Highways improvements at Moorfields A61, including new pedestrian/cycling crossings to enhance the link between Furnace Hill and Kelham Island and Neepsend.
- l) A new Mobility Hub to encourage walking, cycling and public transport use. The location of the mobility hub will be informed by topography, as well as proximity and access to the Ring Road, and is subject to further discussion with highways authorities.

Definitions

- For ~~'Build to Rent'~~, 'Grey to Green', 'Mobility Hub' and 'Sustainable Drainage Systems' – see Glossary.

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Catalyst Site at the Gateway between Scotland Street, Smithfield, and Snow Lane

4.31-4.32. Furnace Hill Catalyst site is situated at a key gateway between Scotland Street, Smithfield and Snow Lane. The site is located at the highest point of the Priority Location providing the opportunity for catalyst development. This site provides key frontages to Scotland Street and Smithfield.

4.32-4.33. This site is expected to deliver a mix of residential development types and tenures with complementary commercial and retail uses at ground floor level. The topography is a key consideration when considering building heights and should be sensitive to the Furnace Hill Conservation Area and existing heights.

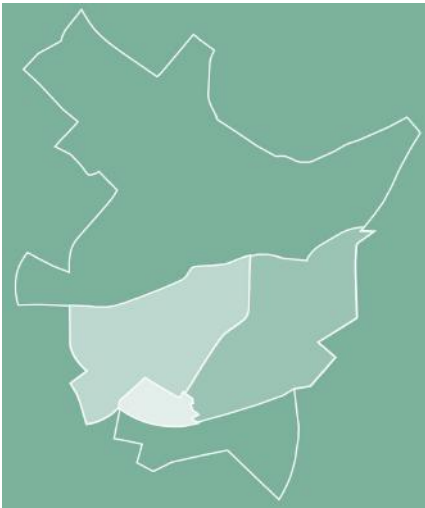
4.33-4.34. The elevated position of the site presents a key opportunity for an elevated park providing much needed amenity space at the heart of the neighbourhood.

POLICY CA3B: Catalyst Site at the Gateway between Scotland Street, Smithfield, and Snow Lane

Development proposals will deliver Site Allocation(s) SU03 to SU05, SU08, SU15, SU21, SU25, SU29, SU39 and SU42 and help realise:

- a) Approximately 1,480 new homes – through a mix of residential accommodation types, including apartments with commercial and retail uses at ground floor level.
- b) Building heights that respect the topography and are sensitive to the Furnace Hill Conservation Area and existing heights.
- c) Priority active frontages to Scotland Street and Smithfield.
- d) Furnace Hill Park and Furnace Square to provide necessary new amenity space at the heart of the new neighbourhood.

Central Sub-Area – Character Area Four (City Arrival, Cultural Industries Quarter, Sheaf Valley)



Source: Sheffield City Centre Priority Neighbourhood Frameworks – showing Priority Location 4 (Planit-IE in collaboration with Deloitte) (September 2022)

4.34-4.35. Character Area Four is made up of the three areas of City Arrival, Cultural Industries Quarter, Sheaf Valley. Part of the Cultural Industries Quarter sits within Character Area Five. Part of the Moorfoot Priority Location and part of the Moorfoot Catalyst Site (the majority of which are in Character Area Five) are within Character Area Four.

4.35-4.36. The area is situated to the south and east of the City Centre, lies within the Cultural Industries Quarter Conservation Area and has a unique identity given context by established residential areas featuring the iconic Grade II* Listed Park Hill Flats; as well as key gateways into the city at Sheffield railway station, Sheffield Interchange, and the A61 Arundel Gate. Some of Sheffield’s more recognisable landmarks including Park Hill Flats, Ponds Forge, and Sheffield Hallam University mark the area as of critical importance to the city. The role and function of the area is shaped by major road and rail infrastructure, as well as the South Street Park/Sheaf Valley Park.

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~~4.36~~4.37. Proposals will take advantage of the unique opportunities provided by the Sheaf Valley and Midland Station Development Framework and the Sheffield Hallam University Masterplan to re-connect this area to the City Centre. Development schemes will attract a mixed demographic through delivering a range of different residential typologies. The neighbourhoods will balance the delivery of commercial and residential uses to create a vibrant and truly mixed-use area of the city. Commercial uses will capitalise on the growth of Sheffield Hallam University and the Cultural Industries Quarter to promote the growth of knowledge and creative sectors. Further purpose-built student accommodation will be carefully managed in this area and will only be supported in certain sections of the wider area, and only where demand for additional supply can be demonstrated.

POLICY CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley

Development proposals in this Character Area will:

- a) Deliver approximately 2,215 homes and 3.2 hectares of employment land (through a combination of existing planning permissions and new site allocations). A range of different residential types will be supported to attract a mixed demographic.
- b) Deliver **Site Allocations SV01 to SV25**, with a focus on the site allocations defined in **Policy CA4A – Part of Priority Location and Catalyst Site at Moorfoot – Land between Eyre Street, St. Mary’s Road, and Jessop Street**.
- c) Take advantage of the unique opportunity and investment as part of the Sheffield Midland Station and Sheaf Valley Development Framework to re-connect this area with the City Centre. Landmark development proposals will be promoted in the City Arrival area.
- d) Focus office development within two of the identified City Centre Office Zones at Sheaf Street/Pond Street, and Sheaf Street/Suffolk Road (see **Policy EC2**).
- e) Allow for new Purpose-Built Student Accommodation in identified part(s) of the area, but only where evidence demonstrates the demand for further supply in these locations (see **Policy NC5** and **Policy NC6**).
- f) Support and collaborate with Sheffield Hallam University on the **Sheffield Hallam University Masterplan**, including supporting plans for the Sheffield Hallam University hub.

- g) Conserve, enhance and capitalise on the area's industrial heritage, especially within the **Cultural Industries Quarter**, by providing high quality proposals.
- h) Deliver commercial development that complements the growth of Sheffield Hallam University and the creative uses in the Cultural Industries Quarter. This should include promoting a collaborative network in the knowledge and creative sectors using agglomeration benefits of locating in this area.
- i) Deliver transport infrastructure improvements, including:
 - significant highway works to help overcome the challenges posed by the road network;
 - incorporating active travel and operational improvements to bus services, including those set out as part of the Connecting Sheffield programme; and
 - exploring opportunities to downgrade roads and create more pleasant pedestrian and cycle environments at Park Square, Arundel Gate, and Sidney Street.

Definitions

- For '**City Centre Office Zones**', '**Purpose-Built Student Accommodation**', '**Cultural Industries Quarter**', and '**Connecting Sheffield**' - see *Glossary*.

Priority Location and Catalyst Site at Moorfoot - Land between Eyre Street, St Mary's Road, and Jessop Street

4.37-4.38. This area has been chosen as a Priority Location because it:

- has the capacity for volume development, including opportunities for high density and landmark buildings of height;
- can provide a differentiated offer to support a community suited to the private rented sector and graduate/young professional market;
- has the ability to help meet targets for Biodiversity Net Gain; and
- represents a key site to improve the connectivity of City Centre to edge areas (e.g. Ecclesall Road/London Road and connecting the Devonshire Quarter to The Moor).

4.38-4.39. The part of the Moorfoot Catalyst Site, which is situated in Character Area Four, is situated on land between Eyre Street, St. Mary's Road, and Jessop Street. The land parcels in this part of the catalyst site will deliver residential development and complementary greenspace and open space improvements and necessary enhancements to road infrastructure and the public realm.

Policy CA4A: Priority Location and Catalyst Site at Moorfoot - Land between Eyre Street, St. Mary's Road, and Jessop Street

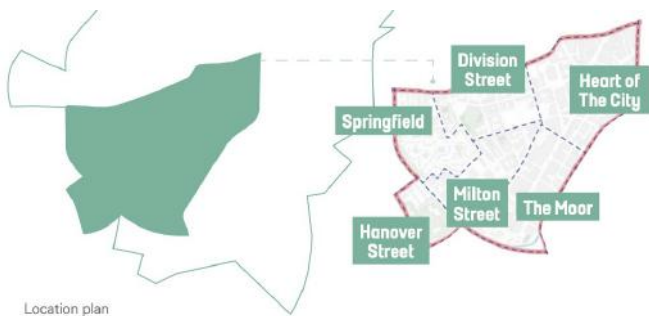
Development proposals will deliver Site Allocation(s) SV04, and SV16 and help realise:

- a) Approximately 390 new homes, and approximately 0.84 hectares of non-residential floorspace as a component part of the larger **Priority Location and Catalyst Site at Moorfoot** (see **Policy CA5A** and **Policy CA5B**).
- b) Residential courtyards in development parcels for amenity purposes, as well as other green spaces and/or public realm spaces to create new, incidental meeting places.
- c) De-culverting of the Porter Brook on Eyre Street/Mary Street to create a green corridor. The corridor should strengthen the connection towards the Cultural Industries Quarter and the Sheffield Midland Station, allowing for pedestrian routes to follow the Porter Brook watercourse; and for cycling routes to connect through Sylvester Street.
- d) Improved Ring Road connections and reduce the dominance of vehicles at St. Mary's Gate. Improvements will also be made to the St. Mary's Gate pedestrian crossing.

Definitions

- For '**Cultural Industries Quarter**' – as shown on the Policies Map.

Central Sub-Area - Character Area Five (Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street)



Source: Sheffield City Centre Priority Neighbourhood Frameworks – showing Priority Location 5 (Planit-IE in collaboration with Deloitte) (September 2022)

4.39-4.40. Character Area Five is made up of the six areas of the Heart of the City, Division Street, Springfield, Milton Street, The Moor, and Hanover Street. Part of the Moorfoot Priority Location and part of the Moorfoot Catalyst Site are within Character Area Five.

4.40-4.41. The area includes a core part of the City Centre, but also extends south-west towards Broomhill and the Inner Ring Road at Hanover Way/Upper Hanover Street. It is a vibrant location, featuring a wide range of all uses, from prestige retail to regionally significant sport and leisure uses, high quality offices and commercial buildings. It includes established residential estates and an increasingly strong City Centre residential offer.

4.41-4.42. The area provides important and well-used public greenspaces, such as Devonshire Green, the Peace Gardens and the Winter Gardens.

Equally, it is home to a diverse range of independent retail, and food and drink establishments, which supports a healthy night-time economy. This offer has also been recently enhanced by The Moor re-establishing itself as a shopping destination due to significant regeneration and the relocation of the Castle Market.

4.42.4.43. Given the area covers such a diverse range of use and places, it is unsurprising that certain locations (such as Milton Street) are evolving from their historical role as light industrial and manufacturing areas and are steadily becoming more desirable locations for residential development. At present, many of the sites within this part of the area remain under-utilised, with pockets of surface car parks and vacant land interspersed with high density residential development.

4.43.4.44. Equally, towards the south-west of the area, there is a noticeable change in character with established low density housing estates, community facilities, and parks and playgrounds shifting the dynamics away from those seen in the City Centre. Furthermore, locations such as Hanover Street, by virtue of its separation by the Inner Ring Road, feel somewhat cut-off from the regeneration, growth and change occurring in other parts of the city.

4.44.4.45. The overall street pattern remains largely Victorian and accommodates grand civic architecture and a series of important public institutions. Significant transport gateways for the tram, pedestrians, and cyclists mean this is a highly accessible and connected area. Key landmarks, such as Barkers Pool, the Town Hall, the Crucible and Winter Gardens, The Moor and Moorfoot, the Peace Gardens, Fargate, and the High Street provide identifiable nodes that allow users to navigate through the core of the city.

4.45.4.46. The City Centre Conservation Area covers a substantial part of the area, and there are a significant number of listed buildings. These provide a context for the preservation and enhancement of the urban core of the city. But, the area also contains a mix of architectural styles, responding to modern needs and building design, with new developments providing a range of commerce, shopping, civic and leisure uses, as is typical of the City Centre.

4.46.4.47. Proposals will respond to the fact that this area serves as the commercial heart of the City Centre, but that there is a growing residential population catering to those who want a City Centre lifestyle. Throughout the area there is the opportunity to reduce the dominance and impact of vehicles, improve connectivity and promote active travel. The area will balance the delivery of new commercial uses (primarily focused in the Heart of the City, Division Street, and The Moor) with new residential uses (primarily focused in Milton Street, Springfield, and Hanover Street). Care

will be required to ensure successful integration of commercial and residential uses to create vibrant mixed-use communities.

4.47.4.48. The new City Centre residential neighbourhood at Moorfoot will attract a young population, likely providing an offer for the private rented sector and may include co-living. Further purpose-built student accommodation will be carefully managed in this area and will only be supported in certain sections of the wider area, and only where demand for additional supply can be demonstrated.

POLICY CA5: Heart of the City, Division Street, Springfield, Milton Street, The Moor, and Hanover Street

Development proposals in this Character Area will:

- a) Deliver approximately 6,155 homes and 3.4 hectares of employment land (through a combination of existing planning permissions and new site allocations). The area represents an opportunity to attract a mixed demographic profile due to the range of built development that will occur in the City Centre.
- b) Deliver **Site Allocations HC01 to HC30**, with a focus on the site allocations identified in **Policy CA5A - Priority Location in Moorfoot** and **Policy CA5B - Catalyst Site at the Junction between St. Mary's Gateway, The Moor Street, and London Road**. The part of the Priority Location located in Character Area Four will be delivered via **Policy CA4** and **Policy CA4A**.
- c) Allow for new Purpose-Built Student Accommodation in identified parts of the area but only where evidence demonstrates the demand for further supply in these locations (see **Policy NC5** and **Policy NC6**).
- d) Help realise the opportunities in the Heart of the City 2 Masterplan, and create a stronger concentration of office, commercial, retail, and leisure uses within the City Centre.
- e) Deliver strategic development opportunities at Fargate; reinvigorate key frontages along Pinstone Street and Cambridge Street; and realise landmark development opportunities, including at Barkers Pool, Division Street, the Devonshire Quarter, and at Wellington Street/Trafalgar Street/Rockingham Street.
- f) Focus office development within the identified City Centre Office Zone at the Heart of the City (see **Policy EC2**).

- g) Focus retail and leisure floorspace within the identified Primary Shopping Area, and the wider city 'centre' (see **Policy VC1**).
- h) Capitalise on, and enhance, the cultural offer within the city by focusing new cultural and entertainment uses within the identified Cultural Zone (see **Policy VC2**).
- i) Create a gateway and sense of arrival at Milton Street/adjacent to the Ring Road by exploring opportunities to deliver buildings of height.
- j) Provide major improvements to the environment by creating new green spaces alongside direct, safe and attractive walking and cycling routes. A new pocket park will also be created on the site of the Furnival Gate roundabout.
- k) Deliver transport infrastructure improvements, including:
 - i) extensions to the car free zone and additional pedestrian and cycle links proposed between the Devonshire Quarter and the Cultural Industries Quarter;
 - ii) reinstating the historic grain of The Moor and defining the proposed Steel Route along The Moor across St Mary's Gate to London Road, with improved pedestrian connections across the A61;
 - iii) multi-modal improvements for the roundabouts at Moor Street and Bramall Lane;
 - iv) schemes that re-establish the historic connection from the Moor to Cemetery Road; and
 - v) incorporating active travel and operational improvements to bus services, including those set out as part of the Connecting Sheffield programme.

Definitions

- For the '**Devonshire Quarter**' – see the *Policies Map*.
- For '**City Centre Office Zone**', '**Primary Shopping Area**', '**Cultural Zone**', '**City Centre Conservation Area**', '**Cultural Industries Quarter**', and '**Connecting Sheffield**' - see *Glossary*.

Priority Location at Moorfoot

4.48.4.49. This area has been chosen as a Priority Location because it:

- has the capacity for volume development, including opportunities for high density and landmark buildings of height;

- can provide a differentiated offer to support a community suited to the private rented sector and graduate/young professional market;
- has the ability to help meet targets for Biodiversity Net Gain; and represents a key site to improve the connectivity of City Centre to edge areas e.g. Ecclesall Road/London Road, and improve connectivity of the Devonshire Quarter to The Moor.

POLICY CA5A: Priority Location in Moorfoot

Development proposals will deliver Site Allocation(s) HC03, HC08, HC11 and HC20 and help realise:

- Approximately 2,180 new homes and approximately 1.6 hectares of non-residential floorspace. Moorfoot has the potential to accommodate significant residential growth and become a new neighbourhood.
- Residential and mixed-use developments with active ground floor uses. Buildings should be of significant scale and respond to recent developments and the existing retail areas. Schemes should focus on delivering denser apartment typologies that can help create a modern gateway to the city.
- Significant highway infrastructure interventions at St Mary's Gate and at the London Road junction. This will re-establish the historic connection between The Moor and London Road, delivering a high-quality, safe, pedestrian and cycle friendly crossing that promotes sustainable movement between the Heart of the City and the southern neighbourhoods of the city.
- A restored street pattern that responds to the historic characteristics of the area and defines the proposed Steel Route along The Moor across St Mary's Gate to London Road. Active frontages will connect to the retail area of The Moor to improve the vibrancy of streets.
- A series of public squares, courtyards and green roofs which provide new meeting places throughout the area and help interlink the various blocks. Amenity space on roof terraces of buildings and integrate green roofs and walls assist to improve air quality.
- De-culverting of Porter Brook along Eyre Street and expansion of the Grey to Green scheme to improve pedestrian links to the city, creating a stronger connection with nature for the neighbourhood, and helping define the historic route of the watercourse. This should also integrate with and enhance proposals for the Porter Brook Park and make it an important greenspace for the area.
- Moorfoot Square - a new high quality public square with integrated greenspace provision and a new multi-modal interchange - located at the

intersection of the Steel Route and the east-west link from the station towards Devonshire Green.

- h) A mobility hub at the site of the existing electricity sub-station to encourage greater walking, cycling, and use of public transportation.

Definitions

- For *'Grey to Green'*, *'Steel Route'*, *'Multi-Modal Interchange'*, and *'Mobility Hub'* - see *Glossary*.

Catalyst Site at the Junction between St. Mary's Gateway, The Moor Street, and London Road

4.49.4.50. Moorfoot Catalyst Site is situated at the key junction between St. Mary's Gateway, The Moor Street, and London Road. The entirety of the Priority Location provides opportunity for catalyst development.

POLICY CA5B: Catalyst Site at the Junction between St. Mary's Gateway, The Moor Street, and London Road

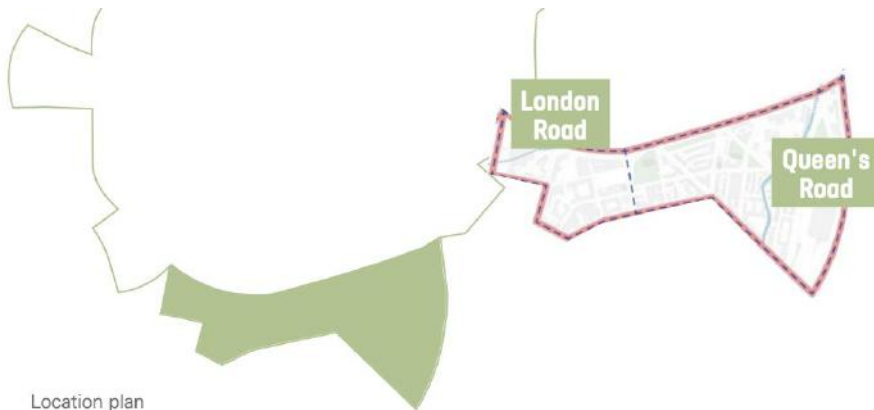
Development proposals will deliver Site Allocation(s) HC03, HC08, and HC11 and help realise:

- a) Approximately 2,085 homes.
- b) Significant residential development to generate a new residential neighbourhood.
- c) Development schemes consisting primarily of apartments with active ground floor uses for community and commercial and retail uses.
- d) Building heights that respond to recent large-scale development and increasing build heights. New buildings of scale should help create a new gateway for the city.
- e) Moorfoot Square and other substantial public realm improvements, along with complementary open space and greenspace provision.
- f) A Mobility Hub allowing for multi-modal journeys serve as a node that helps identify the location as a key gateway to the city.
- g) Substantial public realm improvements, along with complementary open space and greenspace provision.

Definitions

- For '**Mobility Hub**' - see *Glossary*.

Central Sub-Area - Character Area Six (London Road and Queens Road)



4.50-4.51. Character Area Six is made up of the two areas of London Road and Queens Road. The area is situated to the south of the City Centre, beyond the Inner Ring Road (St Mary's Gate/St Mary's Road). Due to the separation caused by the ring road, the area has historically been perceived as separate from the City Centre. The area includes a mix of residential, commercial, light industrial and warehouse development, and has previously seen some slum-clearance.

4.51-4.52. Parts of the area (mainly around Queens Road) still retains much of its Victorian fabric and is defined by a historic terraced street-pattern. Other parts (mainly around London Road) have long been known for its large multi-cultural and, in particular Chinese, community. Recent developments including: high density residential, Purpose-Built Student Accommodation, and large footprint big box retail and leisure has eroded some of the character in the area.

4.52-4.53. The River Sheaf flows through Queens Road, with Sheaf Walk located at the northern end of the neighbourhood, allowing people to enjoy the river. Duchess Road offers a sports pitch and greenspace, while Clough Road Square is the only playground in the neighbourhood. St. Mary's Church enjoys some greenspace around it. Areas of the neighbourhood located closest to the River Sheaf are designated as a functional flood plain. Sections of the neighbourhood along the River Sheaf have a high or medium probability of flooding subject to proximity to the river.

4.53-4.54. Proposals in this area will focus on improving connectivity to the City Centre – at St Mary's Road and Bramall Lane. Enhanced connections should focus on removing barriers to pedestrian and cycling movements

and improving the conditions to promote active travel. The future development of this area will allow this part of the city to become a more integral part of the City Centre. The Sheffield Midland Station and Sheaf Valley Development Framework will heavily influence the future of this area and will improve connectivity to the London Road and Queens Road areas. Future development will be primarily residential with supporting commercial uses, although there will be a slightly stronger focus on delivering complementary retail, leisure, and community facilities and services in the London Road neighbourhood. New neighbourhoods will support a mixed demographic, including families. New purpose-built student accommodation will not be supported in this Character Area.

POLICY CA6: London Road and Queens Road

Development proposals in this Character Area will:

- a) Deliver approximately 1,495 homes (through a combination of existing planning permissions and new site allocations).
- b) Deliver **Site Allocations LR01 to LR08**, with a focus on integrating with the development proposals set out in Sheffield Midland Station and Sheaf Valley Development Framework, which will be primarily delivered in Character Area 4 (see **Policy CA4** and **Policy CA4A**).
- c) Enhance Clough Road Square with high quality public realm and play provision. Improve the frontage along Clough Road overlooking St Mary's Church to enhance its role as a key landmark.
- d) Proactively manage flood risk, particularly in those areas located closest to the designated functional floodplain at ~~Porter Brook~~ **River Sheaf** and designated areas of high to medium risk of flooding.
- e) Deliver new greenspace areas to overcome existing lack of provision in the London Road area.
- f) Deliver local amenity and community facilities to support and serve existing and new residential areas. This should be delivered at ground floor level to create sustainable and convenient mixed-use development.
- g) Have regard to the John Street Conservation Area and the need to conserve and enhance the local historic environment and industrial legacy.
- h) Deliver transport infrastructure improvements, including:
 - improved connectivity to the City Centre by overcoming the physical barrier of the Inner Ring Road through creating an improved pedestrian and cycle environment and improved crossings;

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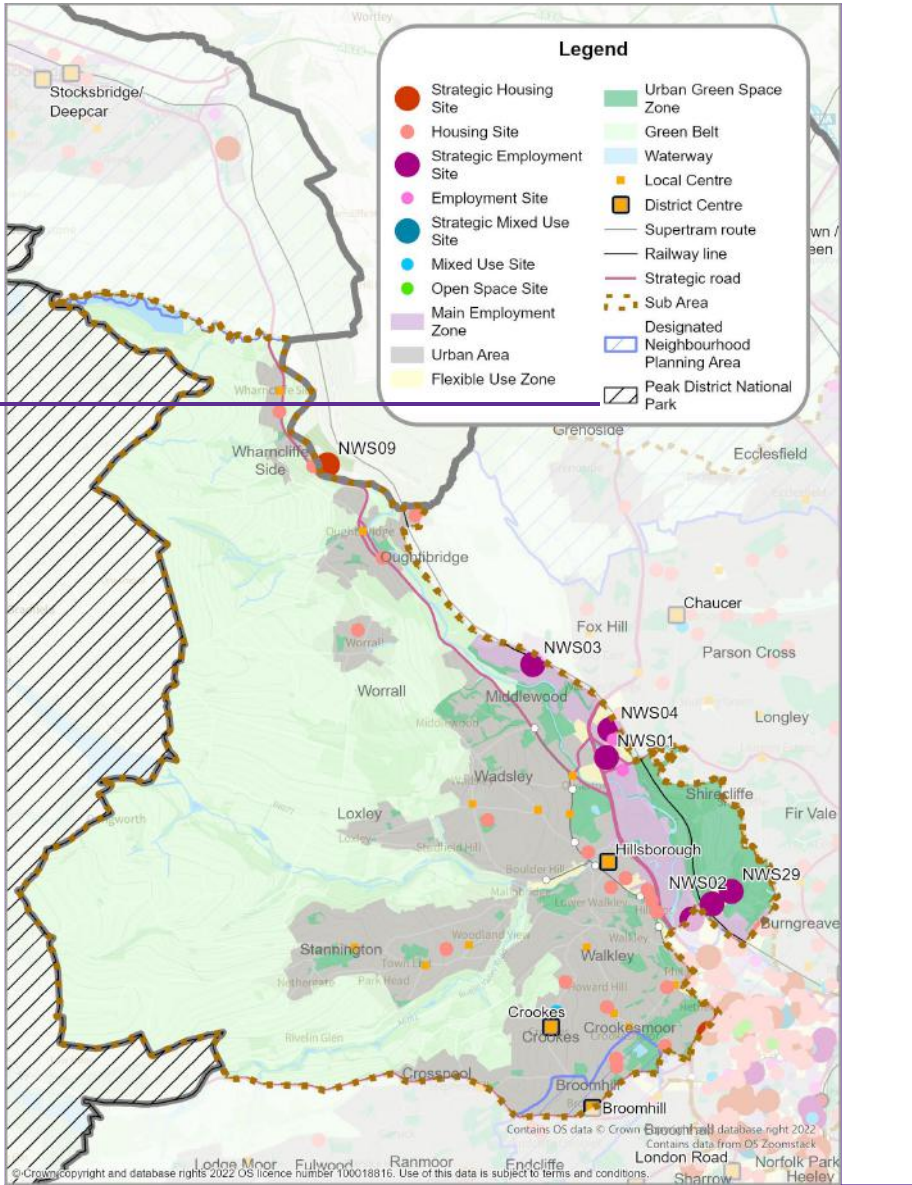
- specific schemes should explore how to re-connect Bramall Lane Stadium with the City Centre;
- incorporating active travel and operational improvements to bus services, including those set out as part of the Connecting Sheffield programme; and
- creating a new green link following the River Sheaf to connect to Sheffield Midland Station and tram stop.

Definitions

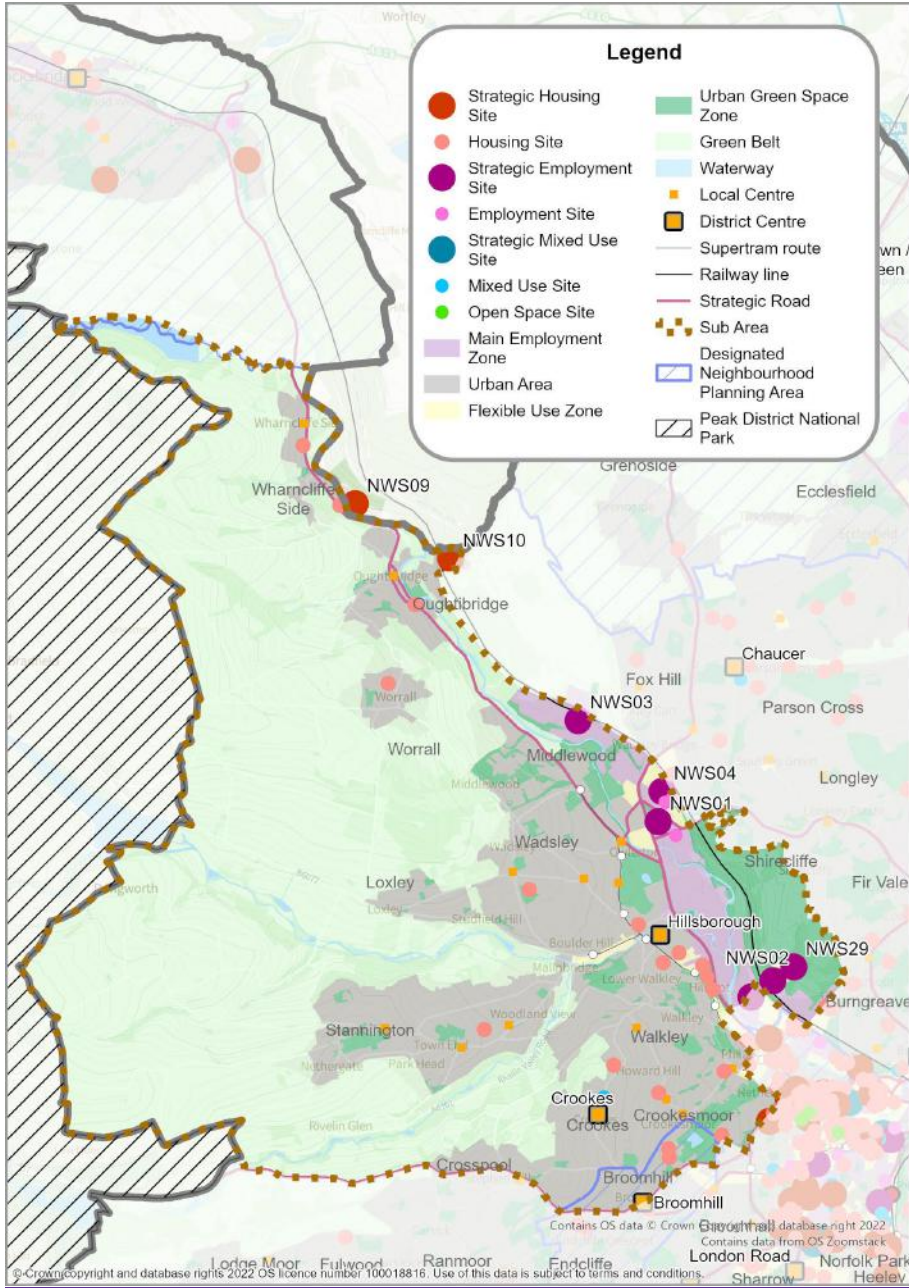
- For '**Connecting Sheffield**' - see *Glossary*.

Northwest Sheffield Sub-Area

MAP 7: Northwest Sub-Area



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4.54.4.55. The Northwest Sheffield Sub-Area covers part of the Main Urban Area of Sheffield and includes several established residential areas (including

Crookes, Crookesmoor, Hillsborough, Loxley, Middlewood, Stannington, Wadsley and Walkley). The larger villages of Oughtibridge, Wharncliffe Side and Worrall are all inset within the Green Belt; whereas the small villages of Brightholmlee and Dungworth are washed over by the Green Belt.

4.55.4.56. The sub-area's role and function is shaped by the River Don and River Loxley, as well as established residential areas and a prominent industrial landscape. Parkwood Springs is a key asset for the sub-area and it extends to 150 hectares of open space. Parkwood Springs is valued for its outdoor recreation and heritage in the form of the Victorian Wardsend Cemetery.

4.56.4.57. The Rivelin and Loxley Valleys are popular areas for outdoor recreation, **key to the sub-area's industrial heritage, rich in biodiversity and connecting the city to the large areas of attractive countryside before it reaches the Peak District National Park.** This land is almost entirely designated as Green Belt.

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4.57.4.58. The tram connects Middlewood and Malin Bridge to the City Centre, although these areas are also particularly prone to congestion. There is no outer ring road in the Northwest so journeys across the area are convoluted and often cause congestion.

4.58.4.59. The area includes extensive employment areas in the Upper Don Valley, extending from the City Centre to Claywheels Lane and Wadsley Bridge (and including Neepsend, Hillfoot, Owlerton). The Penistone Road corridor offers employment and leisure opportunities, including Hillsborough Leisure Centre, the Greyhound Track, and a Casino.

POLICY SA2: NORTHWEST SHEFFIELD SUB-AREA

The sub-area includes part of the **Main Urban Area** of Sheffield; the **Larger Villages** of Oughtibridge, Wharncliffe Side, and ~~Worra~~Worrall; the **District Centres** of Hillsborough, ~~and Crookes and part of Broomhill~~; and **13 Local Centres**.

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Brightholmlee and Dungworth serve as **Smaller Villages** that are washed over by the Green Belt (see **Policy GS2**).

Development proposals in the Northwest Sheffield Sub-Area will:

- a) Deliver approximately **1,015 new homes, and 28.3 hectares** of employment land (through a combination of existing planning permissions and new site allocations). Longer term housing growth will also take place within Flexible Uses Zones within the Upper Don Valley (**Broad Locations**

for Growth') where existing commercial uses will be allowed to transition to residential use (see **Policies H1 and NC16**).

- b) Deliver **Site Allocations NWS01 to NWS29**, including **strategic sites: NWS01 to NWS04, NWS09, NWS10 and NWS29**.
- c) Protect existing employment land in the Industrial and General Employment Zones in the Upper Don Valley and ensure it is a priority location for future employment, both in terms of supporting the expansion of businesses, and also for industrial uses relocating from the Central Sub-Area (see **Policies EC4 and EC6**).
- d) Consider the Upper Don Valley as the location to accommodate leisure developments serving smaller catchment areas.
- e) Support the vitality and vibrancy of the **District Centres at Hillsborough and Crookes and Broomhill**, and all **Local Centres** (see **Policy SP3, Policy EC5, and Policy NC10**).
- f) Deliver an **Urban Country Park** at Parkwood Springs, capitalising on the site's natural, cultural and heritage assets, and to support Sheffield's position as the UK's "**Outdoor City**".
- g) Deliver sustainable transport improvements, including:
 - A61 highway junction improvements and links to Penistone Road, Shalesmoor;
 - [Support for the re-opening of the Don Valley Line, and associated connectivity improvements in partnership with SYMCA, and the rail industry](#);
 - Active travel improvements, including projects proposed by Connecting Sheffield; and
 - Mass Transit Corridors at: (i) City Centre to the Upper Don Valley; and (ii) City Centre to Chapeltown and High Green.
- h) [Extend and enhance active travel routes along one bank of the Main Rivers \(River Don, River Loxley, River Rivelin\), wherever practicable and where it is consistent with biodiversity and heritage objectives](#)

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Definitions

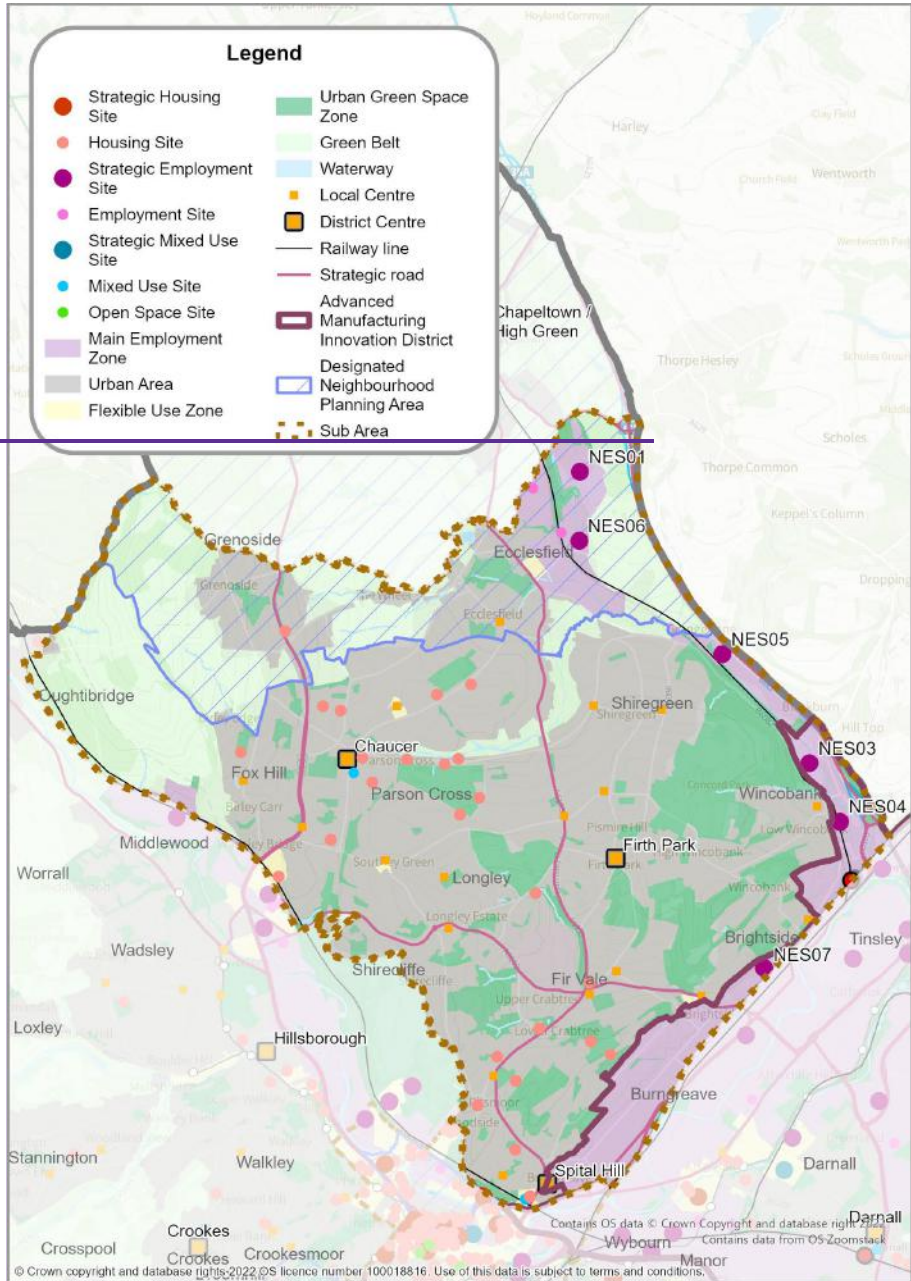
- For '**Industrial Zones**', '**General Employment Zones**', '**District Centres**', '**Local Centres**', '**Connecting Sheffield**' and '**Mass Transit Corridors**'- see *Glossary*.

Further information

A small part of the Northwest Sub-Area lies within the area covered by the Broomhill, Broomfield, Endcliffe, Summerville, Tupton (BBEST) Neighbourhood Plan (2021). The housing requirement figure for the Neighbourhood Plan area is set out in Policy SA7: Southwest Sheffield Sub-Area.

Northeast Sheffield Sub-Area

MAP 8: Northeast Sub-Area



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pre-war and post-war social housing (Fox Hill, Longley, Parson Cross, Shiregreen, Shirecliffe and Southey Green), as well as areas of mixed social and private housing (Wincobank and Grimesthorpe).

~~4.60.4.61.~~ There are significant areas of Green Belt in the north of the sub-area, including large areas of woodland close to Grenoside (extending into the Chapeltown/High Green Sub-Area). This area also includes some of Sheffield's largest parks, including ~~Concorde~~ Park, Firth Park, Longley Park and Parson Cross Park.

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~~4.61.4.62.~~ The area is not accessible by tram but is conveniently located for easy access to the strategic highways network; the M1 Motorway runs along the eastern boundary. There are established industrial areas around Ecclesfield and the Blackburn Valley and one of Sheffield's major hospitals, the Northern General, is located in the middle of the sub-area.

POLICY SA3: NORTHEAST SHEFFIELD SUB-AREA

The sub-area includes part of the **Main Urban Area** of Sheffield; the **District Centres** of **Chaucer, Firth Park, and Spital Hill**; as well as **18 Local Centres**.

Development proposals in the Northeast Sheffield Sub-Area will:

- a) Deliver approximately **970 new homes, and 28.8 hectares** of employment land (through a combination of existing planning permissions and new site allocations). Longer term housing growth may also take place within several of the Flexible Uses Zones in the Sub-Areas ('**Broad Locations for Growth**') where existing commercial uses will be allowed to transition to residential use (see **Policies H1** and **NC16**).
- b) Deliver **Site Allocations NES01 to NES35** - including **strategic sites: NES01 and NES03 to NES07 and NES09**.
- c) Continue the regeneration of housing estates in collaboration with the Sheffield Housing Company and other house builders to continue developing cleared sites, particularly around **Parson Cross** and **Fox Hill**.
- d) Protect existing employment land at **Blackburn Valley** and **Ecclesfield Common** allowing them to contribute to the overall future supply of employment land, but with a local economic development role to provide local jobs and services (see **Policy EC4** and **Policy EC7**).
- e) Support the vitality and vibrancy of the **District Centres** at **Chaucer, Firth Park, and Spital Hill**, and all **Local Centres** (see **Policy SP3, Policy EC5, and Policy NC10**).

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- f) Prioritise the District Centres of Chaucer and Spital Hill for new education and training facilities.
- g) Provide a **Health and Wellbeing District Hub** at Parsons Cross Park to improve the sport, leisure and recreation offer.
- h) Provide new open space provision at Woodside, and improved connections to recreation, leisure, and play facilities at Parkwood Springs, Nottingham Cliff Park, and Denholme Close.
- i) Deliver improvements to the resilience of the highway network at Junction 34N and Junction 35 of the M1 (in partnership with National Highways)
- j) Deliver sustainable transport improvements, including:
 - implementing community-focused active neighbourhoods to improve walking and cycling access to local amenities;
 - active travel connectivity between the City Centre and the Northern General Hospital and surrounding communities; and
 - Mass Transit Corridors at: (i) part of the North Orbital; (ii) part of the City Centre to the Advanced Manufacturing Innovation District (AMID) and Rotherham; and (iii) part of the City Centre to Chapeltown and High Green.
- k) Extend and enhance active travel routes along one bank of the Main Rivers (Blackburn Brook, Charlton Brook, Ecclesfield Brook, Hartley Brook, Whitley Brook, Bagley Dike), wherever practicable and where it is consistent with biodiversity and heritage objectives

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Definitions

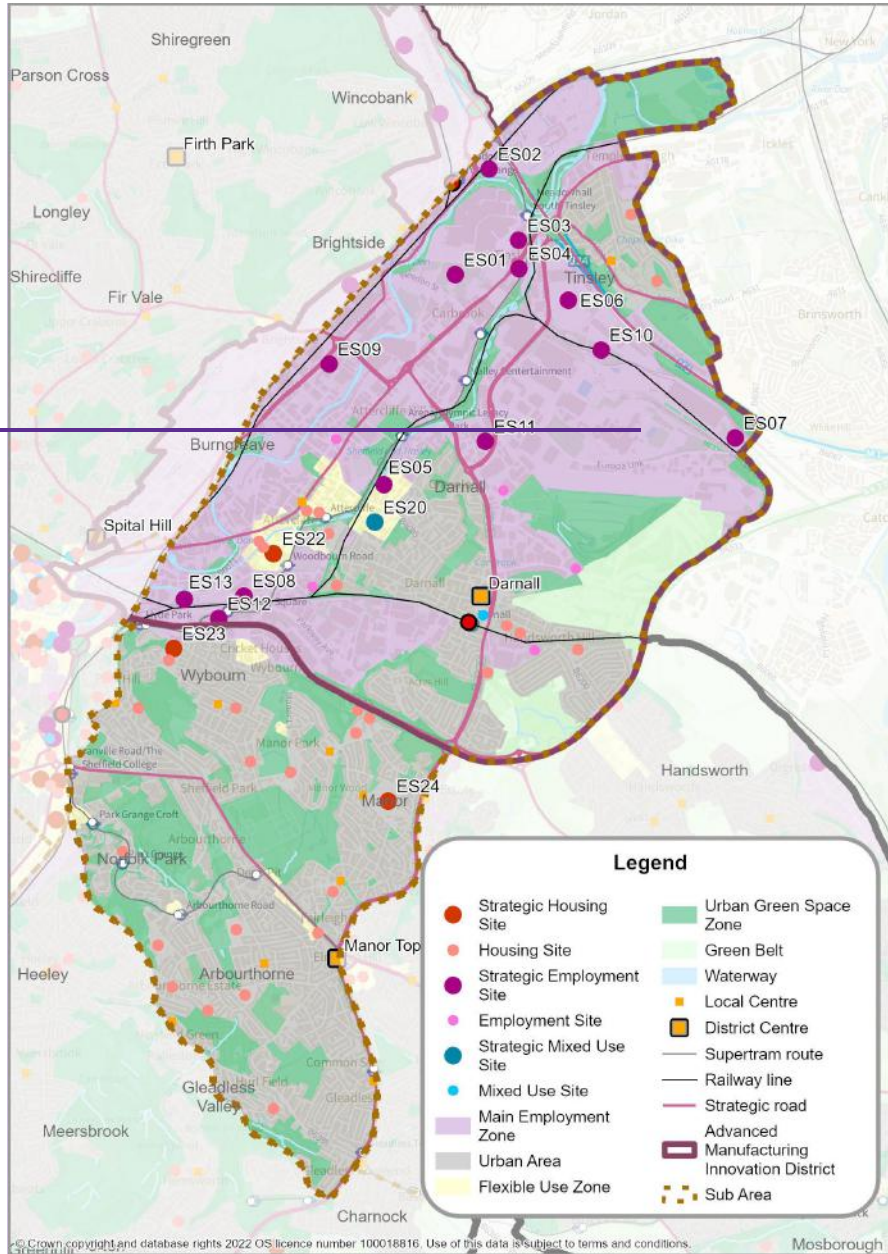
- **'Health and Well-being District Hub'** – a building or buildings providing a range of health care facilities and services.
- For **'District Centres'**, **'Local Centres'** and **'Mass Transit Corridors'** - see Glossary.
- For the Advanced Manufacturing Innovation District (AMID) - see the Box on page 76 below.

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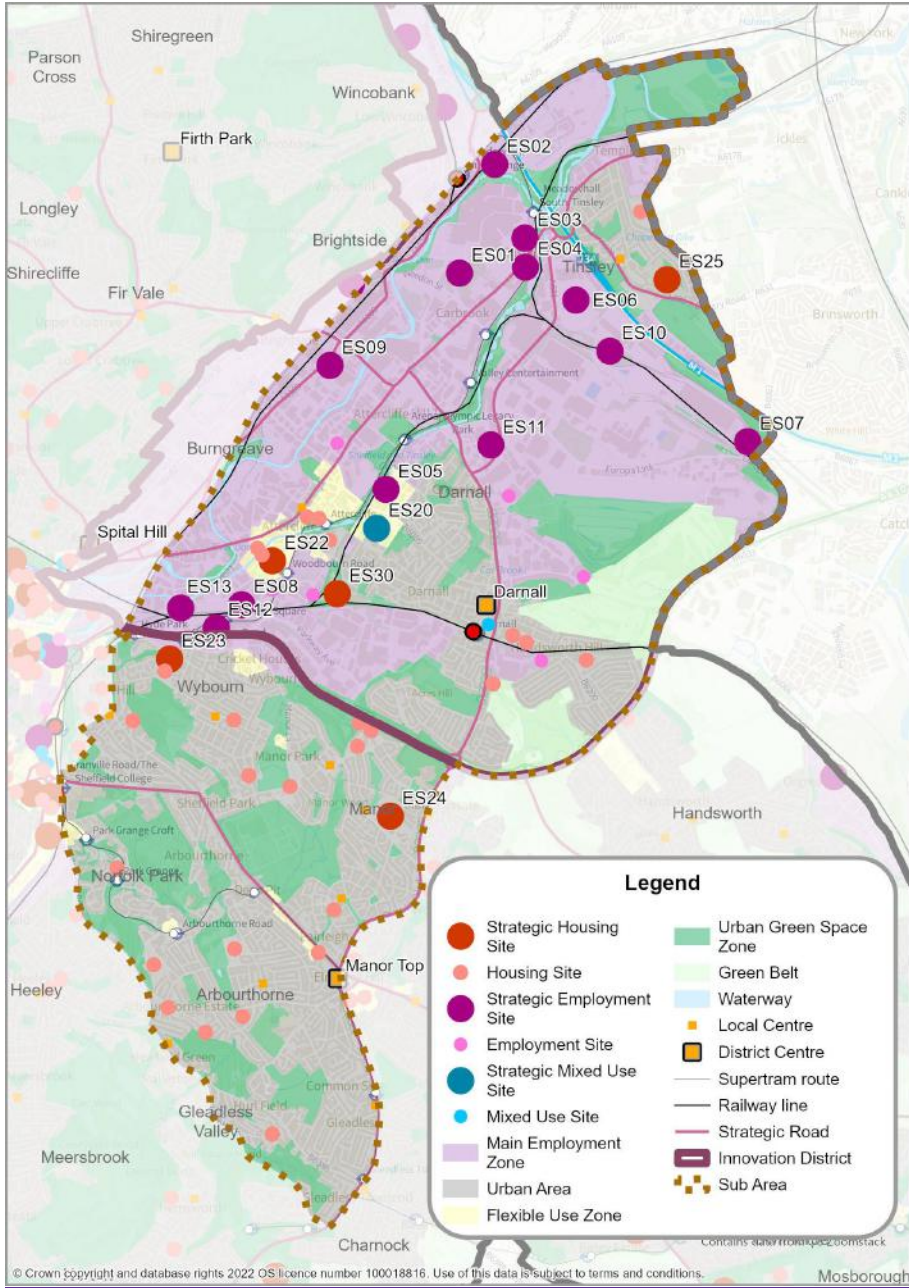
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East Sheffield Sub-Area

MAP 9: East Sub-Area



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4.62.4.63. The East Sheffield Sub-Area includes a substantial part of the Main Urban Area of Sheffield and also includes the largest employment area, as

well as established residential areas at Darnall, Tinsley, Wybourn, Arbourthorne, Norfolk Park and the Manor Estate.

4.63.4.64. The Lower Don Valley, which extends from the City Centre to Tinsley and east of the M1 Motorway, has seen extensive redevelopment over the last 30 years following the decline of the steel and engineering industries. The sub-area is home to the majority²³ of the ~~Advanced Manufacturing Innovation District (AMID)~~ which covers much of the Lower Don Valley and extends into Rotherham (see box below). The Meadowhall Shopping Centre, major sport and leisure related uses (e.g. Sheffield Arena, Centertainment, and English Institute of Sport) all lie in East Sheffield.

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4.64.4.65. There are railway stations at Darnall and Meadowhall and the tram runs between the City Centre and Meadowhall. Although much of the Lower Don Valley is well-served by public transport, the area suffers from poor air quality and traffic congestion. Public transport connections across the area to the Sheffield Business Park, Advanced Manufacturing Research Centre (AMRC) and the Advanced Manufacturing Park (AMP) (in Rotherham) are also weak.

4.65.4.66. In the industrial areas of East Sheffield there are fewer green spaces in the built-up area than in other parts of the city. However, the Sheffield and Tinsley Canal runs through the Lower Don Valley from the City Centre to Tinsley, parallel with the River Don. These waterways provide attractive routes through the valley. In the residential areas around Norfolk Park and Manor, there are large parks and open spaces which provide recreational opportunities.

The ~~Advanced Manufacturing Innovation District (AMID)~~

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²³ Part of AMID lies in the Northeast Sub-Area.

The **AMID Innovation District** is the UK's leading Innovation District delivering innovation-led, advanced manufacturing and health research clusters. It represents one of the region's greatest opportunities to deliver transformational economic development by creating a platform for innovation that will stimulate the economy of South Yorkshire and beyond. The area extends across the city boundary into Rotherham and includes four 'hubs' or campuses where there is a critical mass of world class innovation facilities and clusters of innovation-driven businesses which gives **AMID the Innovation District** competitive advantage over other places nationally and internationally.

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It also boasts developing centres of innovation excellence in advanced health and wellbeing as well as cutting edge sustainable energy research and redevelopment focussed on net-zero carbon processes. There are also proposals for further world-leading research in areas such as gene therapy, modern methods of construction and future mobility. With more than 30 nationally recognised research and development facilities, backed by Sheffield's two universities, the **Innovation DistrictAMID**'s applied research capabilities are unrivalled and continue to attract world leading businesses such as McLaren, Rolls-Royce, Boeing and Cannon medical. The **Innovation DistrictAMID** already hosts over 120 advanced manufacturing and tech firms which employ more than 2,300 people. Ambitious plans being developed aim to generate 4,000 new jobs, 2,000 additional apprenticeships and supported by the creation of new homes.

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The **Innovation DistrictAMID** is now entering a second phase and the Vision aims to deliver a more inclusive, resilient, integrated, and dynamic economy. It will be a place where people, places and businesses all play a complementary role in creating and sharing prosperity.

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To realise the opportunity and secure success we will curate a dynamic, innovation led, 'ecosystem' that enables greater sharing of ideas and knowledge. The character and quality of the 'place' sets out a critical role in providing the supporting environment to facilitate greater collaboration between entrepreneurs, industry, and academia leading to greater diffusion and adoption of innovation.

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The aim is to build and expand upon our businesses strengths and our collective innovation capabilities, so that more South Yorkshire start-ups and small manufacturing businesses can take advantage of opportunities in existing, growing and emerging sectors.

The **AMID Innovation District** nucleus includes 4 campuses across 232 hectares. A new emerging masterplan will connect these areas and show how they can complement other areas of innovation expertise and clusters across South Yorkshire. These campuses are:

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The Sheffield Olympic Legacy Park (OLP) - developed on the site of the former Don Valley Stadium, seeks to create a new science park focussed on applied

advanced health and wellbeing innovation and connected opportunities for commercialisation.

Sheffield Business Park (SBP) is primarily occupied by innovation-focussed manufacturers but also includes complementary services and office functions. There is potential to create a new cluster of **Innovation District** related uses/activity at the western gateway of Sheffield Business Park with opportunities to exploit opportunities for convergence of research and technologies in relation to advanced health and wellbeing aligned to advanced manufacturing (medical devices for example).

The University of Sheffield Innovation District campus lies at the eastern gateway of SBP and is an exemplar Advanced Manufacturing Research Centre (AMRC). The ground-breaking AMRC Factory 2050 opened in 2017, marking the expansion of the Innovation District from a single site. Factory 2050 is a reconfigurable factory that can adapt to test and develop a range of new innovation processes which enables diversification beyond the well-established advanced manufacturing cluster.

The Advanced Manufacturing Park (AMP), lies just over the Sheffield boundary in Rotherham and includes the first AMRC group cluster. It has already delivered a successful and nationally important critical mass of advanced manufacturing and engineering firms and research and development facilities. The businesses established here have strong future growth potential supported by strong links to Sheffield's universities, and opportunities for local and regional supply chain opportunities.

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POLICY SA4: EAST SHEFFIELD SUB-AREA

The sub-area includes part of the **Main Urban Area** of Sheffield; the **District Centres** of **Darnall** and **Manor Top**; as well as **10 Local Centres**.

Development proposals in the East Sheffield Sub-Area will:

- a) Deliver approximately **2,945 new homes, and 100.3 hectares of employment land** (through a combination of planning permissions and new site allocations). Longer term housing growth will also take place within Flexible Uses Zones at Attercliffe (**Broad Locations for Growth**) where existing commercial uses will be allowed to transition to residential use (see **Policies H1 and NC16**).
- b) Deliver **Site Allocations ES01 to ES53** - including **strategic sites: ES01 to ES13 and ES20 to ES24, ES20, ES22 to ES25 and ES30**.
- c) Continue the regeneration of housing estates in collaboration with the Sheffield Housing Company, and other house builders, to continue developing cleared sites, especially at **Norfolk Park, the Manor** and **Arbourthorne**.
- d) Protect existing employment land within Industrial and General Employment Zones associated with the **Advanced Manufacturing Innovation District** (the **Advanced Manufacturing Research Centre (AMRC)/Sheffield Business Park/Olympic Legacy Park**) and across the **Lower Don Valley** (see **Policy EC1, Policies EC3-EC4 and Policy EC6**).
- e) Support the vitality and vibrancy of the **District Centres** at **Darnall** and **Manor Top**, and all **Local Centres** (see **Policy SP3, Policy EC5, and Policy NC10**).
- f) Prioritise Attercliffe for new primary education and healthcare facilities.
- g) Encourage leisure developments to locate within the Lower Don Valley, if they cannot be located in the City Centre.
- h) Deliver improvements to the resilience of the highway network at Junction 34N and Junction 35 of the M1 (in partnership with National Highways).
- i) Deliver sustainable transport improvements, including:
 - implementing community-focused active neighbourhoods to improve walking and cycling access to local amenities;
 - Meadowhall Interchange Mobility Hub; and
 - Mass Transit Corridors at (i) City Centre via **the Innovation District/AMID** to Rotherham; and (ii) part of City Centre to Southeast.

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j) Safeguard the route of the potential Innovation Corridor road scheme, linking Meadowhall Road and Europa Link;

jj) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, Blackburn Brook, Carr Brook, Kirkbridge Dike and Bagley Dike) wherever practicable and where it is consistent with biodiversity and heritage objectives

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Definitions

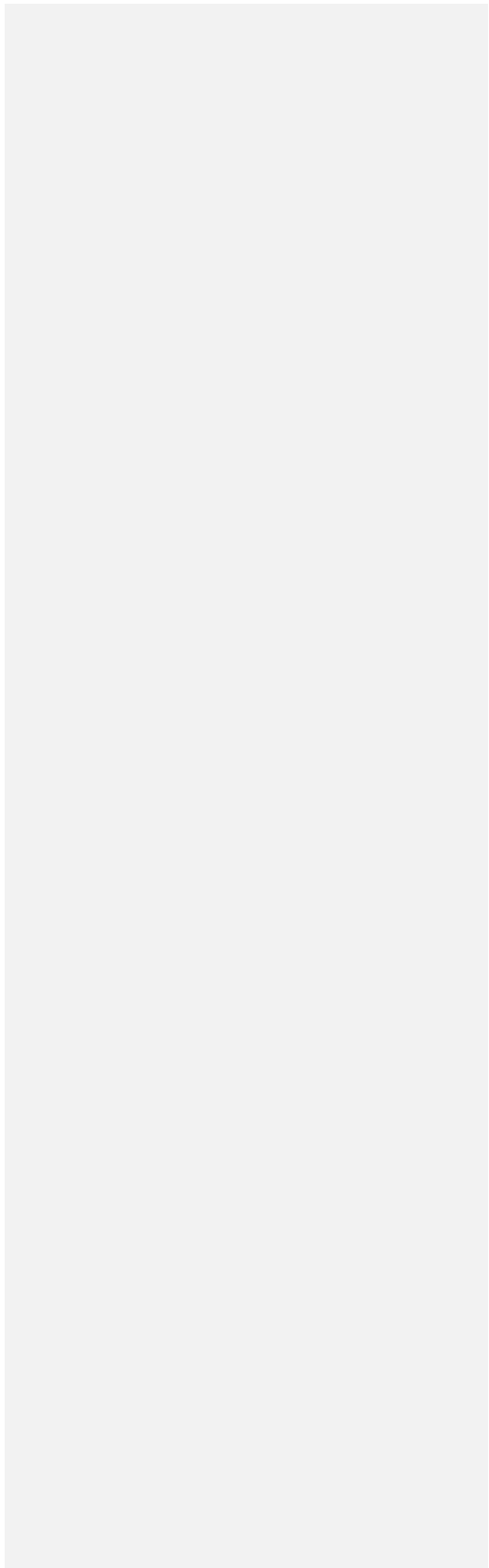
- For 'Industrial Zones', 'General Employment Zones', 'Advanced Manufacturing Innovation District', 'District Centres', 'Local Centres', and 'Mass Transit Corridors' - see Glossary.

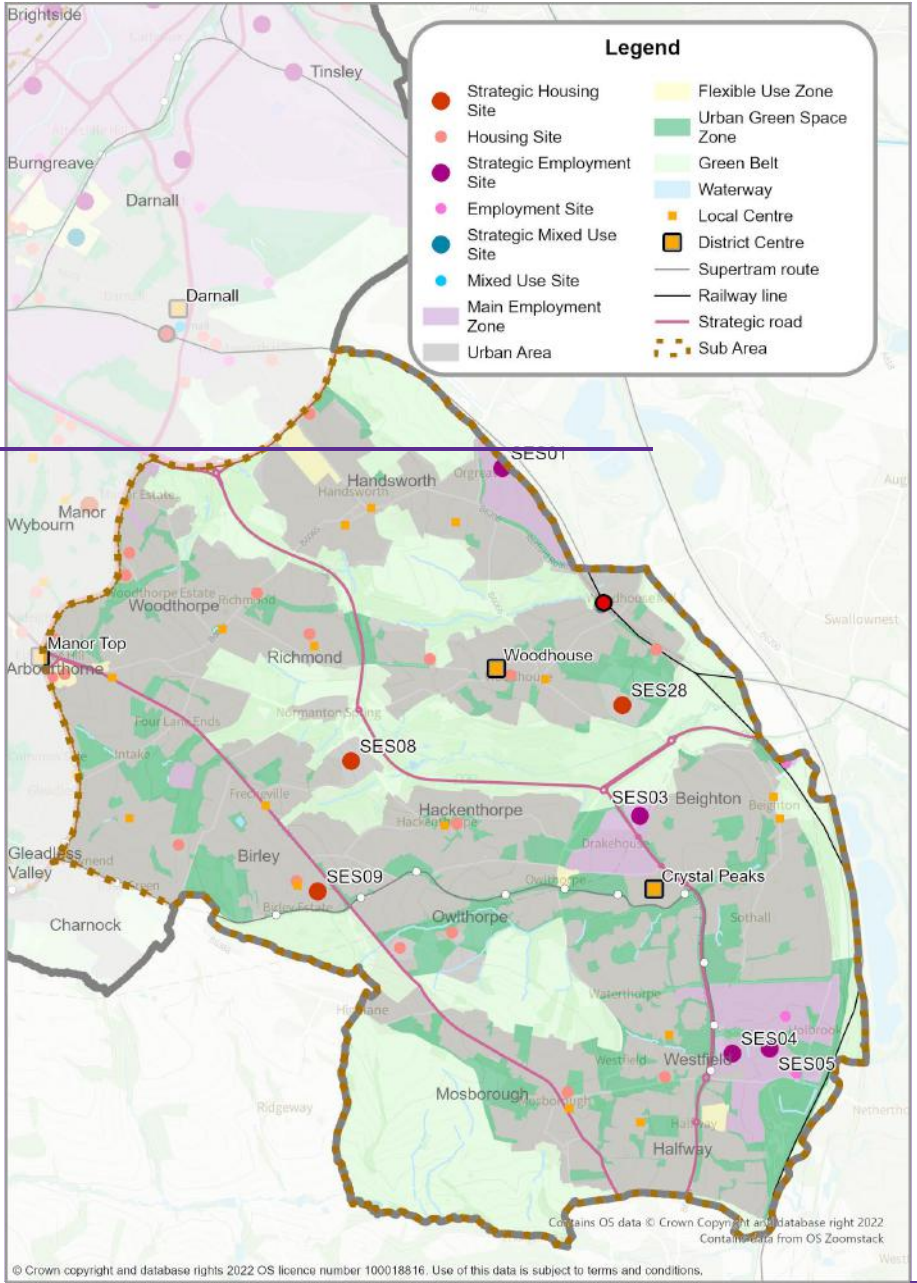
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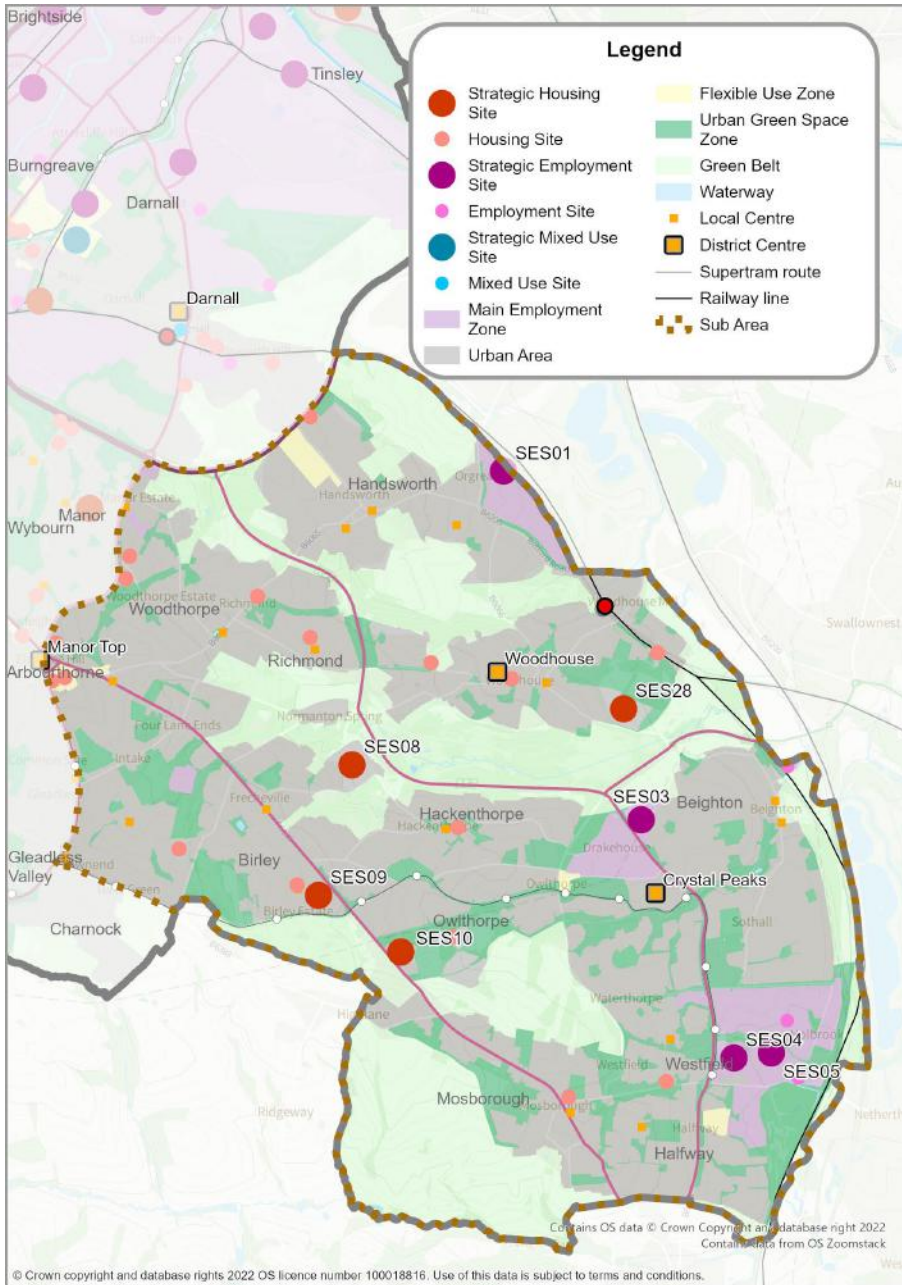
Southeast Sheffield Sub-Area

MAP 10: Southeast Sub-Area





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4.66.4.67. The Southeast Sheffield Sub-Area is predominantly residential in nature with a mix of owner-occupied and social housing set within an extensive landscape framework. A series of ‘townships plans’ delivered

large suburban estates from the 1970s onwards, including Hackenthorpe, Waterthorpe, Owlthorpe, Sothall and Westfield, as well as housing developed around the old village cores of Woodhouse, Beighton and Mosborough. The Scowerdons, Weakland and Newstead (SWaN) estates are part way through a programme of regeneration. The northern part of the sub-area also includes the large residential areas of Handsworth, Richmond and the Woodthorpe Estate, with Birley, Frecheville, Base Green and Intake in the west.

4.67-4.68. The sub-area includes large areas of Green Belt which extend into the valleys adjacent to the urban areas (especially the Shirebrook and Shirtcliff Valleys and a large area of countryside between Owlthorpe and Mosborough). These areas are widely used by local people for recreation and contribute to creating popular suburbs. Countryside to the west and south of Mosborough and south of Oxclose extends into North East Derbyshire District and helps to separate the Main Urban Area of Sheffield from Eckington. The tram connects the sub-area to the City Centre and includes tram stops at Owlthorpe and Crystal Peaks District Centre, terminating at Halfway. The sub-area includes one of the only sections of outer-ring road in the city and has good access to the M1 Motorway. Crystal Peaks District Centre, including the indoor shopping centre, provides a focus for retail and leisure as well as local employment. There are two main employment areas at Handsworth (Dore House) and Holbrook.

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POLICY SA5: SOUTHEAST SHEFFIELD SUB-AREA

The sub-area includes part of the **Main Urban Area** of Sheffield; the **District Centres** of **Crystal Peaks** and **Woodhouse (Manor Top** lies partly in the South East and East); as well as **19 Local Centres**.

Development proposals in the Southeast Sheffield Sub-Area will:

- a) Deliver approximately **1,640 new homes, and 22.6 hectares of employment land** (through a combination of planning permissions and new site allocations). Longer term housing growth will also take place within Flexible Uses Zones within the Sub-Area (**'Broad Locations for Growth'**) where existing commercial uses will be allowed to transition to residential use (see **Policies H1** and **NC16**).
- b) Deliver **Site Allocations SES01 to SES28** - including **strategic sites: SES01, SES03 to SES05, SES08, to SES10SES09 and SES10SES28.**
- c) Protect existing employment land at **Holbrook Industrial Estate** and **Dore House Industrial Estate**, allowing them to contribute to the overall future

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supply of employment land but with a local economic development role to provide local jobs and services (see **Policy EC4** and **Policy EC6**).

- d) Support the vitality and vibrancy of the **District Centres** at **Crystal Peaks**, **Woodhouse**, and **Manor Top**; and all **Local Centres** (see **Policy SP3**, **Policy EC5**, and **Policy NC10**).
- e) Provide a Gypsy & Traveller Site as part of the employment site allocation **SES3 - Land East of Eckington Way, Bighton** (see **Policy H1** and **Policy NC7**).
- f) Designate a Local Green Space at Owlthorpe Fields (**Policy GS1**).
- g) Deliver sustainable transport improvements, including:
 - implementing community-focused active neighbourhoods to improve walking and cycling access to local amenities;
 - Support for the re-opening of the Barrow Hill Line to passengers, including new railway stations at Beighton, ~~and~~ Waverley (partly in [Rotherham](#)) and [Killamarsh](#); and
 - Mass Transit Corridor from City Centre to the Southeast.
- h) Extend and enhance active travel routes along one bank of the Main Rivers (River Rother, The Moss, Ochre Dike and Shirtcliff Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives

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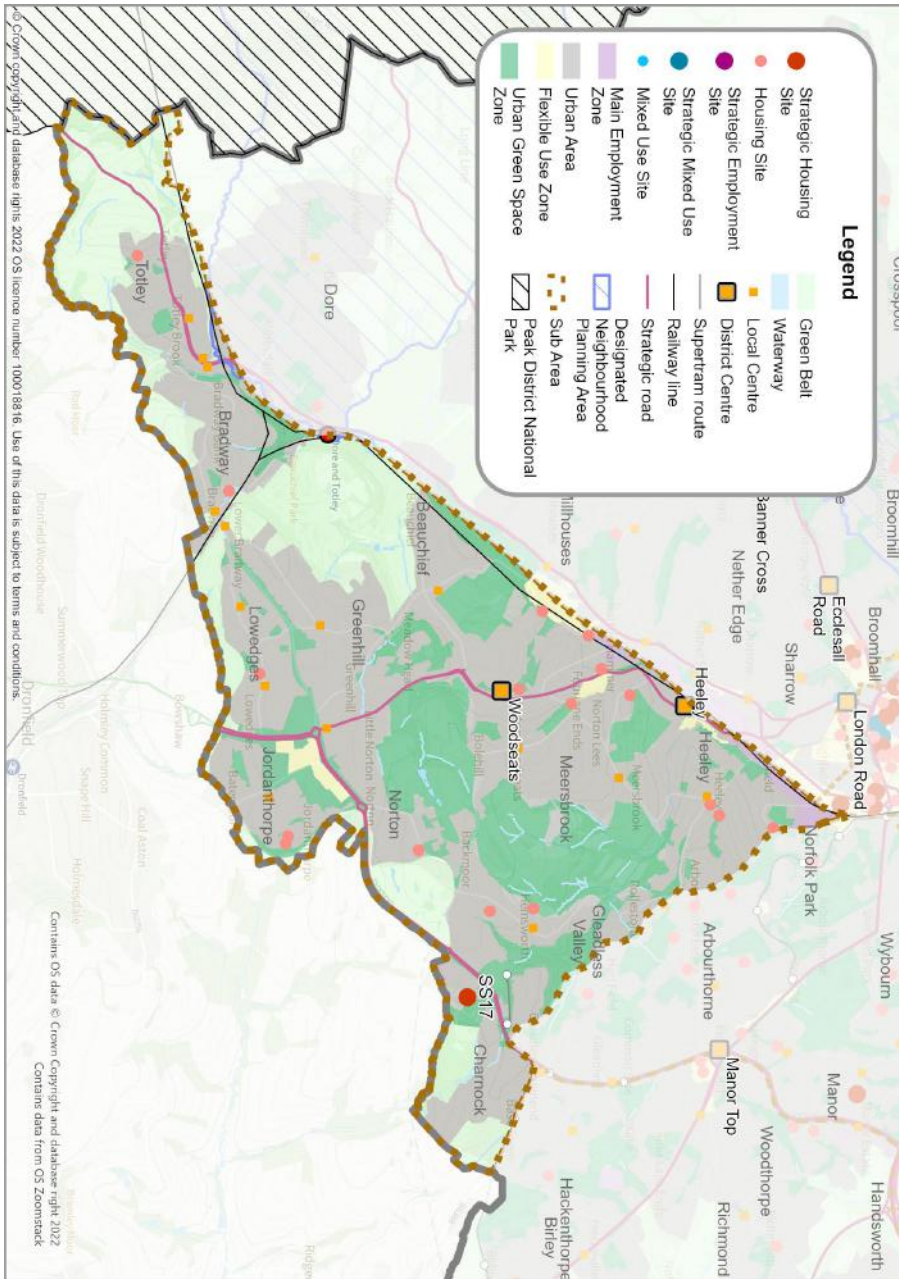
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Definitions

- For **District Centres**, **Local Centres**, **Local Green Space** and **Mass Transit Corridors** - see *Glossary*.

South Sheffield Sub-Area

MAP 11: South Sub-Area



4.68-4.69. The South Sheffield Sub-Area is largely residential and characterised by large open spaces. Much of the housing is private owner-occupied, but there are also significant areas of social housing in the Gleadless Valley

and at Jordanthorpe, Batemoor, and Lowedges. Other residential areas include Totley and Bradway on the south-western edge of the city, Beauchief, Greenhill, Meadowhead, Hemsworth, Herdings, Charnock, Norton and Woodseats, and closer to the City Centre - Heeley, Lowfield and Meersbrook.

~~4.69.4.70.~~ 4.70.4.70. The built-up area extends close to the city boundary but there are areas of Green Belt, especially on the south and south-western edges of the urban area. Historic Oakes Park also lies in the Green Belt. These areas form part of the wider Green Belt which extends into North East Derbyshire District. Beauchief Park forms a large wedge of Green Belt extending into the urban area. The city's largest park, Graves Park, lies within the sub-area, but there are also other large areas of open space in the Gleadless Valley. The Peak District National Park lies close to the west of Totley.

~~4.70.4.71.~~ 4.70.4.71. The tram from the City Centre terminates at Herdings Park. The outer ring road serves part of the area and the A61 provides the main route into Sheffield from Chesterfield. The main employment area is in the Sheaf Valley and there are retail parks at Heeley and Meadowhead.

POLICY SA6: SOUTH SHEFFIELD SUB-AREA

The sub-area includes part of the **Main Urban Area** of Sheffield; the **District Centres** of **Heeley** and **Woodseats**; as well as **15 Local Centres**.

Development proposals in the South Sheffield Sub-Area will:

- a) Deliver approximately **765 new homes** (through a combination of planning permissions and new site allocations). Longer term housing growth will also take place within Flexible Uses Zones within the [Sheaf Valley Sub-Area](#) ('**Broad Locations for Growth**') where existing commercial uses will be allowed to transition to residential use (see **Policies H1** and **NC16**).
- b) Deliver **Site Allocations SS01 to SS18** - including strategic housing site **SS17: former Norton Aerodrome**.
- c) Protect existing employment land within General Employment Zones in the **Sheaf Valley** allowing it to contribute to the overall future supply of employment land but with a local economic development role to provide local jobs and services (see **Policy EC3** and **Policy EC6**).
- d) Continue the regeneration of housing estates in collaboration with the Sheffield Housing Company, and other house builders, to continue developing cleared sites, particularly at Gleadless as part of the Gleadless Valley Masterplan.

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- e) Protect existing Green Belt boundaries (see **Policy GS2**), with the exception of the proposed strategic release of the brownfield site allocation **SS17 - former Norton Aerodrome**.
- f) Designate a Local Green Space at Bolehill Woods at Norton Woodseats (**Policy GS1**).
- g) Support the vitality and vibrancy of the **District Centres** at **Heeley** and **Woodseats**, and **Local Centres** (see **Policy SP3**, **Policy EC5**, and **Policy NC10**).
- h) Deliver sustainable transport improvements, including:
 - implementing community-focused active neighbourhoods to improve walking and cycling access to local amenities;
 - Sheaf Valley Cycle Route; and
 - Mass Transit Corridor at City Centre to Meadowhead.
- i) Extend and enhance active travel routes along one bank of the Main Rivers (River Sheaf, Totley Brook, Oldhay Brook, Abbey Brook and Meersbrook), wherever practicable and where it is consistent with biodiversity and heritage objectives

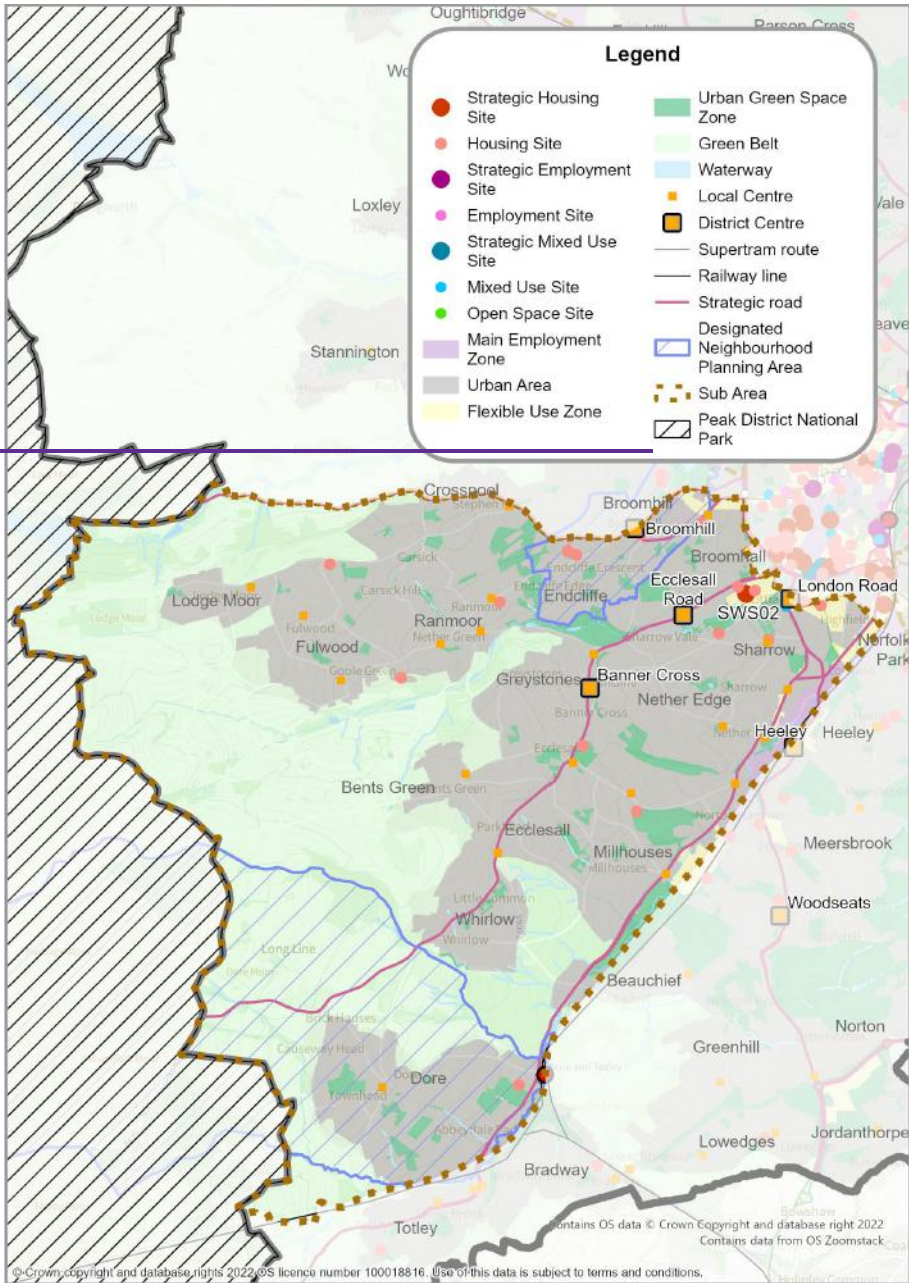
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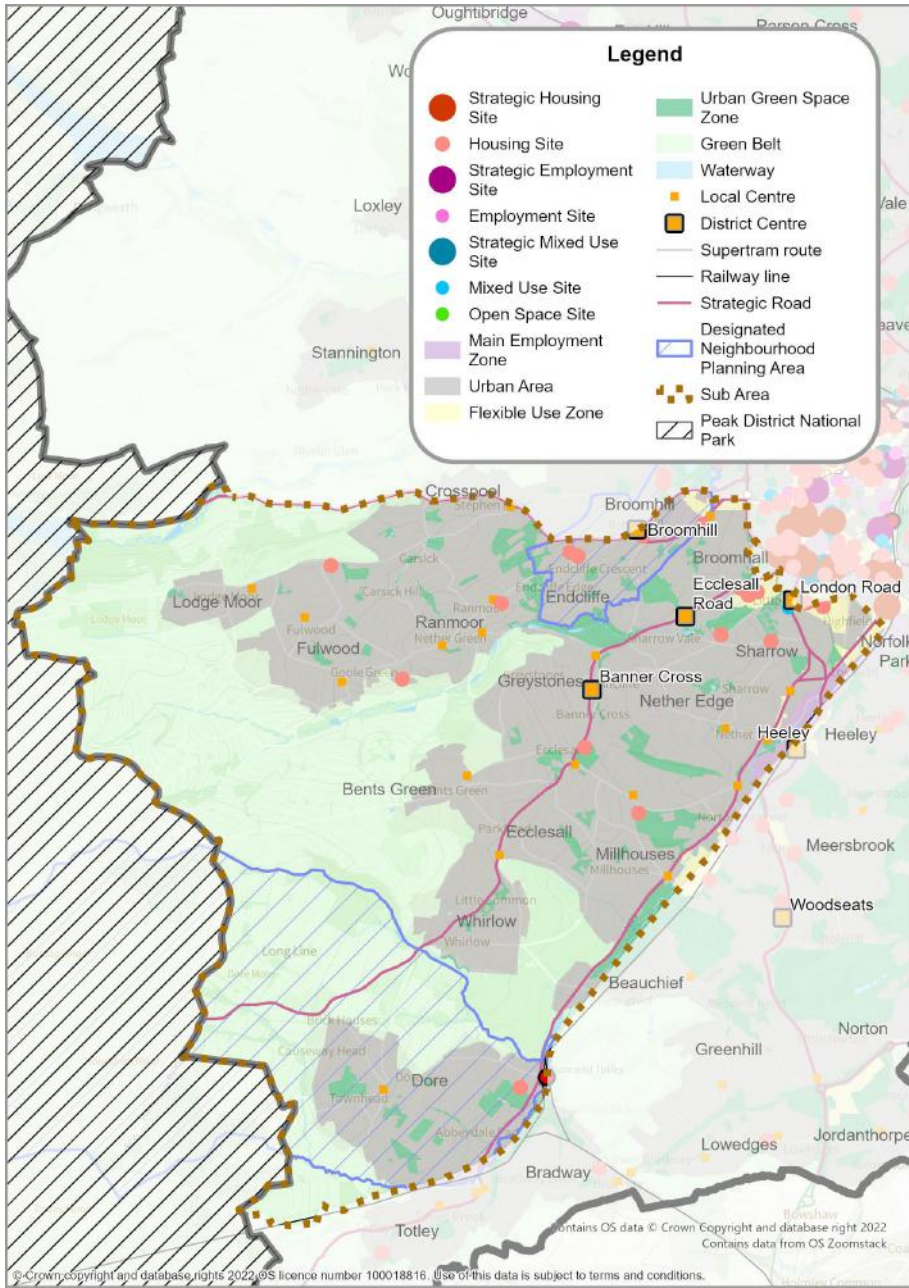
Definitions

- For **'General Employment Zones'**, **'District Centres'**, **'Local Centres'**, **'Local Green Space'** and **'Mass Transit Corridors'** - see Glossary.

Southwest Sheffield Sub-Area

MAP 12: Southwest Sub-Area





4.71.4.72. The Southwest Sheffield Sub-Area includes the suburbs of Broomhill, Broomhall, Crosspool, Ecclesall, Endcliffe, Fulwood, Greystones, Lodge Moor, Millhouses, Nether Edge, Nether Green, Ranmoor, Sandygate,

Somerfield, Tapton and Whirlow. It also includes housing that has developed around the old village core at Dore as well as areas on the edge of the City Centre (Sharlow, Highfield). The area includes significant areas of Victorian and Edwardian housing, much of which are designated as Conservation Areas.

4.72.4.73. The area includes extensive areas of attractive countryside, which is designated as Green Belt, and popular parks and woodland. The very small village of Ringinglow straddles the boundary with the Peak District National Park and is within the Green Belt (on the Sheffield side of the boundary). The sub-area provides some of the main 'gateway' routes into the Peak District National Park with the Porter Valley providing a major recreational route linking the urban area to the countryside.

4.73.4.74. There is a railway station at Dore but the sub-area is not served by the tram and does not have an outer ring road; there is frequent congestion on main routes into the City Centre. Industry or manufacturing are largely limited to the Sheaf Valley but most of the city's major hospitals, parts of the university campuses, and several large schools are located in the sub-area albeit in those locations which are closest to the Central Sub-Area. Local businesses have led the creation of the Antiques Quarter around Abbeydale Road, reinforcing the area's identity as an independent retail destination.

4.74.4.75. Two Neighbourhood Plans have been adopted in the sub-area: (i) Dore Neighbourhood Plan (2021), whose neighbourhood area extends into the Peak District National Park (so includes some areas that are not covered by the Sheffield Plan); and (ii) Broomhill, Broomfield, Endcliffe, Summerfield and Tapton (BBEST) Neighbourhood Plan (2021), whose neighbourhood area straddles the boundary between the Southwest Sub-Area and Northwest Sub-Area.

POLICY SA7: SOUTHWEST SHEFFIELD SUB-AREA

The sub-area includes part of the **Main Urban Area** of Sheffield; the **District Centres** of **Banner Cross**, **Broomhill**, **Ecclesall Road**, and part of **London Road**, as well as **20 Local Centres**.

Ringinglow serves as a **Smaller Village** that is washed over by the Green Belt (see **Policy GS2**).

Development proposals in the Southwest Sheffield Sub-Area will:

- a) Deliver approximately **755 new homes** and **0.02 hectares of employment land** (through a combination of planning permissions and new site allocations). [Longer term housing growth will also take place within Flexible Use Zones within the Sheaf Valley \('Broad Locations for Growth'\) where](#)

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existing commercial uses will be allowed to transition to residential use (see Policies H1 and NC16).

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b) Deliver a housing requirement figure for the two neighbourhood plan areas:

- **Dore - at least 40 homes**²⁴ (including homes which already have planning permission and windfall sites); and
- **Broomhill, Broomfield, Endcliffe, Summerfield and Tipton (BBEST) – at least 224 homes**²⁵ (and will be limited to conversion or redevelopment of existing buildings and sites).

c) Deliver **Site Allocations SWS01 to SWS17** – including strategic site: **SWS02**.

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d) Protect existing employment land within the General Employment Zones in the **Sheaf Valley** allowing it to contribute to the overall future supply of employment land but with a local economic development role to provide local jobs and services (see **Policy EC3** and **Policy EC6**).

e) Support the vitality and vibrancy of the **District Centres** at **Banner Cross, Broomhill, Ecclesall Road, and London Road**, and **Local Centres** (see **Policy SP3, Policy EC5, and Policy NC10**).

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f) Enhanced and accessible green spaces and recreation opportunities, with specific initiatives: **Porter Valley Recreation Cluster** - comprising a series of linked greenspace and recreational facilities, with opportunities to grow outdoor recreational opportunities; and **Carterknowle District Park** to further improve this local sport and recreation hub.

g) Help realise projects (including Connecting Sheffield) that deliver sustainable transport improvements, including:

- implementing community-focused active neighbourhoods to improve walking and cycling access to local amenities;
- the Sheaf Valley Cycle Route;
- a cycle route connecting the City Centre to Nether Edge;
- operational improvements to bus services;
- upgrades to the Hope Valley Line to increase capacity at Dore and Totley Station; and
- a Mass Transit Corridor from part of City Centre to the Southwest.

²⁴ This figure includes 14 homes on large sites and 26 homes with existing planning permission on small sites as at 1st April 2022.

²⁵ This figure includes 187 homes on large sites and 37 homes on small sites with existing planning permission as at 1st April 2022.

- h) Extend and enhance active travel routes along one bank of the Main Rivers (River Sheaf and Porter Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives.

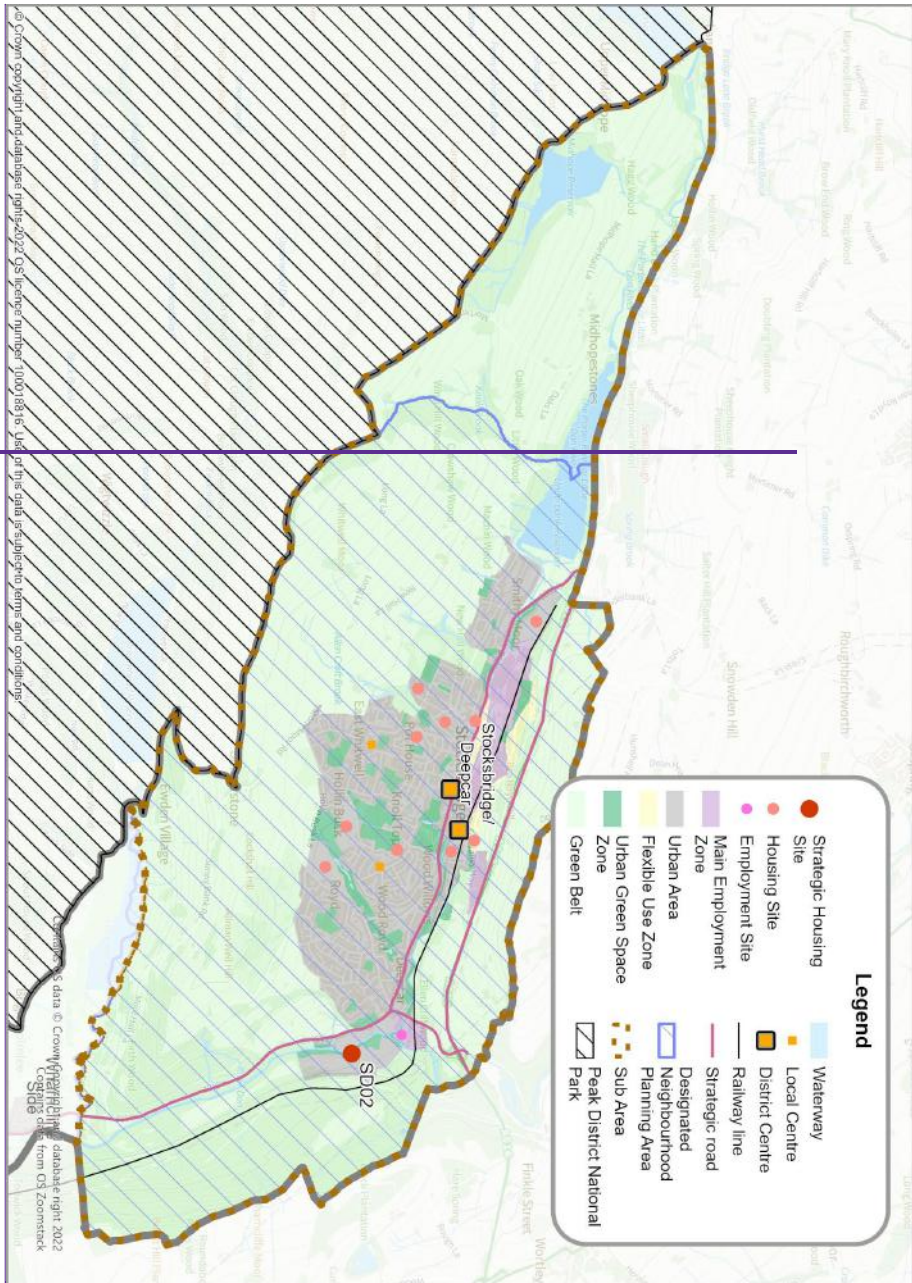
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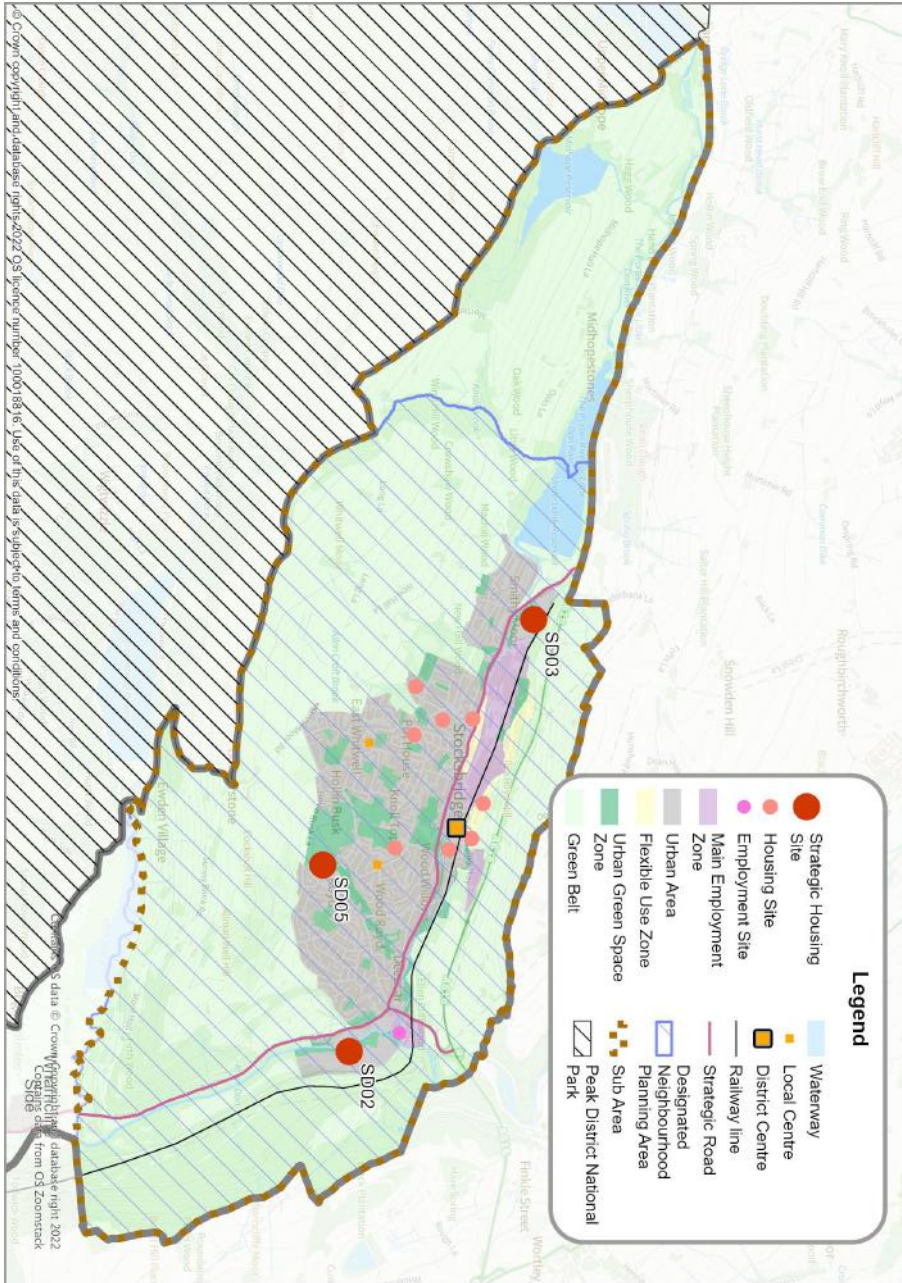
Definitions

- For **'General Employment Zones'**, **'neighbourhood plan'**, **'District Centres'**, **'Local Centres'**, **'Connecting Sheffield'** and **'Mass Transit Corridor'** - see Glossary.

Stocksbridge/Deepcar Sub-Area

MAP 13: Stocksbridge/Deepcar





4.75-4.76. Stocksbridge lies to the northwest of the Main Urban Area of Sheffield, close to the boundary with Barnsley. It adjoins Deepcar and provides a popular place to live with a wide mix of social and private housing.

~~4.76.4.77.~~ The sub-area's role and function is contextualised by its proximity to the Peak District National Park, which lies to the southwest, as well as significant areas of Green Belt, which help to provide a rural setting.

~~4.77.4.78.~~ The town of Stocksbridge is dominated by the major steelworks in the valley bottom. However, the area covered by the steelworks has contracted over the last few years as land has been redeveloped for an extension to Stocksbridge District Centre (Fox Valley Shopping Centre) and for housing. There is a wide range of shops and local facilities within the District Centre. Stocksbridge Leisure Centre is located outside the centre on the southern edge of the town and is run by the local community. A small employment area at Deepcar also provides local employment opportunities.

~~4.78.4.79.~~ The A616 lies just to the north of the town, linking Sheffield and Manchester and providing convenient access to the M1 Motorway. The small villages of Bolsterstone, Ewden and Midhopestones are near the National Park boundary and there are several local reservoirs that provide a distinctive setting as well as recreational opportunities.

~~4.79.4.80.~~ There is a long-standing ambition to open the existing freight line to passengers in order to allow easier access into Sheffield City Centre.

~~4.80.4.81.~~ A neighbourhood area has been designated for Stocksbridge, although no Neighbourhood Plan has yet been 'made' (adopted). The designated area covers the Stocksbridge Town Council area and includes a substantial part of the Stockbridge/Deepcar Sub-Area. Policy SA8 sets the housing requirement for the sub-area and is this figure which would be included in any forthcoming Stocksbridge Neighbourhood Plan.

POLICY SA8: STOCKSBRIDGE/DEEPCAR SUB-AREA

The sub-area includes the **Principal Town** of Stocksbridge ~~and Deepcar.~~, ~~served by Stocksbridge and Stocksbridge/Fox Valley serve as District Centres~~ and ~~there are~~ **Local Centres** at **Pot House** and **Stubbin/Lee Avenue**.

Midhopestones, Bolsterstone, and Ewden Village serve as **Smaller Villages** that are washed over by the Green Belt (see **Policy GS2**).

Development proposals in the Stocksbridge/Deepcar Sub-Area will:

- a) Deliver approximately **928 new homes** on large sites, and **0.89 hectares of employment land** (through a combination of planning permissions and site allocations). Longer term housing growth will also take place within Flexible Uses Zones within the Upper Don Valley (**'Broad Locations for Growth'**) where existing commercial uses will be allowed to transition to residential use (see **Policies H1** and **NC16**).

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- b) Deliver a housing requirement figure for the designated neighbourhood plan area: Stocksbridge – at least 983 homes (including homes on small sites which already have planning permission²⁶).
- c) Deliver **Site Allocations SD01 to SD03 and SD05 to SD13** – including strategic sites: **SD02, SD03 and SD05**.
- d) Protect existing employment land at **Stocksbridge steel works**, and **Wharnccliffe Industrial Area, Deepcar** allowing them to contribute to the overall future supply of employment land, but with a local economic development role to provide local jobs and services (see **Policy EC4** and **Policy EC6**).
- e) Support the vitality and vibrancy of the **District Centre at Stocksbridge and Stocksbridge/Fox Valley** and all **Local Centres** (see **Policy SP3**, **Policy EC5**, and **Policy NC10**).
- f) Deliver sustainable transport improvements, including:
 - implementing community-focused active neighbourhoods to improve walking and cycling access to local amenities;
 - Support for the re-opening of the Don Valley Line, and associated connectivity improvements in partnership with SYMCA, [and the rail industry](#); and
 - [Mass Transit Corridor from the City Centre to the Upper Don Valley.](#)
- g) [Extend and enhance active travel routes along one bank of the Main Rivers \(River Don, Little Don, Clough Dike\), wherever practicable and where it is consistent with biodiversity and heritage objectives](#)

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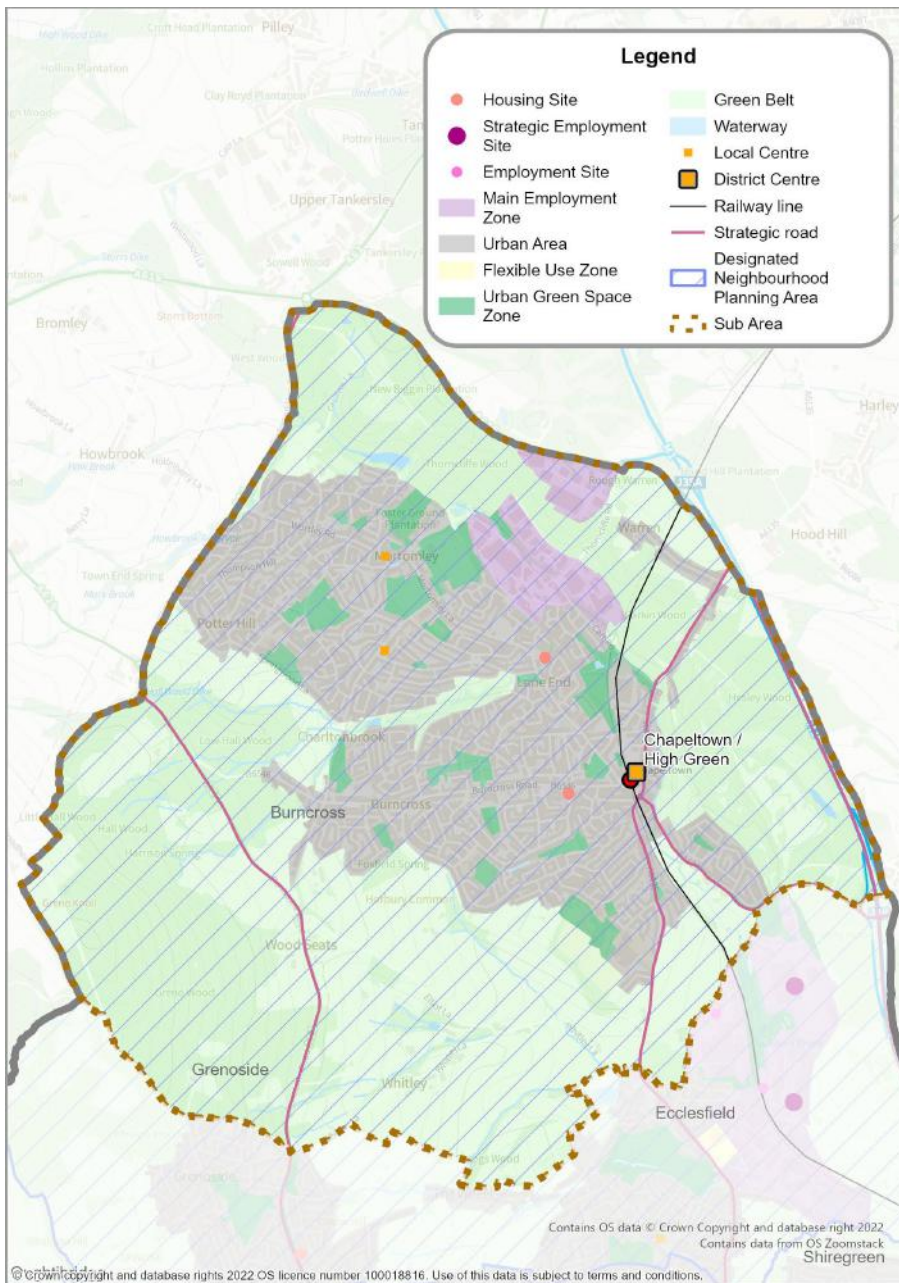
Definitions

- For **District Centres**, **Local Centres**, **neighbourhood plan** and **Mass Transit Corridors** - see *Glossary*.

²⁶ This figure includes 1,069 homes on large sites and 56 homes with planning permission on small sites as at 1 April 2022.

Chapelton/High Green Sub-Area

MAP 14: Chapelton/High Green



4.81-4.82. Chapeltown/High Green is a popular place to live. It lies to the north of Sheffield close to the boundary with both Barnsley and Rotherham and includes a mix of social and private housing.

4.82-4.83. The urban areas of Chapeltown/High Green are surrounded by Green Belt, which serves to separate the town from the Main Urban Area of Sheffield. The Green Belt around Chapeltown/High Green includes extensive areas of woodland (including Grenowoods, Hesley Wood, Thorncliffe Wood and Parkin Wood).

4.83-4.84. The town is well connected with access to the M1 Motorway to the east and there is a railway station at Chapeltown providing easy access to the City Centre of Sheffield.

4.84-4.85. A neighbourhood area has been designated for Ecclesfield, although no Neighbourhood Plan has yet been 'made' (adopted). The designated area covers the Ecclesfield Parish Council area, which includes all of the Chapeltown/High Green Sub-Area, and also extends part-way into the Northeast Sheffield Sub-Area. Policy SA9 sets the housing requirement for the Chapeltown/High Green Sub-Area and is this figure which would be included in any forthcoming Ecclesfield Neighbourhood Plan.

POLICY SA9: CHAPELTOWN/HIGH GREEN SUB-AREA



The sub-area includes the **Principal Town** of Chapeltown/High Green. Chapeltown also serves as a **District Centre**, and there are **Local Centres** at Wortley Road and Greengate Lane.

Whitley serves as a **Smaller Village** that is washed over by the Green Belt (see **Policy GS2**).

Development proposals in the Chapeltown/High Green Sub-Area will:

- a) Deliver approximately **25 new homes** on large sites, **and 1.03 hectares** of employment land (through a combination of existing planning permissions and site allocations).
- b) Deliver a housing requirement figure for the designated neighbourhood plan area: Ecclesfield - at least 145 homes (including homes on small sites which already have planning permission)²⁷.
- c) Deliver **Site Allocations CH01 and CH02**.

²⁷ The Ecclesfield designated neighbourhood plan area covers parts of both the Chapeltown/High Green sub-area and the Northeast sub-area. There is capacity for 24 homes on large sites in Chapeltown/ High Green and 20 homes on large sites in the Northeast. As at 1st April 2022 there is additional capacity for 101 homes with planning permission on small sites.

- d) Protect existing employment land at the **Thornccliffe Industrial Areas**, allowing it to contribute to the overall future supply of employment land, but with a local economic development role to provide local jobs and services (see **Policy EC4** and **Policy EC6**).
- e) Protect existing Green Belt boundaries (see **Policy GS2**).
- f) Support the vitality and vibrancy of the **District Centre** at **Chapelton**, and all **Local Centres** (see **Policy SP3**, **Policy EC5**, and **Policy NC10**).
- g) Deliver improvements to the resilience of the highway network at Junction 34N and Junction 35 of the M1 (in partnership with National Highways).
- h) Deliver sustainable transport improvements, including:
 - implementing community-focused active neighbourhoods to improve walking and cycling access to local amenities;
 - Mass Transit Corridor from the City Centre to Chapelton and High Green.

Definitions

- For **District Centres**, **Local Centres**, **neighbourhood plan** and **Mass Transit Corridors** - see *Glossary*.

5 Topic Policies

Housing

Housing Growth and Housing Land Supply

- 5.1. Section 3 sets out the overall growth plan for Sheffield. Policy SP1 establishes Sheffield's housing requirement figure. The approach to housing is sufficient to support the city's economic growth aspirations and forecast levels of population and household change over the period 2022-2039.
- 5.2. It also takes into account the need to replace an average of 50 homes per year that are expected to be lost through demolition or conversion. The level of demolition is lower than in previous years because the majority of large-scale clearance of former Council housing has been completed.
- 5.3. Sufficient land supply has been identified to meet the proposed number of new homes over the period 2022 to 2039 (see Table 1 below). Sufficient deliverable sites have been allocated to provide a supply for the first five years of the plan period after adoption, these represent sites that have planning permission, and the identified site allocations. A further supply of developable sites will come forward on other sites, future allocations (which will emerge mainly in the Broad Locations for Growth - see below) and through development on windfall sites.
- 5.4. Allocated housing sites provide a significant margin of in supply, over and above the requirement for the first five years after adoption (2024-2029). This provides choice and flexibility in case some sites in the urban areas do not come forward, or if the need for new homes increases in the future. This is consistent with the NPPF. Some of the developable supply could come forward earlier than indicated but there is not yet sufficient evidence to show it is deliverable before 2029. The supply will be monitored annually.
- 5.5. Policy SP1 introduced the concept of 'Broad Locations for Growth'. These are further highlighted in the policy approach for Northwest Sheffield (Policy SA2), [Northeast Sheffield \(Policy SA3\)](#), East Sheffield (Policy SA4) and [Southwest Sheffield \(Policy SA7\)](#), and [South Sheffield \(Policy SA6\)](#) and (see box below for further explanation).
- 5.6. Public intervention will be needed to enable much of the former employment land to transition to sustainable, desirable residential areas. Within these areas, major improvements to neighbourhood facilities and services, highway infrastructure and flood defences will help raise land values and this is expected to improve the economic viability of

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development sites over time. Many of the potential development sites have multiple owners and the Council intends to work with landowners, tenants and other stakeholders to promote high quality new residential development. Financial support from the Government could enable sites to come forward sooner.

Broad Locations for Growth

Areas of the city where more housing is likely to be delivered on brownfield sites in the longer term are referred to as 'Broad Locations for Growth'. They are areas which are already transitioning (or have potential to transition) from employment uses to housing, sometimes with public sector support. They include parts of the Upper Don Valley, the Lower Don Valley and the Sheaf Valley but there are Flexible Use Zones in most of the Sub-Areas where this is happening.

There is not yet sufficient certainty to allocate all the land that is potentially suitable for housing in these areas. Further work is needed to assemble sites, relocate existing uses, and plan for new infrastructure.

The Council's analysis suggests that together, developable sites in the Broad Locations for Growth and windfalls on larger sites in other areas, could provide around 4,675 additional homes. This is over and above the Site Allocations and windfalls on small sites. Much of the additional developable supply is likely to be delivered after 2029 (years 6-15 of the Plan period).

- 5.7. Table 2 below provides a breakdown of the number of new homes proposed in each sub-area. This summarises the figures and information set out in Policy SA1 to Policy SA9.

Gypsies and Travellers

- 5.8. Policy SP1 also sets out the need for new pitches/plots for Gypsies and Travellers. The need identified in the policy includes those covered in the definition in the Annex to the national Planning Policy for Travellers Sites but also covers travellers who are not persons of nomadic habit of life but who identify as travellers²⁸.
- 5.9. The Sheffield Gypsy and Traveller Accommodation Assessment (2019) found a need for 44 new pitches/plots between 2019 to 2024, increasing to 50 pitches/plots by 2034. 15 pitches (1 pitch for a Gypsy and Traveller, 2 pitches for New Age Travellers and 12 yards for Travelling Showpeople) are needed to satisfy the needs of Gypsy and Travellers as covered by the

²⁸ Planning policy for traveller sites - DCLG (2015): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

definition in the Annex to the Planning Policy for Traveller Sites. The Plan identifies one site to meet the needs of Travelling Showpeople. The remaining needs will be met either by extensions to an existing site or through planning applications for development on small sites.

POLICY H1: SCALE AND SUPPLY OF NEW HOUSING

- a) Delivery of new homes will be in accordance with **Policy SP1** and **Policy SP2**. It will be primarily focused on previously developed land within the existing urban areas - these are the Main Urban Area of Sheffield, and the two Principal Towns of Chapeltown/High Green and Stocksbridge/Deepcar.
- b) The target for homes delivered on previously developed land is 85% across the period 2022 to 2039.
- c) New housing will be delivered on sites that already have planning permission, on the identified **housing site allocations**, in the **Broad Locations for Growth (Policies SA2-SA8)**, through a **small site allowance** and through large site windfalls (mainly after year 6 of the plan period).
- d) Delivery of new housing through windfalls may occur in the **Residential Zones, Flexible Use Zones, Central Area Flexible Use Zones, University/College Zones, Hospital Zones, District and Local Centres, City Centre Office Zones** and the **City Centre Primary Shopping Area**, in accordance with the relevant policies in **Sheffield Plan Part 2**.
- e) The housing requirement figure for Sheffield (set out in Policy SP1) accounts for affordable housing needs. Delivery of affordable homes will occur across each of the 12 identified **Affordable Housing Market Areas**, and in accordance with **Policy NC3, Policy NC4, Policy NC5 and Policy NC6**.
- f) Provision for **Gypsies and Travellers** covered by the definition in national policy will be made through extensions to existing sites and provision of new sites. As a minimum, a new site for Travelling Showpeople Sites (12 yards) will be provided. New sites required to meet other Gypsy and Traveller needs will be met through planning applications in accordance with Policy NC7.
- g) A wide range of new housing will be supported to meet identified needs including custom build and self-build homes, [older people's independent living accommodation housing for older people](#) and housing to meet the needs of disabled people (**Policy NC4**).

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Definitions

For 'Principal Towns', 'previously developed land', 'Residential Zones', 'Flexible Use Zones', 'Central Area Flexible Use Zones', 'University/College Zones', 'Hospital Zones', 'District and Local Centres', 'City Centre Office Zones', 'City Centre Primary Shopping Area', 'affordable housing' and 'Gypsies and Travellers' – see Glossary.

Table 1: Housing Land Supply 2022-2039

Source of Supply	Total Supply (2022-2039)
Remaining capacity on large sites with planning permission not proposed as allocations (as at 1st April 2022)	630
Proposed allocated sites	26,853
Allowance for small sites with planning permission and windfall sites	3,400
Estimated supply from developable sites in 'Broad Locations for Growth' and in other areas (mainly years 6-15)	4,675
TOTAL	35,558

Table 2: Distribution of Housing Supply by Sub-Area

Sub-Area	Potential Number of Homes 2022-2039			
	Large sites with Planning Permission* (not Allocated)	Allocated Sites with Planning Permission*	Allocated Sites without Planning Permission	TOTAL
Central	280	7,865	10,320	18,465
Northwest	20	670	325	1,015
Northeast	180	300	485	965
East	45	1,175	1,720	2,940
Southeast	35	380	1,225	1,640
South	0	330	420	750
Southwest	55	620	80	755
Stocksbridge/ Deepcar	15	640	273	928
Chapelton/High Green	0	25	0	25
Total	630	12,005	14,848	27,483

*As at 1st April 2022.

Note: figures exclude the allowance for small sites, large windfall sites and developable supply in Broad Locations for Growth. All figures have been rounded to the nearest 5 dwellings.

Table 3: Housing delivery trajectory

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	Prior to Plan adoption 2022/23 and 2023/24	Plan years 1 to 5	Plan years 6 to 10	Plan years 11 to 15	Total (17 years)
Large sites with planning permission	510	110	9	0	629
Proposed allocated sites with permission	3,728	7,271	967	95	12,061
Proposed allocated sites without permission	0	4,937	4,938	4,938	14,813
Small sites allowance	400	1,000	1,000	1,000	3,400
Large site windfall allowance	0	0	2,340	2,335	4,625
Total (gross)	4,638	13,318	9,254	8,368	35,528
Estimated losses	100	250	250	250	850
Net completions	4,538	13,068	9,004	8,118	34,728

Further information

For information on 'Policy Zones' see Sheffield Plan Part 2, Section 2.

Enabling Sustainable Travel

- 5.10. Sheffield's growth ambitions must be supported by high quality transport infrastructure providing inclusive and sustainable transport connectivity. The Council's aim of achieving net zero carbon by 2030 will require significant modal shift, as well as reducing the need to travel and supporting the move to zero emission vehicles. The Pathways to Net Zero report²⁹ concluded that private car journeys in the city will need to halve if the city is to stand any chance of being net zero carbon by 2030.
- 5.11. Recent factors, such as the Coronavirus pandemic have re-shaped how people behave and travel, and there are uncertainties on the longer-term impacts on travel demand. However, new development will still usually generate some new trips and it is important that this demand is managed effectively through our planning policies. The strategic priorities for transport have significantly changed within the national context with the

²⁹ Pathways to Zero Carbon In Sheffield, Zero Carbon Commission, Arup.
<https://www.arup.com/perspectives/publications/research/section/pathways-to-zero-carbon-in-sheffield>

introduction of Gear Change and the National Bus Strategy^{30 31}. This has placed a requirement on Local Authorities to proactively support sustainable and active forms of travel for all journey purposes.

- 5.12. The South Yorkshire Mayoral Combined Authority (SYMCA) Transport Strategy (2019) sets out the transport priorities for the wider city region up to 2040³². The Council's Sheffield Transport Strategy (2019) sets out the vision for transport within the city and beyond up to 2035, recognising the urban nature of the city, its relationship with the Peak District National Park and the challenges that arise from its topography³³. The Council's strategy provides a framework to identify, prioritise, commission, and deliver the transport projects needed to meet the challenges of a growing city.
- 5.13. Analysis indicates that future growth will have detrimental impacts upon air quality, climate, health and journey times unless travel is managed, and sustainable access and movement are prioritised over private car-based travel.
- 5.14. Rail has a distinctive contribution to make to the future of Sheffield. For longer distance travel the Council supports the aspirations to realise the proposals for Northern Powerhouse Rail (NPR). These strategic projects will allow Sheffield's growth ambitions to be supported by excellent local and national rail connections between labour markets and core cities including London, Birmingham, Manchester, and Leeds.
- 5.15. In addition to these strategic projects, more localised rail infrastructure investment will be sought through programmes, such as the Department for Transport's "Restoring Your Railways" programme³⁴.
- 5.16. As well as delivering new rail-based infrastructure, it is critically important that Sheffield's existing tram network (Supertram) is supported, maintained, and wherever possible, enhanced. Securing the long-term future of the tram will be achieved by focusing new development within the catchment of its route and stations. This existing asset should also be supported by overall improvements in the efficiency of the public transport network,

³⁰ Gear Change: A bold vision for cycling and walking - Department for Transport (2020): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf

³¹ Bus Back Better: National Bus Strategy for England - Department for Transport (2021): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/980227/DfT-Bus-Back-Better-national-bus-strategy-for-England.pdf

³² SCR Transport Strategy (2019) and Implementation Plans: [https://southyorkshire-ca.gov.uk/getmedia/69c38b3f-1e97-4431-91f4-913acf315632/SCR_Transport_Report-v4-5-04-06-19-\(1\).pdf](https://southyorkshire-ca.gov.uk/getmedia/69c38b3f-1e97-4431-91f4-913acf315632/SCR_Transport_Report-v4-5-04-06-19-(1).pdf)

³³ Sheffield City Council Transport Strategy (2019): <https://www.sheffield.gov.uk/sites/default/files/docs/travel-and-transport/transport%20strategy/Sheffield%20Transport%20Strategy%20%28March%202019%29%20web%20version.pdf>

³⁴ Restoring Your Railway Fund - Department for Transport (2020): <https://www.gov.uk/government/collections/restoring-your-railway-fund>

including delivering priority measures for trams and buses to provide for new and existing trips, and to improve journey time and reliability. This will involve prioritising public transport journeys over private car journeys.

5.17. To strengthen the role of public transport within the city, there are proposals to deliver a series of Mass Transit Corridors (as highlighted in Policy SP1). These will be dedicated, high-speed public transport corridors, initially focused on priority bus routes to establish critical mass, and with the intention to investigate a transition from private car-based journeys to tram, tram-train extensions, or rail where lines exist. Where appropriate these will incorporate park & ride on key gateways to the city. [The South Yorkshire Enhanced Bus Partnership 2022 is a 5-year approach aimed at developing a network that is more reliable, higher quality and offers better value. It includes provision of a range of infrastructure, from bus priority to new bus shelters and real time information](#)

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5.18. Allied to this will be a radically altered approach to providing and improving the quantity and quality of pedestrian and cycle networks across the city. Initiatives and funding from Government, SYMCA and the Council will focus on increasing the length and breadth of coverage across the city, connecting housing and employment sites, and other key nodes to facilitate a high-quality integrated active travel network. [It is important to make provision for non-standard cycles, including cargo bikes, as well as recognising the role that electrically assisted non-vehicular travel, such as E-Bikes, can have in making active travel accessible to more people and for more journeys. This is particularly important in Sheffield where the topography can be more challenging.](#)

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5.19. The movement of freight is important for everyone's daily lives, but transportation of freight by road has adverse impacts on the city. The Council will support opportunities to utilise more sustainable freight movements as advances in engine technology arise and through strategies to improve air quality, including for example E-cargo bikes and consolidation hubs.

POLICY T1 - ENABLING SUSTAINABLE TRAVEL

Future travel patterns in Sheffield will be characterised by a sustainable, integrated and effective, decarbonised network, with excellent connections to and from the city region, which enables good development that contributes to a safe, attractive, healthy, inclusive, biodiverse and zero carbon city. A proactive approach will be taken to increase the role of technology and a range of mobility options, [including mobility hubs](#), to ensure existing and future transport infrastructure remains fit for purpose and future-ready.

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To realise an effective transport network that enables sustainable travel, the Council will prioritise initiatives and schemes in accordance with those set out in the SYMCA Transport Strategy and the Sheffield Transport Strategy, [and any subsequent replacements](#). Proposals will also have regard to **Policy CO1** and **Policy CO2** as set out in **Sheffield Plan Part 2**.

Priority projects and initiatives include:

National & Regional Level

- Supporting rail infrastructure investment to improve connectivity, capacity, and journey time improvements between Sheffield and London, Birmingham, Manchester, Leeds and the East Midlands.
- Supporting the regeneration of Sheffield Midland Station and the delivery of the Sheaf Valley Development Framework to facilitate Northern Powerhouse Rail.
- Supporting the delivery of the Midland Mainline Electrification programme.
- Co-ordinating with Train Operating Companies, SYMCA, and partners to realise service enhancements as rail franchises are renewed.
- Encouraging the movement of freight by sustainable modes (including exploiting opportunities for freight to be moved from road to rail) and concentrating road-based freight onto the Strategic Heavy Goods Vehicle Route Network.
- Supporting National Highways [England](#) in delivering improved trans-Pennine [road links](#) connectivity.

City-Region Level

- Securing the long term future of the tram network (Supertram) and, where viable, seeking to enhance and expand the network to new locations, [including opportunities for connections between the rail and tram networks](#).
- Seeking improved rail connections within the Combined Authority Area, and adjacent areas.
- Re-opening the Barrow Hill Railway Line to passengers, including [a new stations](#) at Beighton [and Killamarsh](#), and improving connectivity between Sheffield and Chesterfield/North East Derbyshire. The proposal for a new station at Waverley ([partly](#) in Rotherham) is also supported.
- [Re-opening the Don Valley Railway Line to passengers](#)
- Increasing connectivity to the [Advanced Manufacturing Innovation District](#) and Rotherham through a package of multimodal transport improvements.
- Supporting the objectives set out in the SYMCA Bus Service Improvement Plan (2021), and the South Yorkshire Enhanced Bus Partnership (2022).

City Level

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- Delivering the 7 identified Mass Transit Corridors (and options for complementary Park & Ride infrastructure) with a focus on developing scalable bus priority schemes. Initial projects will be:

Mass Transit Corridor (MTC)	Routes within MTC	Existing proposals and projects
City Centre to Upper Don Valley	<ul style="list-style-type: none"> Stannington Wisewood Stocksbridge Grenoside 	<ul style="list-style-type: none"> City Region Sustainable Transport Settlement - A61 bus priority corridor from Sheffield City Centre to Stannington, Wisewood, and Grenoside
City Centre to Chapeltown/High Green	<ul style="list-style-type: none"> via Northern General Hospital via Hillsborough 	<ul style="list-style-type: none"> City Region Sustainable Transport Settlement - A6135 bus priority corridor from Sheffield City Centre to Chapeltown, Ecclesfield and Firth Park, via the NGH
City Centre to Meadowhead	<ul style="list-style-type: none"> Meadowhead 	<ul style="list-style-type: none"> City Region Sustainable Transport Settlement - A61 Chesterfield Road bus priority corridor from Sheffield City Centre to Meadowhead Roundabout
North Orbital	<ul style="list-style-type: none"> Hillsborough – Northern General Hospital- Meadowhall – AMID Innovation District 	
Sheffield to – Advanced Manufacturing Innovation District (AMID) to Rotherham	<ul style="list-style-type: none"> Sheffield – AMID Innovation District – Rotherham 	<ul style="list-style-type: none"> Transforming Cities Fund - Sheffield City Centre to Darnall to Attercliffe bus priority corridor City Region Sustainable Transport Settlement - Meadowhall Interchange Mobility Hub
City Centre to Southeast	<ul style="list-style-type: none"> Handsworth - Beighton Woodhouse Birley 	
City Centre to Southwest	<ul style="list-style-type: none"> Abbeydale Road Ecclesall Road 	<ul style="list-style-type: none"> Transforming Cities Fund - Abbeydale Road and Ecclesall Road bus priority corridors
City Centre Public Transport Priorities	<ul style="list-style-type: none"> Arundel Gate/Eyre Street Cumberland Gate/Fitzwilliam Street 	<ul style="list-style-type: none"> Transforming Cities Fund - City Centre improvements to public transport infrastructure

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	<ul style="list-style-type: none"> • West Street/Church Street 	
<ul style="list-style-type: none"> • Major multimodal improvements to junctions on the strategic and main highway network, including the Inner Ring Road. • Delivering the Active Travel priorities as set out in the Sheffield Transport Strategy and SYMCA Active Travel Implementation Plan and including those progressed through the Connecting Sheffield programme. • Safeguarding for future transport use, rail alignments (including disused or dismantled routes) and land required for highway and public transport schemes, to enable the delivery of the city's ambitious transport programme. • Where necessary, reallocating road space to more sustainable modes to reflect the need to reduce private car use. • Prioritising park and ride linked to Mass Transit Corridors and reducing long stay parking elsewhere. • Supporting opportunities to utilise more sustainable freight movements including for example E-cargo bikes and consolidation hubs. 		

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Definitions

For '**Connecting Sheffield**', '**Mass Transit Corridors**', '**Mobility hubs**' – see Glossary.

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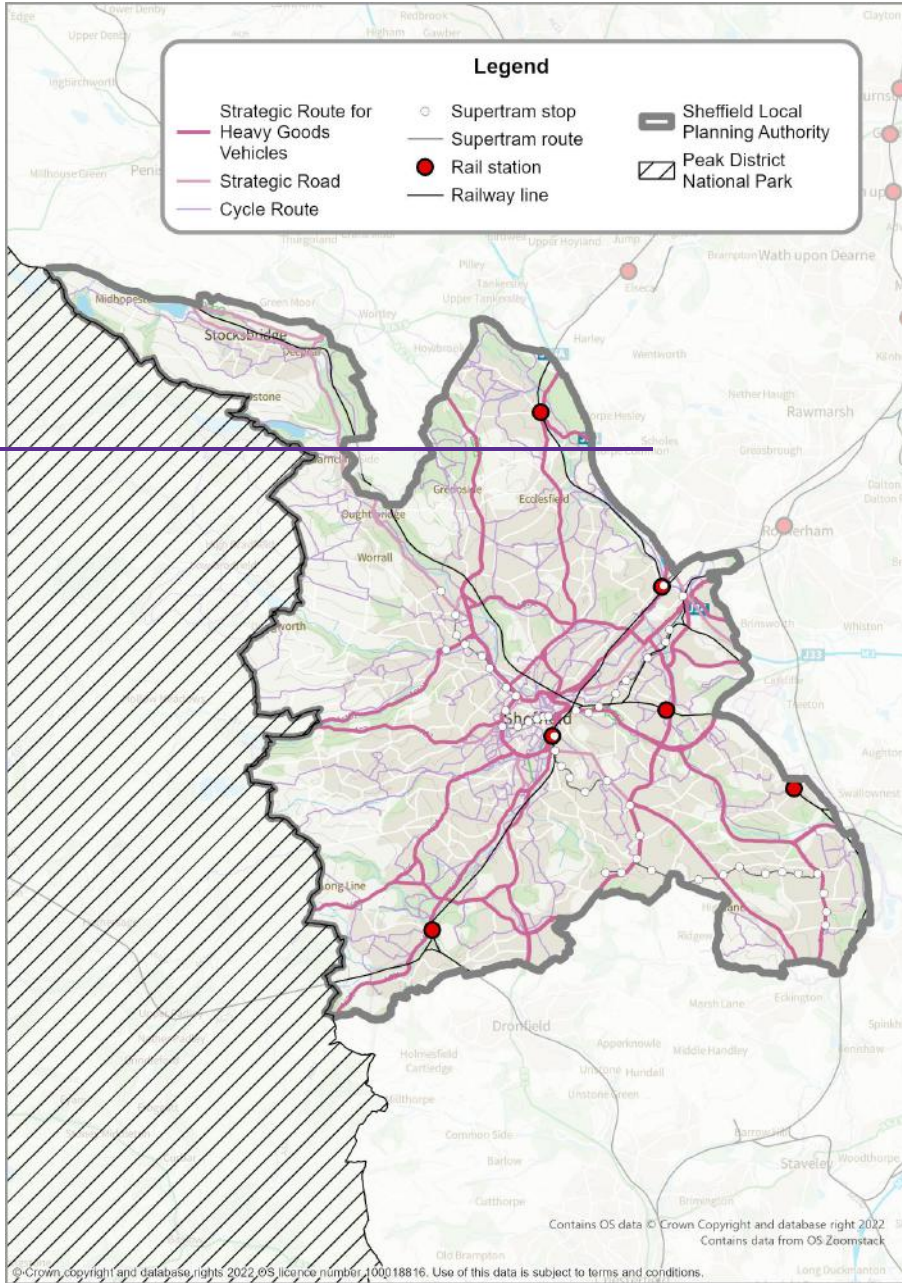
For '**Advanced Manufacturing Innovation District**' - see Box on page 76.

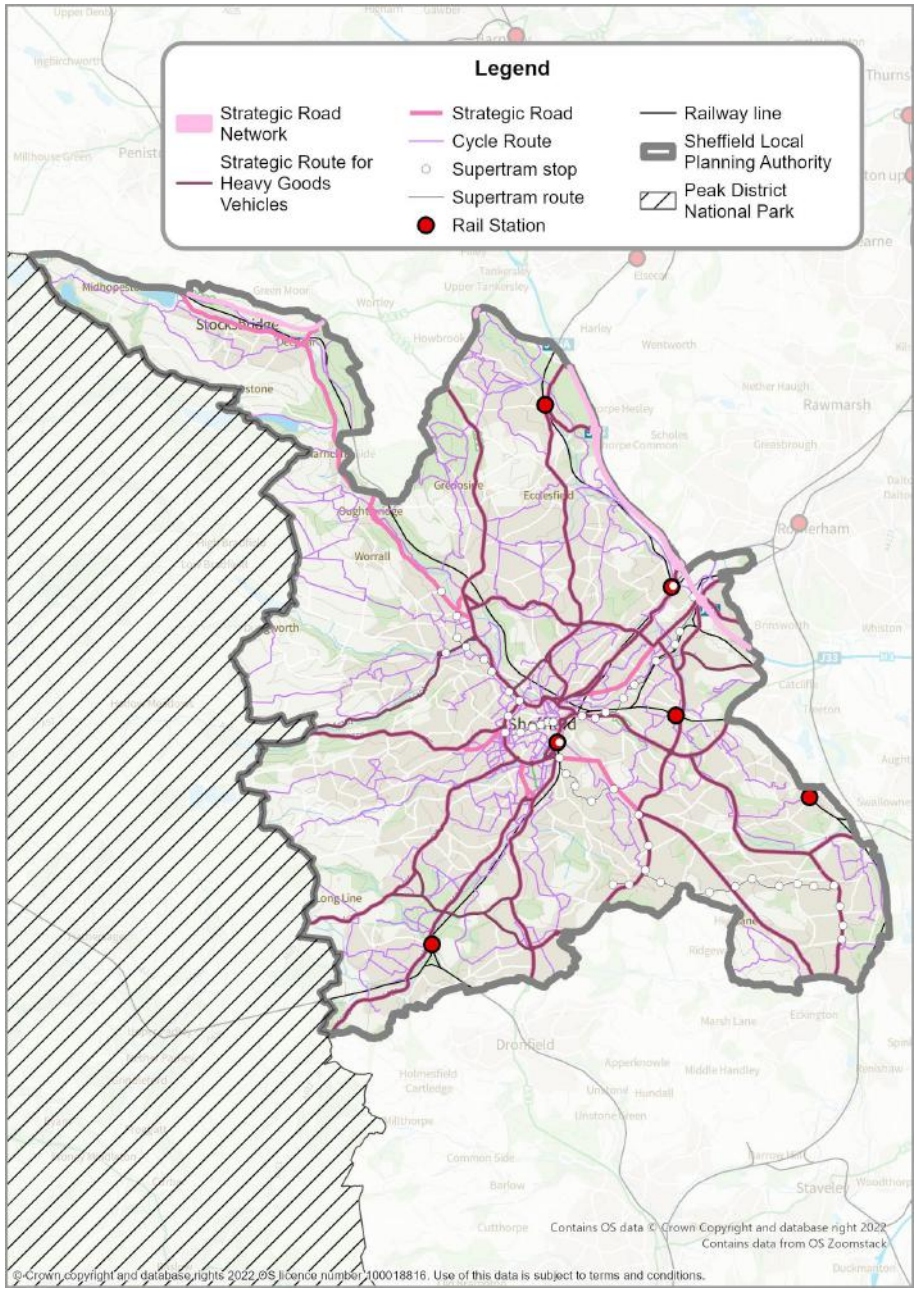
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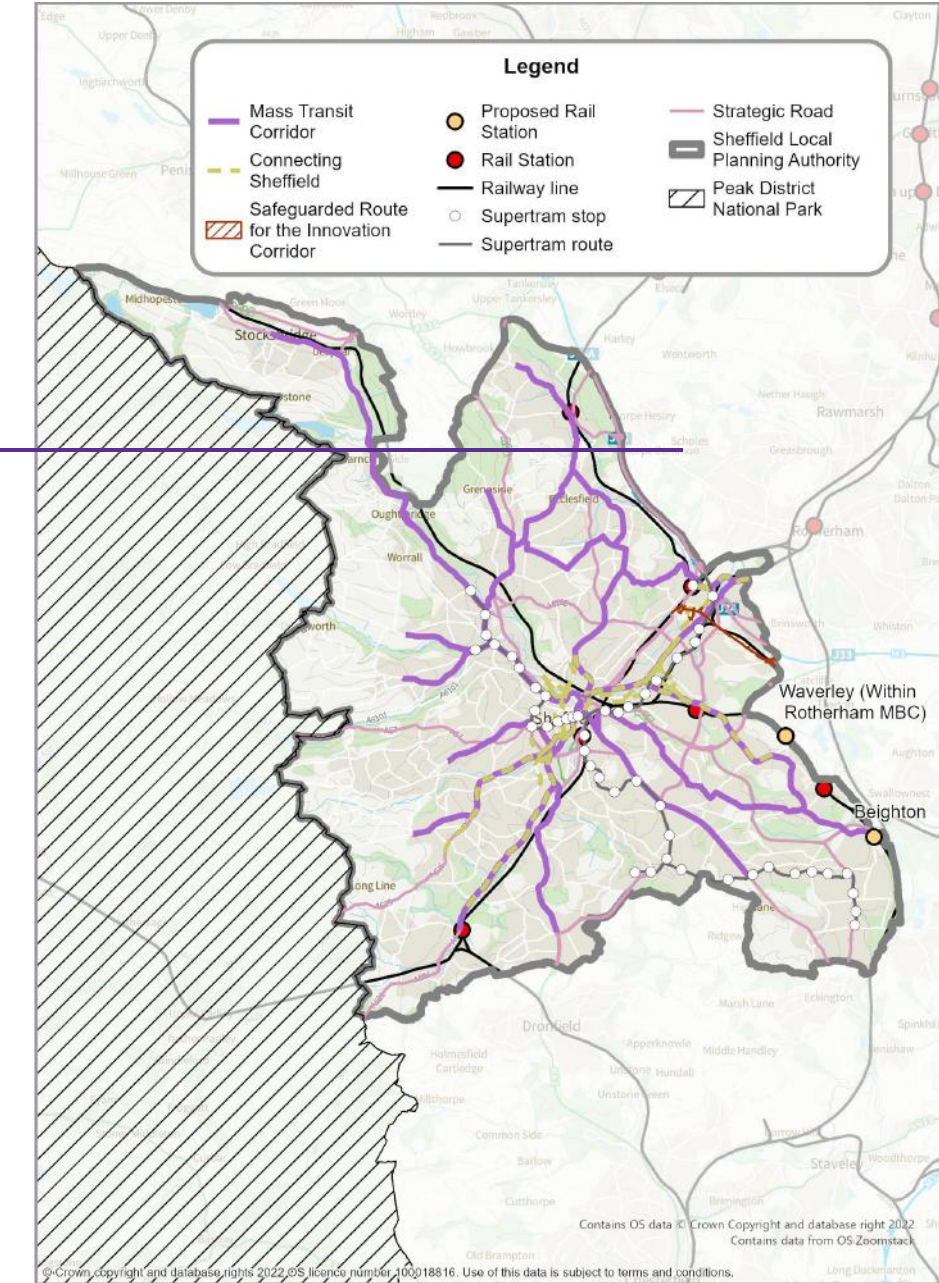
MAP 15: EXISTING TRANSPORT INFRASTRUCTURE

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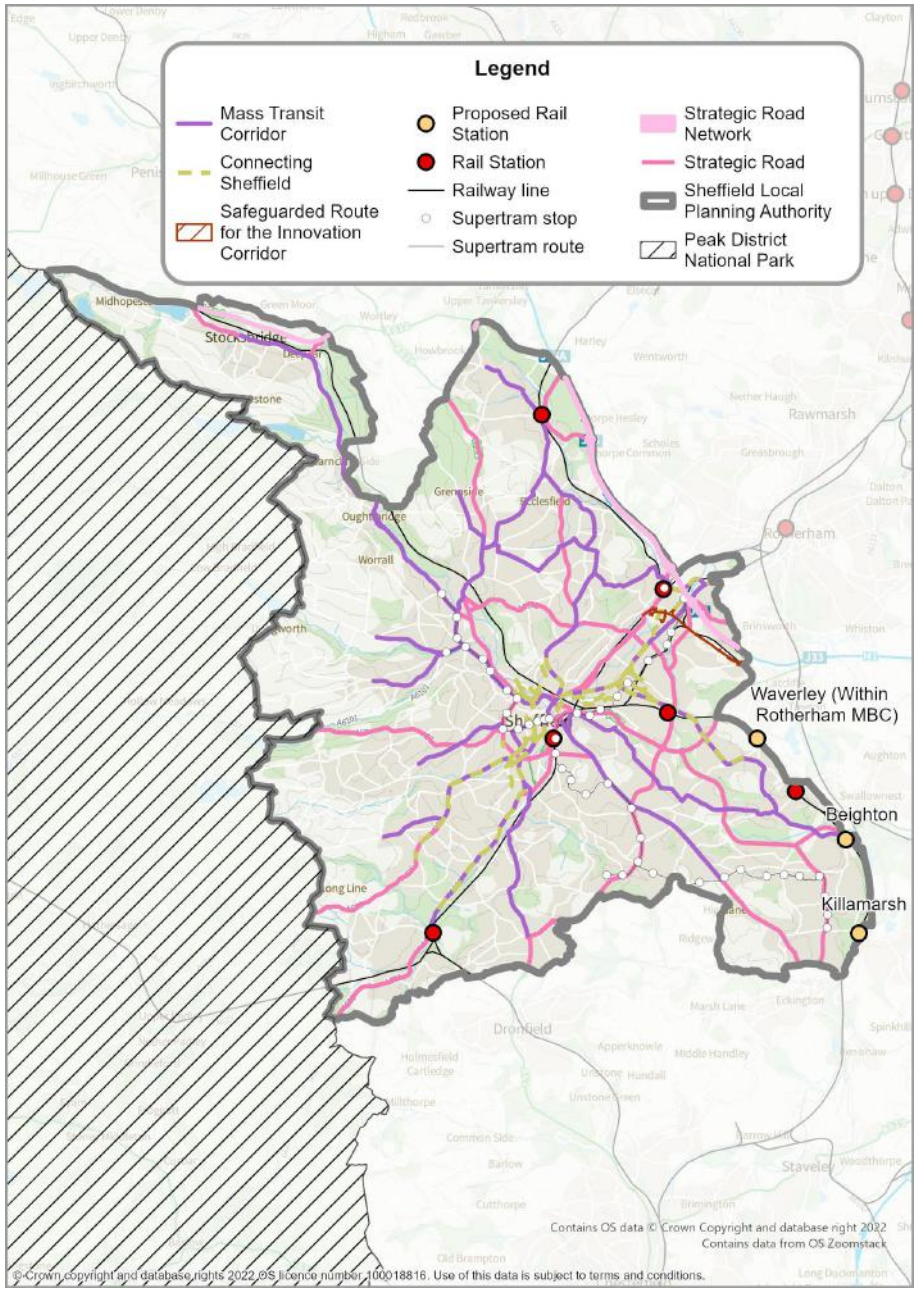




MAP 16: TRANSPORT OPPORTUNITIES



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Blue and Green Infrastructure

- 5.20. Blue and green infrastructure refers to the living network of green spaces, water and other environmental features in both urban and rural areas including trees, rights of way, parks, gardens, transport corridors, allotments, cemeteries, woodlands, rivers, reservoirs and wetlands. It is often used in an urban context to provide multiple benefits including space for recreation, access to nature, climate change mitigation, food production and wildlife habitats, while also contributing to the enhancement of local character and quality of place.
- 5.21. Sheffield contains a myriad of habitats from upland moorlands, to wooded valleys and river corridors. Combined with the city's many parks and green spaces this has contributed to giving Sheffield the reputation of being one of the greenest cities in Europe. This backdrop provides an established baseline from which measures to address the Biodiversity Emergency can begin.
- 5.22. Providing fair access to the city's blue and green infrastructure is a fundamental part of the Council's vision for Sheffield and in doing so will help to improve the health and well-being of its residents.
- 5.23. Sheffield's strategic green infrastructure includes the rivers and streams of the larger valleys, complemented by a network of more local green links connecting open spaces, woodlands, footpaths, watercourses and corridors of dense vegetation. Within Sheffield there are also a range of outcrops representing different geological horizons and other distinctive rock features and landforms.

5.24. Sheffield's existing blue and green infrastructure is important at all scales and the existing network of countryside and greenspace is represented on Map 17 below. Sheffield's water courses are a very important part of the city's network, as well as being a key part of the city's industrial heritage and character. We have high ambitions to further improve connectivity in the network to support both nature recovery and improve recreational opportunities. A number of different organisations and agencies are involved in delivering specific blue and green infrastructure projects (e.g. the Environment Agency, Canal and Rivers Trust, Sheffield & Rotherham Wildlife Trust, the Upper Don Trail Trust and the Sheaf and Porter Rivers Trust).

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Work on a new South Yorkshire Local Nature Recovery Strategy (the LNRS) is being led by the South Yorkshire Mayoral Combined Authority but, at the time of submitting this Plan, had not been completed. The LNRS will map the network of designated wildlife sites and identify greenspaces, countryside and previously developed sites that provide opportunities for

nature recovery, helping to improve connectivity between existing wildlife habitats. More detail on this will be set out in a supplementary planning document, once the work on the LNRS has been completed.

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5.24-5.25. Safeguarding and enhancing the city's blue and green infrastructure is critical to ensure that it continues to fulfil its multi-functional role and delivers both Biodiversity Net Gain (BNG) and wider Environmental Net Gains (ENG)³⁵. There can sometimes be tensions between biodiversity objectives and human access; the Plan seeks to deliver outcomes that support both objectives but where tensions cannot be resolved, the Plan will give priority to the protection and enhancement of biodiversity.

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5.25-5.26. Policy SP1 and Policy BG1 provides the strategic context for the development management policies that follow in Part 2 of the Plan.

5.26-5.27. Where strategic green infrastructure crosses administrative boundaries, the Council will work closely with adjoining authorities and other stakeholders to manage assets.

POLICY BG1 - BLUE AND GREEN INFRASTRUCTURE AND THE LOCAL NATURE RECOVERY NETWORK

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All blue and green infrastructure in the city will be protected, managed, and enhanced and, wherever possible, extended to help increase biodiversity, provide wider environmental benefits to combat climate change, deliver opportunities for outdoor recreation and active travel, conserve heritage assets, support local food production and strengthen the city's landscape character.

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Very significant weight will be given to the protection and enhancement of Sheffield's Green Network of urban greenspace and countryside (including the blue and green infrastructure and the Local Nature Recovery Network) especially:

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- the main river corridors (Rivers Don, Porter, Sheaf, Rivelin, Loxley and Blackburn Brook) and Sheffield and Tinsley Canal; and
- major parks and green spaces of citywide importance for recreation and/or biodiversity (Concord Park, Parson Cross Park, Norfolk Heritage Park, Graves Park, Ecclesall Woods, Endcliffe Park/Bingham Park/Whiteley Woods, Greno Woods, Millhouses Park, Meersbrook Park, Shirebrook Valley, Parkwood Springs); and
- registered historic parks and gardens; and

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³⁵ See Glossary for definitions of Biodiversity Net Gain and Environmental Net Gains

- green spaces that form (or have potential to form) wildlife corridors or 'steppingstones' connecting designated ecological sites

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Valuable greenspaces will be protected from inappropriate built development and are shown on the Policies Map as either **Urban Green Space Zones (see Policy GS1)** ~~or~~ **Green Belt** (where they perform the purposes of Green Belt) (see Policy **GS2**) or designated ecological or geological sites (see Policy GS5).

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Where new green infrastructure is created, it should comply with the principles and standards set out in Natural England's Green Infrastructure Framework (2023) or any successor document.

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Definitions

'Designated ecological and geological sites' – internationally, nationally and locally designated sites as described in Policies GS5 and GS8.

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For '**biodiversity**', '**Urban Greenspace Zones**', '**Green Belt**' and the '**Local Nature Recovery Network**' – see Glossary.

For '**registered historic parks and gardens**' – see 'Heritage Assets' in Glossary.

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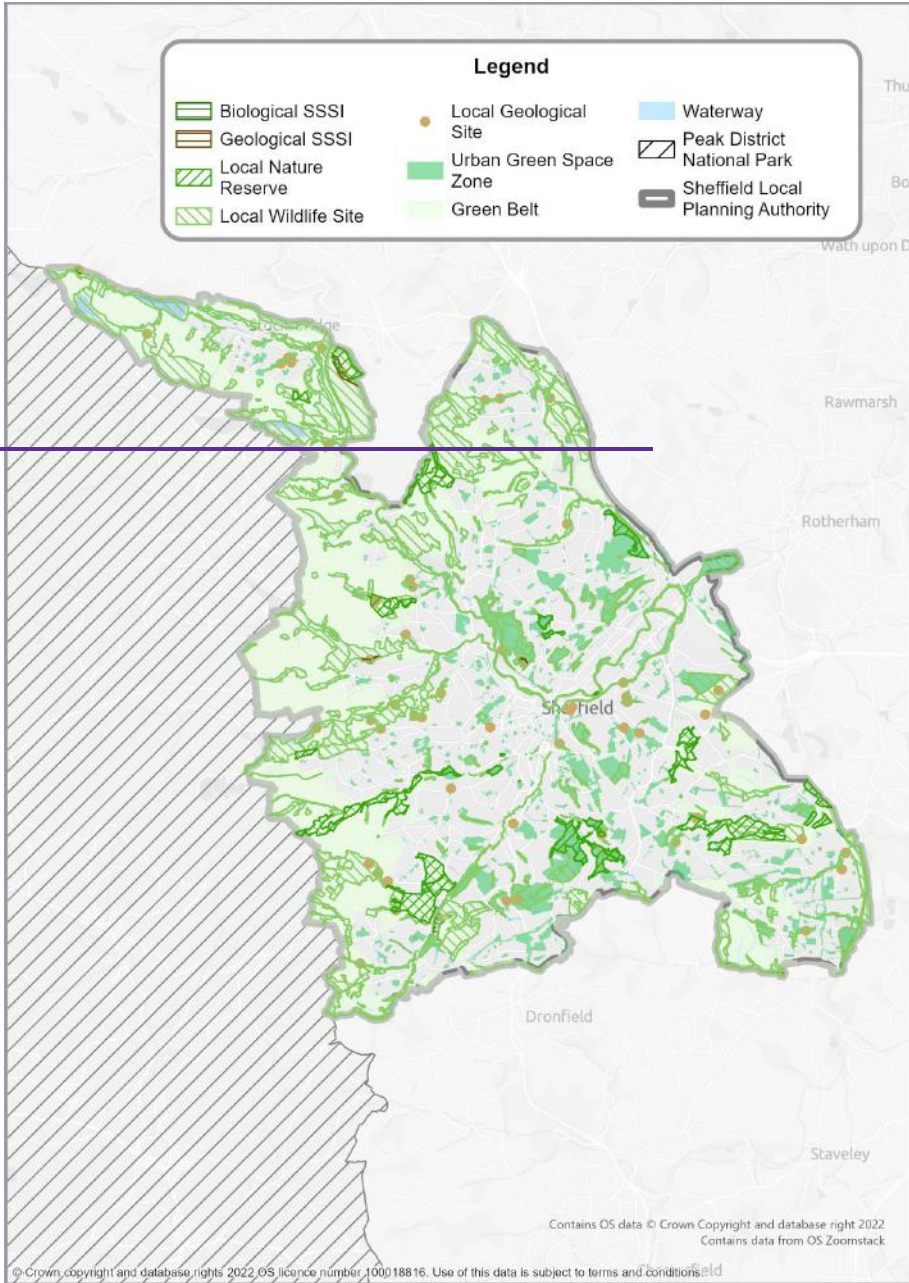
For '**Green Network**' – see Map 17 below. Natural England's Green Infrastructure Framework (2023) – provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area.

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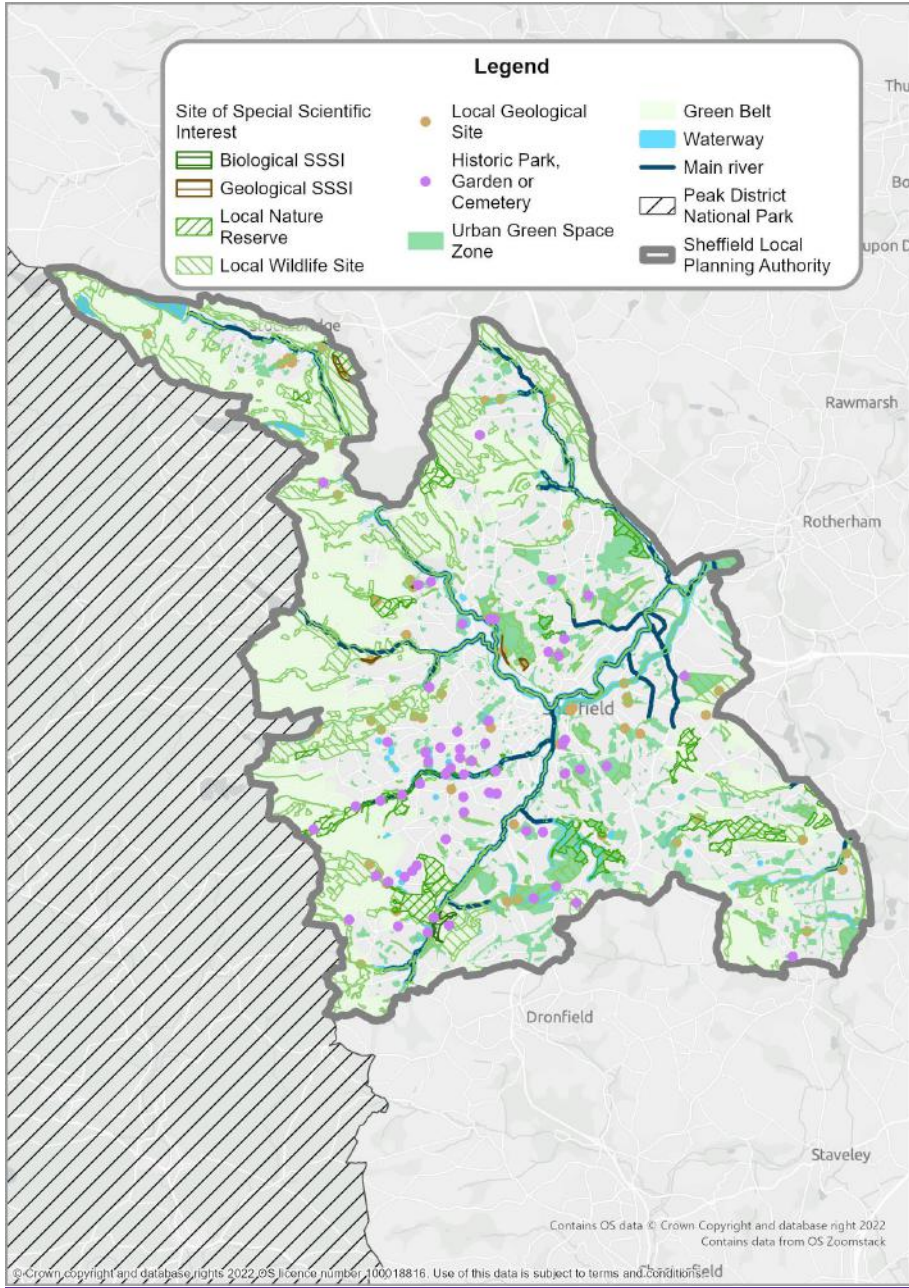
Map 17: ~~Existing~~ Blue and Green Infrastructure ~~and the Green Network~~

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Design Principles and Priorities

5.27-5.28. Sheffield is a distinctive city with an urban form that in many places reflects its early industrial heritage, specifically the metal trades, and a unique topography that has resulted in the city's townscape. Heritage assets are an integral element of the character of many areas of the city and conserving them alongside new development will have benefits for the wider culture and economy of the city, as well as creating a more individual sense of place.

5.28-5.29. The National Planning Policy Framework (NPPF)³⁶ and associated guidance recognises that good design is a key aspect of sustainable development and an integral part of good planning. Sheffield has done much to promote high quality design across the built environment and the Plan's policies will help to maintain these achievements by continuing to require the creation of beautiful places.

5.29-5.30. The ten characteristics of well-designed places, which are identified within the National Design Guide and National Model Design Code are embedded within the Plan's policies. This will help to ensure the delivery of places that are rich in character, create a sense of community and positively address the challenges of climate change. Collectively this will contribute towards achieving the requirements for good design as established in the NPPF.

Policy D1 - DESIGN PRINCIPLES AND PRIORITIES

Development should be sustainable, beautiful, functional, of high-quality, and should respect, take advantage of, and enhance the characteristic features of the city, its settlements, districts, and neighbourhoods, including:

- a) Sheffield's distinctive heritage, particularly the buildings, structures and settlement forms associated with amongst others:
- Water-powered industries
 - The metal trades and their supporting industries
 - Non-conformism
 - Sheffield Board schools
 - The Central Sub-Area, including the historic street pattern
 - Victorian, Edwardian and Garden City-style suburbs
 - The city's post-war built heritage
 - Historic village centres and farmsteads
 - The city's rural setting, topography and landscapes

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³⁶ NPPF (2021), paragraph 126.

- Historic parks, gardens and cemeteries

b) The distinctive landscape of river valleys, dramatic hillsides, extensive tree cover and views out to Sheffield's Peak District setting.

Development should also:

c) be designed to mitigate climate change by reducing greenhouse gas emissions, to be resilient to future changes in temperature and rainfall patterns, and to minimise the relative heating of urban areas; and

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d) be led by an informed understanding of the site, the wider context and the significance and character of any relevant heritage assets; and

e) create a healthy and safe environment; and

f) contribute to the city's extensive and varied green infrastructure and public realm; and

g) make a positive contribution to local identity, helping to transform the character of physical environments that have become run down and are lacking in distinctiveness; and

h) enable all people to gain access safely and conveniently, irrespective of age or disability by creating a built environment that is compact and adheres to the principles of inclusive and dementia friendly design from the outset of the design process; and

i) contribute to place-making and create attractive, sustainable and successful neighbourhoods; and

j) where applicable, enhance the Main Gateway Routes into the city, the City Centre Gateway Routes, the main river corridors and the Canal; and

k) be robust, built to last, well managed and maintained.

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Definitions

- For **'Main Gateway Routes'** – these are:
 - Lower Don Valley routes, A6109 and A6178
 - prominent locations on the M1 junctions
 - London Road, Abbeydale Road, Ecclesall Road and Queens Road
 - Penistone Road (A61) and Burngreave Road (A6135)
 - the railway line between Heeley and Blackburn Meadows
- For **'City Centre Gateway Routes'** – these are:
 - Corporation Street/Gibraltar Street
 - Wicker/Savile Street

- Park Square
- Queens Road/St Mary's Road
- St Mary's Road/Bramall Lane
- St Mary's Gate/London Road
- St Mary's Gate/Moore Street
- Glossop Road/West Street
- Brook Hill
- Shalesmoor

● For 'inclusive design' and 'dementia friendly design' – see Glossary.

● For 'green infrastructure' – see introduction to **Policy BG1**.

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- For '**Beautiful** dDevelopment – ~~t~~The following description is taken from the Government commissioned 'Living with Beauty – Promoting health, well-being and sustainable growth' report, by the Building Better, Building Beautiful Commission (2020): 'Beauty includes everything that promotes a healthy and happy life, everything that makes a collection of buildings into a place, everything that turns anywhere into somewhere, and nowhere into home. It is not merely a visual characteristic, but is revealed in the deep harmony between a place and those who settle there. So understood, beauty should be an essential condition for planning permission.'

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Infrastructure Provision

~~5.30~~5.31. The city's infrastructure must be sufficient to support the spatial strategy and scale of growth proposed in Policies SP1 to SP3. Policy IN1 provides a strategic policy framework to identify the city's infrastructure priorities.

~~5.31~~5.32. Specific infrastructure projects have been identified throughout the Sheffield Plan, notably in each of the Sub-Areas (see Policy SA1 through to Policy SA9). In addition, detailed infrastructure items are also listed in Policy T1, Policy BG1, and Policy D1. Those specific infrastructure items are not repeated here.

~~5.32~~5.33. Further analysis of the infrastructure requirements to support the plan, as well as details on funding and implementation of infrastructure schemes, will be provided in the Sheffield Infrastructure Delivery Plan (IDP).

~~5.33~~5.34. Policy IN1 has been prepared in light of the strategic policy objectives and technical assessment work carried out at a city-region, sub-regional, and local level. Regard has been given to the plans, priorities, and funding strategies of statutory infrastructure providers and operators; as well other relevant authorities, local stakeholders, the development industry, and landowners.

~~5.34~~5.35. The Council has had specific regard to the South Yorkshire Mayoral Combined Authority's Strategic Economic Plan (SEP) (2021), which sets out infrastructure priorities of:

- digital;
- low or zero-carbon transport;
- health;
- education;
- renewable energy; and
- flood protection.

~~5.35~~5.36. The SEP's delivery strategy involves a focus on 'infrastructure packages' that will target eight locations, which include Sheffield City Centre and the ~~Advanced Manufacturing~~ Innovation District³⁷.

~~5.36~~5.37. It is acknowledged that needs for infrastructure are constantly evolving. Where possible the Sheffield IDP will be kept as a 'live' document, subject to on-going revision. This is likely to mean certain priorities for infrastructure funding and delivery may change over time.

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³⁷ South Yorkshire Mayoral Combined Authority Strategic Economic Plan: Our Strategic Economic Plan 2021-2041: [https://southyorkshire-ca.gov.uk/getmedia/4256c890-d568-42c8-8aa5-c8232a5d1bfd/SCR_SEP_Full_Draft_Jan_21-\(accessible\).pdf](https://southyorkshire-ca.gov.uk/getmedia/4256c890-d568-42c8-8aa5-c8232a5d1bfd/SCR_SEP_Full_Draft_Jan_21-(accessible).pdf)

~~5.37-5.38.~~ Part 2 of the Sheffield Plan (see Policy DC1) confirms the Council's use of a Community Infrastructure Levy (CIL) and the operation of the CIL Charging Schedule. It also sets out how other development contributions will be sought towards providing the necessary infrastructure to manage the impacts of development.

~~5.38-5.39.~~ Where development is likely to create an identified shortfall in infrastructure capacity or exacerbate existing deficiencies, it will be required to mitigate or compensate for those deficiencies, in line with Policy DC1. Provision to address capacity issues will be required to be in place in a timely and phased manner.

POLICY IN1 - INFRASTRUCTURE PROVISION

Necessary infrastructure will be provided to support the delivery of the scale of growth and development in the locations proposed within the plan (see **Policies SP1, SP2, and SP3**; and **Policies SA1 to SA9**).

Infrastructure provision will be categorised and prioritised according to its importance in enabling development. Categories of infrastructure will be: **'Essential', 'Required', 'Important', and 'Supportive'**.

Infrastructure priorities will include:

- **Transport** - including major schemes to improve active travel, the passenger rail network, the rail freight network, **the tram network**, the bus network and the strategic highway network. The Council will collaborate with statutory providers and strategic transport stakeholders to increase service frequency and quality, improve connectivity and reliability, and promote sustainable transport patterns to help decarbonise the system, boost productivity, and encourage healthier and more active travel.
- **Education** - the provision of sufficient primary, secondary, Special Education Needs, and tertiary education places to meet the forecast demand arising from planned housing and economic growth (see **Policy SP1**). Specific focus will be on ensuring there is sufficient provision in, or near, the City Centre to meet future needs.
- **Health** - the provision of sufficient primary, secondary, and preventative care needs arising from planned housing and economic growth (see **Policy SP1**). Specific focus will be on ensuring there is sufficient provision in, or near, the City Centre to meet future needs.
- **Utilities** - working in collaboration with statutory providers to ensure that electricity, gas, water, waste water, heat supply, and renewable and low

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carbon energy generation and distribution networks have sufficient provision, capacity, and resilience to manage additional needs arising from planned housing and economic growth. Specific focus will be on ensuring that networks continue to meet demands, whilst also helping to meet the Council's objectives as part of declaring a climate change emergency and targets for achieving net zero carbon.

- **Digital infrastructure and connectivity** - including both broadband and cellular networks. Provision will respond to the objectives set out in the South Yorkshire Digital Infrastructure Strategy (2021) to accelerate the development of 'gigabit capable' digital infrastructure and 5G networks to support social and economic opportunities as part of a more proactive approach to facilitating inclusive growth.
- **Flood risk and drainage** - Sheffield City Council (as Lead Local Flood Authority) will work in collaboration with statutory providers to deliver planned risk management and resilience measures, and help define future measures to reduce and mitigate the impacts of flooding. Specific focus will also be on delivering development that does not increase flood risk **across the city elsewhere** and is designed in such a way that builds in flood resilience.
- **Sport, leisure, recreation, community and cultural facilities** - the provision of sufficient facilities to meet the forecast demand arising from planned housing and economic growth (see **Policy SP1**). Specific focus will be on ensuring that current and future provision supports the objective to become the 'Outdoor City', that provision is accessible, and is of a quality that supports improvements in the health and well-being of communities across the city.

Funding and delivery of infrastructure will be through the use of the Council's Community Infrastructure Levy, alongside other necessary developer contributions, to ensure sustainable development is achieved, and impacts mitigated (see **Policy DC1**).

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6 Appendix 1: LIST OF SITE ALLOCATIONS

6.1 Appendix 1 lists the sites for each of the following sub-areas that are allocated and outlined on the Policies Map:

- Policy CA1 – Site Allocations in Kelham Island, Neepsend, Philadelphia and Woodside
- Policy CA2 – Site Allocations in Castlegate, West Bar, The Wicker and Victoria
- etc

6.2 Strategic sites are denoted with an *.

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

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
KN01*	Land at Parkwood Road, S3 8AB	General Employment	0	1.5
KN02	147-154 Harvest Lane, S3 8EF	General Employment	0	0.06
KN03	Wickes, 2 Rutland Road, S3 8DQ	Housing	191	1.1
KN04*	Land at Russell Street and Bowling Green Street, S3 8RW	Housing	200	0.86
KN05	Former Canon Brewery, Rutland Road, S3 8DP	Housing	132	0.81
KN06	(Kelham Central) Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW	Housing	114	0.84
KN07	Buildings at Penistone Road, Dixon Street and Cornish Street, S3 8DQ	Housing	98	0.94
KN08	Sheffield Community Transport, Montgomery Terrace Road, S6 3BU	Housing	96	0.32
KN09	Buildings at Shalesmoor and Cotton Mill Road, S3 8RG	Housing	96	0.26
KN10	300-310 Shalesmoor, S3 8UL	Housing	90	0.09
KN11	Safestore Self Storage, S3 8RW	Housing	87	0.62

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
KN12	Land Between Cotton Mill Row, Cotton Street And Alma Street, Sheffield , S3 4RD	Housing	86	0.19
KN13	Warehouse, Boyland Street, S3 8AS	Housing	93	0.79
KN14	Land Between Swinton Street And Chatham Street	Housing	75	0.2
KN15	Nambury Engineering Ltd 56 Penistone Road, Owlerton, Sheffield , S6 3AE	Housing	50	0.28
KN16	120 Henry Street, Shalesmoor, Sheffield, S3 7EQ	Housing	62	0.11
KN17	2 Lock Street, Sheffield S6 3BJ	Housing	61	0.15
KN18	Buildings at Rutland Road and Rugby Street, S3 9PP	Housing	60	1.41
KN19	100 Harvest Lane, S3 8EQ	Housing	60	0.91
KN20	Buildings at Gilpin Street, S6 3BL	Housing	54	1.01
KN21	Globe Works, Penistone Road, S6 3AE	Housing	33	0.31
KN22	Moorfields Flats, Shalesmoor and Ward Street, S3 8UH	Housing	50	0.16
KN23	Buildings at South Parade, Bowling Green Street and Ward Street, S3 8SR	Housing	50	0.16
KN24	Wharnccliffe Works and 86-88 Green Lane, S3 8SE	Housing	60	0.4
KN25	Land at Mowbray Street and Pitsmoor Road, S3 8EQ	Housing	45	0.66
KN26	SIP Car Parks, Car Park At Junction With Bowling Green Street, Russell Street, S3 8SU	Housing	44	0.08
KN27	Buildings at Rutland Way, S3 8DG	Housing	28	0.87
KN28	Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Housing	35	0.1
KN29	Land at Montgomery Terrace Road and Penistone Road, S6 3BW	Housing	23	0.1
KN30	Land at Hicks Street and Rutland Road, S3 8BD	Housing	30	0.08

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
KN31	Site Of Watery Street , Sheffield, S3 7ES	Housing	18	0.1
KN32	Land at Acorn Street, S3 8UR	Housing	15	0.1
KN33	284 Shalesmoor, S3 8UL	Housing	13	0.07
KN34	132 Rugby Street, S3 9PP	Housing	12	0.23
KN35	Land at Rutland Road, S3 9PP	Housing	10	0.13
KN36*	Land at Penistone Road and Rutland Road, S3 8DG	Housing and Open Space	572	3.07

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

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
CW01	Castlegate (Exchange Place)	General Employment	0	0.12
CW02*	Castlegate (Shude Hill)	Office	0	0.31
CW03*	West Bar Square	Mixed Use	368	3.13
CW04*	Buildings at Dixon Lane and Haymarket, S2 5TS	Mixed Use	75	0.83
CW05	George Marshall (Power Tools) Ltd, 18 Johnson Street	Mixed Use	56	0.07
CW06	29-57 King Street, S3 8LF	Mixed Use	19	0.11
CW07	2 Haymarket and 5-7 Commercial Street, S1 1PF	Mixed Use	5	0.05
CW08	First Floor To Third Floors, 19 - 21 Haymarket, S1 2AW	Mixed Use	3	0.03
CW09*	Land to the north of Derek Dooley Way, S3 8EN	Housing	336	1.75
CW10*	Site Of Sheffield Testing Laboratories Ltd and 58 Nursery Street and Car Park on Johnson Lane, Sheffield, S3 8GP	Housing	268	0.33

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
CW11*	51-57 High Street And Second Floor Of 59-73 High Street	Housing	206	0.07
CW12	28 Johnson Street, 14-20 Stanley Street and 37-39 Wicker Lane, S3 8HJ	Housing	94	0.66
CW13	Aizlewood Mill Car Park, Land at Spitalfields, S3 8HQ	Housing	83	0.4
CW14	Land at Spitalfields and Nursery Street, S3 8HQ	Housing	65	0.19
CW15	Land at Windrush Way, S3 8JD	Housing	46	0.24
CW16	Buildings at Nursery Street and Stanley Street, S3 8HH	Housing	43	0.26
CW17	Former Coroners Court, Nursery Street, S3 8GG	Housing	77	0.1
CW18	23-25 Haymarket, Sheffield, S1 2AW	Housing	28	0.04
CW19	Sheaf Quay, 1 North Quay Drive, Victoria Quay, Sheffield, S2 5SW	Housing	16	0.45
CW20	23-41 Wicker and 1-5 Stanley Street, S3 8HS	Housing	16	0.23
CW21	29-33 Nursery Street, S3 8GF	Housing	16	0.06
CW22	Buildings at Joiner Street and Wicker Lane, S3 8GW	Housing	15	0.14
CW23	Land at Gun Lane, S3 8GG	Housing	14	0.08

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

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SU01	178 West Street, Sheffield, S1 4ET	General Employment	0	0.05
SU02	10-22 Regent Street and 2 Pitt Street, S1 4EU	Mixed Use	32	0.11
SU03*	Land at Doncaster Street, Hoyle Street, Shalesmoor and Matthew Street, Sheffield, S3 7BE	Housing	500	0.83
SU04*	Site of former HSBC, 79 Hoyle Street, Sheffield, S3 7EW	Housing	355	1.01
SU05	26 Meadow Street, S3 7AW	Housing	116	0.48
SU06	Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield	Housing	100	0.43
SU07*	Radford Street/ Upper Allen Street/ Netherthorpe Road	Housing	284	0.48
SU08*	Buildings at Scotland Street and Cross Smithfield, S3 7DE	Housing	225	0.72
SU09*	Queens Hotel, 85 Scotland Street, S1 4BA	Housing	229	0.3
SU10	175-173 Gibraltar Street and 9 Cupola, S3 8UA	Housing	34	0.11
SU11	Greenfield House, 32 Scotland Street, S3 7AF	Housing	118	0.67
SU12*	134 West Bar, 10 Bower Spring and 83 Steelhouse Lane, S3 8PB	Housing	216	0.5
SU13	Land at Bailey Street, S1 4EH	Housing	120	0.11
SU14	Land Bounded By Hollis Croft And Broad Lane Sheffield S1 3BU	Housing	118	0.14
SU15	23 Shepherd Street, S3 7BA	Housing	27	0.12
SU16	Buildings at Meadow Street and Morpeth Street, S3 7EZ	Housing	93	0.4
SU17	30-32 Edward Street and 139 Upper Allen Street, S3 7GW	Housing	88	0.29

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SU18	Buildings at Edward Street and Meadow Street, S3 7BL	Housing	85	0.28
SU19	Land at Hollis Croft, S1 4BT	Housing	84	0.28
SU20	Buildings at Meetinghouse Lane and Harts Head, S1 2DR	Housing	61	0.2
SU21	Land at Doncaster Street and Shephard Street, S3 7BA	Housing	58	0.3
SU22	North Church House 84 Queen Street City Centre Sheffield S1 2DW	Housing	58	0.06
SU23	Hayes House, Edward Street, S1 4BB	Housing	56	0.19
SU24	1-3 Broad Lane, S1 1YG	Housing	48	0.16
SU25	The Nichols building, Shalesmoor	Housing	48	0.1
SU26	65-69 Broad Lane and 1-10 Rockingham Street, S1 4EA	Housing	45	0.15
SU27	115-121 West Bar and land adjacent, S3 8PT	Housing	23	0.15
SU28	Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB	Housing	43	0.05
SU29	B Braun, 43 Allen Street, Sheffield S3 7AW	Housing	47	0.18
SU30	Shakespeare's, 146-148 Gibraltar Street, S3 8UB	Housing	22	0.13
SU31	11-25 High Street, S1 2ER	Housing	39	0.13
SU32	123-125 Queen Street, S1 2DU	Housing	39	0.13
SU33	Hanover Works, Scotland Street, S3 7DB	Housing	38	0.31
SU34	Buildings at Allen Street and Copper Street, S3 7AG	Housing	77	0.36
SU35	Land to the south of Furnace Hill, S3 7BG	Housing	20	0.11
SU36	Works at 25-31 Allen Street	Housing	20	0.07
SU37	Buildings at Allen Street and Snow Lane, S3 7AF	Housing	61	0.32
SU38	86-90 Queen Street and 35-47 North Church Street, S1 2DH	Housing	29	0.1
SU39	63-69 Allen Street and 28-32 Cross Smithfield, S3 7AW	Housing	46	0.1

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SU40	Buildings at Lee Croft and Campo Lane, S1 2DY	Housing	26	0.09
SU41	Courtwood House, Silver Street, S1 2DD	Housing	25	0.08
SU42	Portland House, Moorfields, S3 7BA	Housing	57	0.27
SU43	Land to the south of Allen Street, S3 7AG	Housing	17	0.08
SU44	6 Campo Lane Sheffield S1 2EF	Housing	22	0.02
SU45	39-41 Snig Hill and 4-8 Bank Street, S3 8NA	Housing	21	0.07
SU46	Old County Court House 56 Bank Street Sheffield S1 2DS	Housing	21	0.07
SU47	129-135 West Bar, S3 8PT	Housing	10	0.07
SU48	Land at Townhead Street, S1 2EB	Housing	20	0.07
SU49	Johnson & Allen Ltd Car Park Furnace Hill Sheffield S3 7AF	Housing	18	0.1
SU50	Industrial Tribunals Central Office Property Centre, 14 East Parade, S1 2ET	Housing	18	0.03
SU51	22 Copper Street and St Judes Church, Copper Street, S3 7AH	Housing	17	0.06
SU52	90 Trippet Lane/8 Bailey Lane Sheffield S1 4EL	Housing	13	0.03
SU53	54 Well Meadow Street Sheffield S3 7GS	Housing	11	0.11
SU54	Land and buildings adjacent to 94 Scotland Street, S3 7AR	Open Space	0	0.26
SU55	Paradise Square, S1 2DE	Open Space	0	0.18
SU56	Car Park, Solly Street, S1 4BA	Open Space	0	0.09

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

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SV01	Buildings at Cross Turner Street, S2 4AB	Office	0	1.45
SV02*	Land at Midland Station, Cross Turner Street, S1 2BP	Office	0	0.53
SV03	Land at Harmer Lane and Sheaf Street, S1 2BS	Office	0	0.15
SV04*	Decathlon, Eyre Street, S1 3HU	Mixed Use	303	0.84
SV05	K.T Precision Engineering and land adjacent, Turner Street, S2 4AB	Mixed Use	42	0.35
SV06*	Klausners Site, Sylvester Street/ Mary Street	Housing	335	0.59
SV07	Buildings at Shoreham Street and Mary Street, S1 4SQ	Housing	149	0.54
SV08	Mecca Bingo, Flat Street, S1 2BA	Housing	121	0.2
SV09	3-7 Sidney Street and land adjacent, S1 4RG	Housing	117	0.39
SV10	Land at Sylvester Street and Arundel Street, Sheffield, S1 4RH	Housing	27	0.36
SV11	48 Suffolk Road, S2 4AL	Housing	102	0.29
SV12	Stepney Street Car Park, Stepney Street Sheffield S2 5TD	Housing	100	0.12
SV13	Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP	Housing	96	0.26
SV14	Park Hill (Phases 4-5)	Housing	95	2.22
SV15	125-157 Eyre Street and land adjacent, S1 4QW	Housing	89	0.47
SV16	St Mary's Wesleyan Reform Church, S1 4PN	Housing	85	0.19
SV17	Buildings at Arundel Street and Eyre Street, S1 4PY	Housing	75	0.25
SV18	66-76 Sidney Street, S1 4RG	Housing	66	0.22
SV19	121 Eyre Street, S1 4QW	Housing	58	0.09

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SV20	Former Head Post Office Fitzalan Square Sheffield S1 1AB	Housing	42	0.44
SV21	Land at Claywood Drive, S2 2UB	Housing	40	1.39
SV22	93-97 Mary Street, S1 4RT	Housing	30	0.15
SV23	40-50 Castle Square, Sheffield, S1 2GF	Housing	22	0.09
SV24	121 Duke Street, S2 5QL	Housing	16	0.07
SV25	95 Mary Street, Sheffield S1 4RT	Housing	10	0.04

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

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
HC01*	Land at Carver Street and Carver Lane, S1 4FS	Office	0	0.37
HC02	Orchard Square Shopping Centre, S1 2FB	Retail	0	0.61
HC03*	Land and buildings at St Mary's Gate and Eyre Street, S1 4QZ	Mixed Use	1006	1.6
HC04	NCP Furnival Gate Car Park, Matilda Street, S1 4QY	Mixed Use	100	0.34
HC05	Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield	Mixed Use	52	0.3
HC06	113-125, Pinstone Street, S1 2HL	Mixed Use	9	0.08
HC07*	Buildings at Wellington Street and Trafalgar Street, S1 4ED	Housing	1230	0.59
HC08*	Moorfoot Building, The Moor, S1 4PH	Housing	714	1.79
HC09*	Milton Street Car Park Milton Street Sheffield S3 7UF	Housing	410	0.51
HC10*	Kangaroo Works - Land at Wellington Street and Rockingham Street	Housing	364	0.73
HC11*	Wickes, Young Street, S3 7UW	Housing	364	0.72
HC12*	Midcity House 17, 23 Furnival Gate, 127-155 Pinstone Street And 44 Union Street Sheffield S1 4QR	Housing	298	0.16
HC13*	999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP	Housing	213	0.12
HC14	DWP Rockingham House 123 West Street City Centre Sheffield S1 4ER	Housing	162	0.14
HC15	Land and Buidlings at Fitzwilliam Street, Egerton Street and Thomas Street, S1 4JR	Housing	136	0.32

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
HC16	Flocton House and Flocton Court, Rockingham Street, S1 4GH	Housing	135	0.48
HC17	Car Park, Eldon Street, S3 7SF	Housing	135	0.16
HC18	50 High Street City Centre Sheffield S1 1QH	Housing	101	0.27
HC19	Eye Witness Works, Milton St	Housing	97	0.34
HC20	Concept House 5 Young Street Sheffield S1 4LF	Housing	95	0.29
HC21	Site Of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR	Housing	93	0.07
HC22	Building adjacent to 20 Headford Street, S3 7WB	Housing	92	0.22
HC23	Charter Works 20 Hodgson Street Sheffield S3 7WQ	Housing	77	0.06
HC24	Buildings at Egerton Lane, S1 4AF	Housing	46	0.14
HC25	Milton Street Car Park, Milton Street, S3 7WJ	Housing	45	0.29
HC26	Land at Headford Street and Egerton Street, S3 7XF	Housing	45	0.14
HC27	Land at Cavendish Street, S3 7RZ	Housing	30	0.11
HC28	165 West Street, City Centre, S1 4EW	Housing	22	0.04
HC29	162-170 Devonshire Street Sheffield S3 7SG	Housing	12	0.05
HC30	Yorkshire Bank Chambers, Fargate Sheffield, S1 2HD	Housing	12	0.03

CA6 - Site Allocations in London Road and Queens Road

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
LR01*	B & Q Warehouse, Queens Road, S2 3PS	Housing	466	3.69
LR02*	Buildings at Sheaf Gardens and Manton Street, S2 4BA	Housing	367	2.91
LR03*	Land at Queens Road and Farm Road, S2 4DR	Housing	336	0.45
LR04	Grovesnor Casino, Duchess Road, S2 4DR	Housing	111	0.88
LR05	Buildings at Duchess Road and Edmund Road, S2 4AW	Housing	84	0.6
LR06	2 Queens Road, S2 4DG	Housing	61	0.12
LR07	Wheatsheaf Works, 55-57 John Street, S2 4QS	Housing	56	0.86
LR08	89 London Road, S2 4LE	Housing	14	0.1

Policy SA2 - Northwest Sheffield Sub-Area Site Allocations

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
NWS01*	Land and buildings at Penistone Road North, S6 1QW	General Employment	0	4.58
NWS02*	Land at Wallace Road, S3 9SR	Industrial	0	4.04
NWS03*	Land at Beeley Wood Lane, S6 1QT	General Employment	0	2.62
NWS04*	Allotments to the south of Wardsend Road North, S6 1LX	Industrial	0	2.35
NWS05	Land to the northwest of Wardsend Road, S6 1RQ	Industrial	0	0.74
NWS06	Land at Wardsend Road, S6 1RQ	Industrial	0	0.64
NWS07	Land adjacent to Elsworth House, Herries Road South, S6 1PD	General Employment	0	0.42
NWS08	Land At Junction With Cobden View Road, Northfield S10 1QQ	Mixed Use	13	0.06
NWS09*	Former Oughtibridge Paper Mill, S35 0DN (Barnsley)	Housing	311	13.3
NWS10*	Land at Oughtibridge Lane and Platts Lane, S35 0HN	Housing	169	6.02
NWS11	The Hillsborough Arcade And Site Of Former Old Blue Ball Public House, Middlewood Road And Bradfield Road, Sheffield S6 4HL	Housing	77	1.13
NWS12	Former British Glass Labs, Crookesmoor	Housing	76	0.42
NWS13	Wiggan Farm, S35 0AR	Housing	63	2.03
NWS14	Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB	Housing	48	0.22
NWS15	Bamburgh House and 110-136 Cuthbert Bank Road, S6 2HP	Housing	41	0.92
NWS16	Dragon Court Hillsborough Barracks Penistone Road Owlerton Sheffield S6 2GZ	Housing	32	0.3
NWS17	St. Georges Community Health Centre, Winter Street, S3 7ND	Housing	23	0.16

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
NWS18	Sevenfields Lane Play Ground, Sevenfields Lane (land at Spider Park)	Housing	22	0.25
NWS19	Former Bolehill Residential Home, Bolehill View, S10 1QL	Housing	19	0.38
NWS20	Site Of 252 Deer Park Road Sheffield S6 5NH	Housing	14	0.19
NWS21	James Smith House, 11 - 15 Marlborough Road, S10 1DA	Housing	14	0.09
NWS22	Burgoyne Arms 246 Langsett Road Sheffield S6 2UE	Housing	14	0.08
NWS23	Former Oughtibridge Paper Mill, S35 0DN (Sheffield)	Housing	13	0.4
NWS24	Cloverleaf Cars, Land Adjacent To 237a Main Road Wharnccliffe Side Sheffield	Housing	13	0.36
NWS25	Car Park Adjacent to Uppertorpe Medical Centre Uppertorpe, Sheffield, S6 3FT	Housing	12	0.04
NWS26	Land at Trickett Road, S6 2NP	Housing	11	0.23
NWS27	Daisy Chain, Middlewood Villas, 95 Langsett Road South, S35 0GY	Housing	10	0.08
NWS28	Land Adjacent 240 Springvale Road Sheffield S10 1LH	Housing	0	0.06
NWS29*	Former Sheffield Ski Village, S3 9QX	Leisure and Recreation	0	10.91

Policy SA3 - Northeast Sheffield Sub-Area Site Allocations

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
NES01*	Smithywood, Cowley Hill, Chapeltown	General Employment	0	13.32
NES02	Land adjacent to Chapeltown Academy, Nether Lane, S35 9ZX	General Employment	0	0.67
NES03*	Land to the west of Blackburn Road, S61 2DW	Industrial	0	11.12
NES04*	Gas Works, Newman Road, S9 1BT	Industrial	0	3.91
NES05*	Land between Grange Mill Lane and Ecclesfield Road, S9 1HW	Industrial	0	2.01
NES06*	Land to the north of Loicher Lane, S35 9XN	Industrial	0	1.42
NES07*	Upwell Street/Colliery Road (North)	Industrial	0	1.27
NES08	Land adjacent to Yarra Park Industrial Estate and Station Road, S35 9YR	Industrial	0	0.48
NES09	Rock Christian Centre Lighthouse and 105-125 Spital Hill, S4 7LD	Mixed Use	53	1.68
NES10	Land at Wordsworth Avenue and Buchanan Road, S5 8AU	Mixed Use	32	0.54
NES11	Lion Works Handley Street Sheffield S4 7LD	Housing	88	0.22
NES12	Land at Mansell Crescent, S5 9QR	Housing	73	1.1
NES13	Parson Cross Park, Buchanan Road, S5 7SA	Housing	68	2.16
NES14	'Lytton' (Land Opposite 29 To 45 Lytton Road) Sheffield S5 8A	Housing	44	1.18
NES15	Land adjoining 434-652 Grimesthorpe Road	Housing	19	1.05
NES16	Land adjacent to Deerlands Avenue roundabout, S5 7WY	Housing	32	0.95
NES17	Remington Youth Club, Remington Road, S5 9BF	Housing	29	0.92
NES18	Land at Longley Hall Road, S5 7JG	Housing	24	0.77
NES19	Buzz Bingo, Kilner Way Retail Park, S6 1NN	Housing	24	0.61

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
NES20	Land at Somerset Road and Richmond Street, S3 9DB	Housing	24	0.47
NES21	Jasmin Court Nursing Home, 40 Roe Lane, S3 9AJ	Housing	23	0.17
NES22	Land adjacent to Foxhill Recreation Ground, S6 1GE	Housing	21	0.6
NES23	Land East Of Fir View Gardens, Osgathorpe Drive, S4 7BN Land East Of Fir View Gardens, Osgathorpe Drive, S4 7BN	Housing	20	0.43
NES24	Parson Cross Hotel, Buchanan Crescent, S5 8AG	Housing	20	0.4
NES25	Land At The Junction Of Abbeyfield Road And Holtwood Road Including 11 Holtwood Road Sheffield S4 7AY	Housing	20	0.38
NES26	Eden Park Service Station, Penistone Road, Grenoside, Sheffield S35 8QG	Housing	20	0.24
NES27	Land adjacent to 264 Deerlands Avenue S5 7WX	Housing	19	0.8
NES28	Land adjacent to 177 Deerlands Avenue, S5 7WU	Housing	19	0.59
NES29	Land at 16-42 Buchanan Road, S5 8AL	Housing	19	0.35
NES30	St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ	Housing	19	0.09
NES31	Sheffield Health And Social Care Trust 259 Pitsmoor Road Sheffield S3 9AQ	Housing	18	0.17
NES32	Land between Chaucer Road and Mansell Avenue, S5 9QN	Housing	17	0.8
NES33	Land at Wordsworth Avenue, S5 9FP	Housing	16	0.44
NES34	Site Of Norbury 2 Crabtree Road Sheffield S5 7BB	Housing	14	0.6
NES35	Land at Palgrave Road, S5 8GR	Housing	12	0.3

Policy SA4 - East Sheffield Sub-Area Site Allocations

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
ES01*	Land to the south of Meadowhall Way, S9 2FU	General Employment	0	17.1
ES02*	Alsing Road Car Park and Meadowhall Interchange, S9 1EA	General Employment	0	9.98
ES03*	M1 Distribution Centre and The Source, Vulcan Road, S9 1EW	General Employment	0	3.24
ES04*	Land at Sheffield Road, S9 2YL	General Employment	0	1.22
ES05*	Pic Toys, Land to the north of Darnall Road, S9 5AH	Industrial	0	1.05
ES06*	Outokumpu, Shepcote Lane	Industrial	0	19.53
ES07*	Land at Europa Way, S9 1TQ	Industrial	0	3.38
ES08*	Land adjacent to Veolia Sheffield, Lumley Street, S9 3JB	Industrial	0	3.26
ES09*	710 Brightside Lane, S9 2UB	Industrial	0	2.14
ES10*	Land to the north of Europa Link, S9 1TN	Industrial	0	1.6
ES11*	Land at Shepcote Lane, S9 5DE	Industrial	0	1.52
ES12*	Land adjacent to 232 Woodbourn Road, S9 3LQ Airflow Site, Land at Beeley Wood Lane, S6 1QT	Industrial	0	1.36
ES13*	Land at Lumley Street, S4 7ZJ	Industrial	0	1.1
ES14	Rear of Davy McKee, Land to the east of Prince of Wales Road, S9 4BT	Industrial	0	0.89
ES15	Land to the northeast of Barleywood Road, S9 5FJ	Industrial	0	0.89
ES16	Former Dr John Worrall School, Land at Brompton Road, S9 2PF	Industrial	0	0.68
ES17	Land at Ripon Street, S9 3LX	Industrial	0	0.65
ES18	Land at Catley Road, S9 5NF	Industrial	0	0.55
ES19	Land adjacent to 58-64 Broad Oaks, S9 3HJ	Industrial	0	0.45

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Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
ES20*	Darnall Works, Darnall Road, S9 5AB	Mixed Use	80	6.51
ES21	Land between Prince of Wales Road and Station Road, S9 4JT	Mixed Use	28	1.11
ES22*	Attercliffe Canalside, Land to the north of Worthing Road, S9 3JN	Housing	596	4.73
ES23*	Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	Housing	371	1.09
ES24*	Manor sites 12/13, Land to the north of Harborough Avenue, S2 1RD	Housing	210	6.1
ES25*	Land to the north of Bawtry Road, S9 1WR	Housing	147	5.6
ES26	Land at Algar Place, S2 2NZ	Housing	121	2.8
ES27	Land at Kenninghall Drive, S2 3WR	Housing	120	3.42
ES28	Fitzalan Works, Land to the south of Effingham Street, S9 3QD	Housing	116	0.92
ES29	Pennine Village, Land at Manor Park Avenue, S2 1UH	Housing	101	3.74
ES30*	Ouseburn Road, Darnall (referred to as the Darnall Triangle)	Housing	98	4.23
ES31	Staniforth Road Depot, Staniforth Road, S9 3HD	Housing	93	3.32
ES32	Land Adjacent 101 Ferrars Road Sheffield S9 1RZ	Housing	93	2.81
ES33	Westaways, Land at Bacon Lane, S9 3NH	Housing	82	0.66
ES34	St. John's School, Manor Oaks Road, S2 5QZ	Housing	68	1.87
ES35	Land at Berner's Place, S2 2AS	Housing	63	1.67
ES36	Land at Daresbury Drive, S2 2BL	Housing	48	1.31
ES37	Land at Harborough Rise, S2 1RT	Housing	47	1.61
ES38	Land at Prince of Wales Road, S9 4ET	Housing	46	1.03
ES39	Buildings at Handsworth Road, S9 4AA	Housing	42	1.18
ES40	Stadia Technology Park, Shirland Lane, S9 3SP	Housing	41	0.64

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
ES41	Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG	Housing	39	0.19
ES42	Buildings at Blagden Street, S2 5QS	Housing	37	1.02
ES43	Norfolk Park 5B, Park Spring Drive (site of former health centre), Frank Wright Close, Sheffield S2 3RE	Housing	35	1.21
ES44	Land At Main Road Ross Street And Whitwell Street Sheffield S9 4QL	Housing	28	0.61
ES45	Site Of Former Foundry Workers Club And Institute Beaumont Road North Sheffield S2 1RS	Housing	26	0.59
ES46	Land at Wulfric Road and Windy House Lane, S2 1LB	Housing	24	0.9
ES47	Land to the north of Shortridge Street, S9 3SH	Housing	17	0.24
ES48	Windsor Hotel, 25-39 Southend Road	Housing	17	0.12
ES49	Site Of Foundry Workers Club And Institute Car Park, Beaumont Road North, S2 1RS	Housing	16	0.42
ES50	Land at Spring Close Mount, S14 1RB	Housing	16	0.4
ES51	331 & 333 Manor Oaks Road, And 7 & 8 Manor Oaks Place Sheffield S2 5EE	Housing	12	0.12
ES52	Land Opposite 299 To 315 Main Road Darnall Sheffield S9 4QL'S9 5HN	Housing	11	0.16
ES53	Land At Daresbury View Sheffield S2 2BE	Housing	10	0.46

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Policy SA5 - Southeast Sheffield Sub-Area Site Allocations

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SES01*	Land at Orgreave Place, S13 9LU	General Employment	0	1.29
SES02	Land adjacent to the River Rother, Rotherham Road, S20 1AH	General Employment	0	1.1
SES03*	Land to the east of Eckington Way, S20 1XE	Industrial and Traveller Site	0	6.85
SES04*	Mosborough Wood Business Park, Land to the north of Station Road, S20 3GR	Industrial	0	9.41
SES05*	Land to the east of New Street, S20 3GH	Industrial	0	3.75
SES06	Warehouse and land adjacent, Meadowbrook Park, S20 3PJ	Industrial	0	0.57
SES07	Land at New Street and Longacre Way, S20 3FS	Industrial	0	0.54
SES08*	Land at Silkstone Road, Wickfield Road and Dyke Vale Road, S12 4TU	Housing	272	9.48
SES09*	Former Newstead Estate, Birley Moor Avenue, S12 3BR	Housing	218	6.49
SES10*	Land to the east of Moor Valley Road, S20 5DZ	Housing	151	4.2
SES11	Manor Top Army Reserve Centre, Hurlfield Road, S12 2AN	Housing	151	3.35
SES12	Land at Vinglea Drive, S2 1FD	Housing	90	2.54
SES13	Land to the east of Jaunty Avenue, S12 3DQ	Housing	75	2.09
SES14	Owlthorpe E, Land Off Moorthorpe Way, S20 6PD	Housing	74	3.11
SES15	Former Prince Edward Primary School and land adjacent, Queen Mary Road, S2 1EE	Housing	50	2.82
SES16	Manor Community Centre, Fairfax Road, S2 1BQ	Housing	34	1.08

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SES17	Former Joseph Glover Public House, Land at Station Road and Westfield Southway, S20 8JB	Housing	31	0.88
SES18	Site Of The Cherry Tree Social Club 40 Main Street Hackenthorpe Sheffield S12 4LB	Housing	28	0.59
SES19	Land at Waverley Lane and Halesworth Road, S13 9AF	Housing	27	0.74
SES20	Sheffield Dragons College Of Martial Arts 36 - 38 Market Square Sheffield S13 7JX	Housing	27	0.06
SES21	Curtilage Of Basforth House, 471 Stradbroke Road Sheffield, S13 7GE	Housing	26	0.52
SES22	Land at Smelter Wood Road, S13 8RY	Housing	21	0.52
SES23	Land to the north of Junction Road, S13 7RQ	Housing	20	0.57
SES24	Former Foxwood, Land at Ridgeway Road, S12 2TW	Housing	19	0.83
SES25	363 Richmond Road Sheffield S13 8LT	Housing	14	0.18
SES26	Site Of Frecheville Hotel, 1 Birley Moor Crescent, S12 3AS	Housing	11	0.12
SES27	Former Club House, Mosborough Miners Welfare Ground, Station Road, Mosborough, Sheffield S20 5AD	Housing	10	0.14
SES28*	Woodhouse East, Land to the north of Beighton Road, S13 7SA	Housing and Open Space	258	10.53

Policy SA6 - South Sheffield Sub-Area Site Allocations

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SS01	Land to the west of Jordanthorpe Parkway, S3 8DZ	Housing	52	1.43
SS02	Site Of Kirkhill Resource Centre 127 Lowedges Road Sheffield S8 7LE	Housing	45	0.45
SS03	Land Between 216B And 218 Twentywell Lane, Sheffield, S17 4QF	Housing	44	1.09
SS04	Former Hazlebarrow School, Land at Hazelbarrow Close, S8 8AQ	Housing	37	1.03
SS05	Site of Vernons the Bakers and Bankside Works, Archer Road, Sheffield S8 0JT	Housing	33	0.47
SS06	Land at Gaunt Road, S14 1GF	Housing	30	2
SS07	Site Of TTS Car Sales Ltd, Archer Road, Sheffield	Housing	28	0.12
SS08	Woodseats Working Mens Club The Dale Sheffield S8 0PS	Housing	26	0.44
SS09	Scarsdale House, 136 Derbyshire Lane, Woodseats	Housing	12	0.19
SS10	S R Gents, 53 East Road, S2 3PP	Housing	17	0.43
SS11	Land To The Rear Of 29 To 39 Heeley Green, Denmark Road, S2 3NH	Housing	14	0.28
SS12	298 Norton Lane, S8 8HE	Housing	14	0.21
SS13	The Ball Inn, Myrtle Road, S2 3HR	Housing	14	0.2
SS14	Goodman Sparks Ltd, Fulwood House, Cliffe Road, S8 9DH	Housing	12	0.17
SS15	(The orchards) Totley Hall Farm Totley Hall Lane Sheffield S17 4AA	Housing	11	0.41
SS16	Garage Site Adjacent Working Mens Club Smithy Wood Road Woodseats Sheffield S8 0NW	Housing	10	0.75
SS17*	Former Norton Aerodrome, Norton Avenue, S17 3DQ	Housing and Open Space	270	8.4

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SS18	Hemsworth Primary School, Land at Constable Road, S14 1FA	Housing and Open Space	81	2.47

Policy SA7 - Southwest Sheffield Sub-Area Site Allocations

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SWS01	Land adjacent to 112 London Road, S2 4LR	Mixed Use	15	0.11
SWS02	Land At Napier Street Site of 1 Pomona Street and Summerfield St. Former Gordon Lamb	Housing	132	0.96
SWS03	245 Ecclesall Road Sheffield S11 8JE	Housing	184	0.46
SWS04	Sheffield Health and Social Care, Fulwood House, 5 Old Fulwood Road, Sheffield S10 3TG	Housing	60	2.26
SWS05	Block A, Hallamshire Business Park, 100 Chatham street, S11 8HD	Housing	59	0.51
SWS06	Howdens Joinery Co, Bramall Lane, S2 4RD	Housing	43	0.31
SWS07	Willis House Peel Street Sheffield S10 2PQ	Housing	39	0.16
SWS08	Tapton Court Nurses Home, Shore Lane, S10 3BW	Housing	38	1.38
SWS09	Loch Fyne 375 - 385 Glossop Road Sheffield S10 2HQ	Housing	27	0.04
SWS10	Springvale Gospel Hall, Land to the south of Carter Knowle Road, S7 2ED	Housing	14	0.64
SWS11	Abbeydale Tennis Club Abbeydale Road South Sheffield S17 3LJ	Housing	14	0.62
SWS12	Fulwood Lodge 379A Fulwood Road Sheffield S10 3GA	Housing	14	0.46
SWS13	Cemetery Road Car Sales 300 Cemetery Road Sheffield S11 8FT	Housing	14	0.07
SWS14	Tapton Cliffe And Lodge 276 Fulwood Road Sheffield S10 3BN	Housing	13	0.66
SWS15	Premier 127 Sharrow Lane Sheffield S11 8AN	Housing	13	0.02
SWS16	83 Redmires Road, Sheffield S10 4LB	Housing	12	0.22

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
SWS17	Land at Banner Cross Hall, Ecclesall Road South, S11 9PD	Housing	10	0.52

Policy SA8 - Stocksbridge/Deepear Sub-Area Site Allocations

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site: Area (Ha)
SD01	Ernest Thorpe's Lorry Park, Land adjacent to the River Don, Station Road, S36 2UZ	General Employment	0	0.89
SD02*	Former Steins Tip, Station Road, Deepear	Housing	428	24.21
SD03*	Site A, Stocksbridge Steelworks, Manchester Road, S36 1FT	Housing	190	6.8
SD05*	Land at Junction with Carr Road, Hollin Busk Lane, Sheffield S36 2NR	Housing	85	6.88
SD06	Land at Manchester Road and adjacent to 14, Paterson Close, Park Drive Way, Stocksbridge, Sheffield.	Housing	55	0.37
SD07	Site G, Stocksbridge Steelworks, Fox Valley Way, S36 2BT	Housing	34	0.75
SD08	Balfour House, Coronation Road, S36 1LQ	Housing	33	0.73
SD09	Land Adjacent Ford House 4 Fox Valley Way, S36 2AD	Housing	33	0.27
SD10	Sweeney House, Oxley Close, S36 1LG	Housing	18	0.52
SD11	49 Pot House Lane, Sheffield, S36 1ES	Housing	14	0.58
SD12	Land Within the Curtilage of Ingfield House, 11 Bocking Hill, Sheffield S36 2AL	Housing	14	0.33
SD13	Enterprise House, Site Adjacent to 1 Hunshelf Park, Sheffield	Housing	10	0.26

Note: There is no site SD04.

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

The following sites are allocated and outlined on the Policies Map

Site Allocation Reference	Site Address	Proposed Use	Housing Capacity	Site Area (Ha)
CH01	Former Chapeltown Training Centre, 220 - 230 Lane End, Sheffield, S35 2UZ	Housing	14	0.76
CH02	Swimming Baths, Burncross Road Sheffield, S35 1RX	Housing	10	0.31

The Sheffield Plan: Our City, Our Future

PART 2: Development Management Policies and Implementation

Tracked Changes post Public Consultation

**Planning Service
City Futures Department**

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

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▲ Denote a strategic policy (see paragraph 21 of the National Planning Policy Framework (2021))

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1. Introduction to Part 2

- 1.1. This document forms Part 2 of the Draft Sheffield Plan. It includes:
 - The **development management policies**
 - Information on **implementation** of the Sheffield Plan
- 1.2. The Policies Map shows where many of the development management policies will apply.
- 1.3. Part 2 sets out criteria to provide certainty and consistency in negotiations and decisions about planning applications. The policies provide guidance on what is needed to make development economically, socially and environmentally sustainable.
- 1.4. A series of supplementary planning documents will also be produced to clarify aspects of some policies and to assist developers who are making planning applications.
- 1.5. The spatial strategy for the Plan set out in Part 1 focusses future development in the existing urban areas, with new communities being developed in the Central Sub-Area and primarily on previously developed sites in other parts of the city. Policies in Part 2 are vital in shaping new homes, communities and employment opportunities that work well and make best use of the land available. The policies will ensure that new homes are well-designed and better meet people's differing needs, thereby helping to create sustainable, inclusive communities across the city.
- 1.6. We want Sheffield to have an inclusive economy that creates opportunities for all Sheffielders. Developing new employment opportunities in different parts of the city will help diversify the jobs market and enable people to make best use of their skills.
- 1.7. Since declaring a Climate Emergency, the Council has been developing approaches to improve climate resilience. The Plan provides an opportunity to ensure that new development in the city is built to withstand the challenges that climate change will bring, as well as enabling people to live more sustainable lives which will help in tackling climate change. Policies in Part 2 cover a wider variety of issues that will influence our response to the climate crisis and provide resilience, including reducing energy demand, renewable energy generation, flood risk, sustainable transport and biodiversity.

2. Policy Zones, Allocated Sites and Other Designations

- 2.1. Policies in Part 1 of the Sheffield Plan describe the overall growth plan (**Policy SP1**), the spatial strategy (**Policy SP2**) and the hierarchy of centres (**Policy SP3**). This is further developed through the Sub-Area Policies. The overall spatial strategy is represented on the **Key Diagram**.
- 2.2. The implications of the spatial strategy at a more local level are shown on the Policies Map through a series of '**Policy Zones**' that guide the use of land and buildings across the entire area covered by the Sheffield Plan. There is a relatively high degree of flexibility in the Policy Zones in terms of the mix of uses that can take place and this enables the Plan to respond to changing market conditions.
- 2.3. On the **Allocated Sites** a specific use(s) is specified. Although this provides less flexibility than in the Policy Zones, it is necessary to ensure that the overall growth plan in Part 1 of the Plan can be delivered.
- 2.4. **Other designations** overlay some of the Policy Zones and provide additional policy guidance. These are also shown on the **Policies Map**.
- 2.5. Part 2 of the Plan sets out the policies that apply to the different Policy Zones and designations and sets out the overarching requirements for development on Allocated Sites.

Policy Zones

- 2.6. The policies for the 13 Policy Zones are set out in the relevant chapters:
 - Residential Zones (**Policy NC2**)
 - District and Local Centres (**Policy NC10**)
 - Flexible Use Zones (**Policy NC16**)
 - Hospital Zones (**Policy NC17**)
 - City Centre Office Zones (**Policy EC2**)
 - General Employment Zones (**Policy EC3**)
 - Industrial Zones (**Policy EC4**)
 - University/College Zones (**Policy EC8**)
 - City Centre Primary Shopping Area (**Policy VC1**)
 - Cultural Zones (**Policy VC2**)
 - Central Area Flexible Use Zones (**Policy VC3**)
 - Urban Green Space Zones (**Policy GS1**)
 - Green Belt (**Policy GS2**)
- 2.7. The Policy Zones may have 'preferred', 'acceptable' or 'unacceptable' uses.
 - **'Preferred Uses'**: most Policy Zones have a preferred land use or uses, which will be dominant and which determine the general character of the area. This preferred, dominant use reflects the spatial strategy for that area and will help to secure an adequate supply of land for particular uses that meet local and citywide needs.

- **‘Acceptable Uses’**: it is not usually desirable or sustainable for these Policy Zones to be taken up exclusively by a single preferred use(s). So, for each area, there are a number of other land uses that are also suitable and compatible with the preferred use(s). The approach of including a range of other acceptable uses encourages a mixing of uses in order to create more vibrant communities and enable sustainable patterns of development which reduces the need to travel.
- **‘Unacceptable Uses’**: sometimes it is clear that certain land uses would be incompatible with the preferred use and these are explicitly identified as being unacceptable (e.g. open storage uses such as scrapyards in a Residential Zone). Identifying clearly unacceptable uses gives greater certainty to developers and occupiers than simply leaving them to be determined on their merits. However, for many unclassified (sui-generis) uses, it is unnecessary to prescribe whether a particular land use is acceptable. In these cases, it is better to leave the decision to be made on its merits as proposals are put forward.

- 2.8. In some Policy Zones there are no preferred uses. This occurs where areas are mixed in character or it is not critical to secure a specific dominant use, especially where it is important to allow the flexibility to achieve regeneration of an area. In these areas it may be desirable to use a master planning approach to determine the appropriate mix and distribution of land uses.
- 2.9. The Policy Zoning approach is consistent with the requirements of the National Planning Policy Framework, which states that *‘land use designations and allocations’* should be *‘identified on a policies map’*¹.
- 2.10. By listing preferred, acceptable and unacceptable uses, policies in the chapters below provide a basic framework for considering planning applications. **Uses listed as ‘preferred’ are permitted in principle, as are ‘acceptable’ uses, though in a number of Policy Zones the preferred use must be dominant.** The fact that uses are acceptable in principle does not remove the need to consider and weigh up other statutory policies and relevant material considerations in reaching planning decisions. So, if a use is described as being ‘acceptable’ it does not mean that a planning application for that use must always be approved.
- 2.11. There will be other uses that are either unspecified or are not listed. This is an ‘amber light’ status where other considerations need to be taken into account before deciding whether a proposal is acceptable in principle.
- 2.12. The Policy Zoning system, combined with site allocations, provides a way of achieving a balance between certainty and flexibility. Figure 2 below shows where certainty is maximised but flexibility is minimised, or vice versa.

¹ NPPF (2021), paragraph 23.

Figure 2: Policy Zone/Site Allocation Hierarchy

Certainty	Traditional site allocations in which sites are safeguarded for a single use or mix of uses to help guarantee meeting a citywide requirement (e.g. for housing)	Flexibility
↑	Policy Zones which have a preferred use or mix of uses where certain uses are dominant or will be actively promoted to deliver the overall spatial vision	↓
↑	Policy Zones with no preferred use(s) where a range of uses are acceptable , providing flexibility and allowing developers to respond to changing market conditions	↓
↑	Areas where no uses are specified	↓

Development on Allocated Sites

- 2.13. The allocation of sites for specific uses increases the certainty about the future of land by proposing where new development should take place and, in most cases, what the land should be used for. This is consistent with the requirements of the National Planning Policy Framework, which requires strategic policies in local plans to allocate 'sufficient sites to deliver the strategic priorities of the area'².
- 2.14. Allocating sites helps to ensure that land will be available to meet the citywide requirements for employment land and housing (see **Policies SP1** and **H1** in Part 1). But sites may also be allocated where there is a local case for requiring a particular use. This might be due to the site occupying a prominent location, for example on a gateway route, or to meet a local need (e.g. reserving land for local shops or community facilities).
- 2.15. The required use(s) takes precedence over the 'preferred' or 'acceptable' uses for the Policy Zone in which the allocated site lies. Most of the Allocated Sites would, however, allow a proportion of the site to be developed for other uses so that, for example, local facilities and services can be provided close to where people live or work.
- 2.16. Some sites already have planning permission and allocation is proposed in order to reserve the land in the event that the permission is not taken up. Where planning permission has expired, the previous granting of permission should not be taken as evidence that the site is still suitable for that use as the Sheffield Plan may introduce a new policy approach.

POLICY AS1: DEVELOPMENT ON ALLOCATED SITES

On the allocated sites where a specific use or mix of uses is required, the required uses should cover at least 80% of the ~~site area~~ gross floorspace or, in the case of Office Sites, at least 60% of the gross floorspace, unless specified otherwise in the Site Allocations Schedule (Annex A). Ancillary uses should conform to the provisions of acceptable uses for the Policy Zone in which the site is located.

Particular importance will be attached to the delivery of the required uses on Strategic Sites.

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Definitions

For '**Policy Zones**' – see the introduction to Chapter 2 above.

² NPPF (2021), paragraph 23.

'Allocated sites' – see Glossary.

'Strategic Sites' – sites which, due to their size or location, are regarded as particularly important to the delivery of the spatial strategy. For Housing Sites, this means sites of at least 200 homes or 4 hectares. For Employment Sites, this means sites of at least 1 hectare or 3,000sqm of office space.

Further information

For Development on Strategic Housing Sites, see also Policy NC1.

3. An Environmentally Sustainable City - Responding to the Climate Emergency

Responding to the Climate Emergency

- 3.1. Global warming of 1.5°C and 2°C is expected to be exceeded during the 21st century unless unprecedented reductions in carbon dioxide (CO₂) and other greenhouse gas emissions occur in the coming decades. Such changes in the climate will have a significant impact on our society, the natural environment and how we will live and work. Sheffield declared a Climate Emergency in February 2019 and committed to working towards becoming a net-zero carbon city by 2030.
- 3.2. Part 1 of the Plan highlights the role that the overall spatial approach plays in responding to the Climate Emergency; reducing the need to travel and promoting sustainable modes of travel by maintaining a compact city, reusing sustainably located previously developed land, minimising further sprawl and focussing on delivering higher density development in the Central Sub-Area, in particular.
- 3.3. This section includes policies that aim to help tackle the Climate Emergency by guiding how development takes place; in terms of design, layout and so on – as well as tackling some of the problems that arise from climate change. Many of the measures that address the climate emergency will also benefit health and wellbeing and make homes more affordable to heat and run.
- 3.4. The policies deal with those matters over which the planning system has control. Matters such as the removal of gas boilers or internal insulation of existing buildings do not require planning permission.

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Measures Required to Achieve Reduced Carbon Emissions in New Development

- 3.5. The Plan sets new standards that will ensure that new development in the city receiving planning permission from 2030 onwards is net-zero carbon. Building Regulations were tightened in 2022 and are due to be tightened again in 2025 when the Government has indicated it intends to introduce the 'Future Homes and Building Standard'. The percentage reductions in carbon emissions referred to in Policy ES1 relate to reductions against the levels permitted by the Building Regulations 2014. The Climate Change Act 2008 provides the basis for the UK's approach to tackling and responding to climate change.
- 3.6. Policy ES1 encourages the reuse of existing buildings wherever possible because this is one of the best ways of reducing the consumption of natural resources. Many new buildings will, however, be needed so these need to be designed to deliver higher levels of energy efficiency.

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- 3.7. It is unlikely that the national grid will be net zero carbon by 2030 so, from 1 January 2030, Policy ES1 means that developments in Sheffield will need to either generate their own renewable energy onsite or connect to a renewable energy network such as the District Energy Network.
- 3.8. Further guidance on how applicants can estimate a building's future operational energy use of both regulated and unregulated energy will be provided in a supplementary planning document. This will also provide guidance on how developers can show the collective impacts of both operational and embodied carbon emissions over the course of a building's whole life cycle and eventual disposal.

POLICY ES1: MEASURES REQUIRED TO ACHIEVE REDUCED CARBON EMISSIONS ~~IN NEW DEVELOPMENT~~

Developments that result in new dwellings or new non-residential buildings will be ~~expected~~ required to reduce their regulated carbon emissions by at least ~~64~~ 75% from 1 January 2025 and be net zero carbon (in terms of both operational carbon and embodied carbon) from 1 January 2030. In order to achieve this, developments should:

- a) adopt a 'fabric first' approach, achieving minimised energy demand through the use of efficient services and low carbon heating before maximising potential for onsite renewables; and
- b) generate renewable energy and/or provide low carbon heating in accordance with **Policies ES2 or ES3**; and
- ~~b)c) adopt a re-use first approach to existing buildings; and~~
- ~~c) reuse existing buildings wherever possible; and~~
- d) use sustainable and/or recycled materials wherever possible; and
- e) create and restore habitats that absorb carbon, such as wetlands and woodlands wherever possible and in accordance with **Policies GS5-GS7** and GS11; and
- f) improve soil management to enable better storage of carbon within soils wherever possible

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Definitions

'Regulated carbon emissions' - the release of carbon dioxide and other greenhouse gas emissions into the atmosphere through systems that are controlled by the Building Regulations. (i.e. heating and cooling, hot water, ventilation, fans, pumps and lighting).

'Net zero carbon' – no net carbon dioxide emissions from either operational carbon or embodied carbon.

'Operational carbon' – carbon dioxide emissions arising from building use through systems that are controlled by the Building Regulations (regulated energy) or from unregulated energy consumption (e.g. use of electrical appliances).

'Embodied carbon' - is the total quantity of carbon emissions associated with the materials used to construct and maintain the building throughout its lifespan. This includes material extraction, manufacture, transportation, construction, maintenance, replacement, demolition and end of life.

Renewable Energy Generation

- 3.9. The use of renewable and low carbon energy to heat and power buildings will help to deliver a net zero carbon city. It reduces the need for fossil fuels, which are a finite resource, as well as mitigating climate change by reducing greenhouse gas emissions. It also reduces the city's reliance on the National Grid enabling the city to generate a secure local energy supply.
- 3.10. The 'Investment Potential of Renewable Energy Technologies in Sheffield' report (2014)³ identified two suitable locations (Hesley Wood and Greenland, north of Darnall) for standalone grid-connected wind turbines. The locations are shown on the Policies Map.

POLICY ES2: RENEWABLE ENERGY GENERATION

All new developments will be expected to use low-carbon energy sources and where feasible, avoid the onsite combustion of fossil fuels.

Renewable energy generation schemes will be supported where the individual or cumulative impacts of such schemes on the following issues are acceptable or can be sufficiently mitigated:

- a) ~~the impact on~~ landscape character and local topography; and
- b) visual amenity including any impacts on the Peak District National Park, townscape and heritage assets; and
- c) ~~the impact on~~ biodiversity, geodiversity and best and most versatile agricultural land (including any protected areas); and
- d) flood risk; and
- e) highways safety ~~impacts~~; and
- f) ~~the impact on the~~ amenity of any sensitive neighbouring uses

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Wind energy

Developments of one or more standalone wind turbines will be permitted in the following locations if it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed:

- Within the existing urban area: smaller turbines
- Hesley Wood – capacity for one larger turbine of up to 2.5 megawatts
- Greenland, north of Darnall – capacity for one larger turbine of up to 0.5 megawatt

³ NPPF (2021), paragraph 183-185.

Applicants will be expected to submit a decommissioning strategy at the planning application stage, for standalone grid-connected wind turbines.

Definitions

'Avoid the onsite combustion of fossil fuel' – relates to use the onsite use of fossil fuels used to provide energy and heating to the development.

'Smaller turbines' - up to 35m from ground to tip of blade.

'Larger turbines' - more than 35m from ground to tip of blade.

For ***'heritage assets'***, ***'biodiversity'***, ***'geodiversity'***, ***'renewable and low carbon energy'*** – see Glossary.

Renewable Energy Networks and Shared Energy Schemes

3.11. Sheffield's District Energy Network uses power generated from the burning of un-recyclable waste to provide heat to over 125 buildings in Sheffield City Centre. EON also operate a biomass Combined Heat and Power Network in the east of the city. There is potential to connect new developments to the networks which can also help developers comply with the requirements for minimised energy demand set out in Policy ES1. This is often a more cost-effective option than onsite renewable energy generation.

POLICY ES3: RENEWABLE ENERGY NETWORKS AND SHARED ENERGY SCHEMES

Decentralised renewable and low carbon energy networks will be promoted by:

- a) requiring connection to either the District Energy Network, the Biomass Combined Heat and Power Network or other renewable energy networks, where feasible; and
- b) protecting existing networks and safeguarding potential network routes; and
- c) for significant developments, requiring ~~an~~ a feasibility assessment into establishing a new network where it is unfeasible to connect to an existing network; and
- d) supporting community energy schemes that are in full or part community ownership

Shared energy schemes within significant developments or between neighbouring developments (new or existing), will also be encouraged. Any new energy networks should avoid the use of fossil fuels.

The design and siting of new development should seek to minimise the impact on existing renewable or low carbon energy installations.

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Definitions

'Decentralised renewable and low carbon energy networks' – energy produced close to where it is used, for heating, power or a combination of both.

'Significant developments' – developments of 1 hectare or more.

For **'renewable and low carbon energy'** – see Glossary.

Other Requirements for the Sustainable Design of Buildings

- 3.12. Policies ES1 to ES3 above set out the requirements in relation to carbon reduction and renewable energy generation. Policy ES4 below deals with a number of other issues relating to building design and use of natural resources that can help to reduce adverse impacts on the environment or which are needed to help cope with the impacts of climate change. This includes effects that can impact on health; overheating of buildings, availability of daylight, indoor carbon dioxide levels and levels of harmful chemicals.
- 3.13. Given the severity of the forecast for the city's future water supply, the policy adopts the optional requirement on water efficiency for new dwellings, as set out in the Building Regulations Approved Document G: 'Sanitation, hot water safety and water efficiency' or any subsequent updates. Developments can help to conserve water by incorporating measures to reduce water usage like water efficiency fixtures, grey water recycling and rainwater harvesting.
- 3.14. Green, blue and brown roofs, and green walls provide several benefits, which include increasing biodiversity, reducing surface water run-off and improving air quality by absorbing pollutants and particulates. Their contribution in helping to minimise the urban heat island affect can also reduce the need for heating and cooling in buildings, while their inclusion within the cityscape helps strengthen Sheffield's unique greenness.
- 3.15. Further, more detailed, guidance on how developments can safeguard health will be provided in a supplementary planning document.

POLICY ES4: OTHER REQUIREMENTS FOR THE SUSTAINABLE DESIGN OF BUILDINGS

All developments (including changes of use) will be expected to maximise the incorporation of sustainable design features including (as relevant):

- a) making the best use of the site's natural features (including topography to respond to natural surface water flow paths, river water flow paths, elevation, orientation and sun path); and
- b) use of natural light; and
- c) passive and active ventilation measures to avoid overheating and maintain good air quality; and
- d) passive solar design, while ensuring appropriate shading measures are provided where needed; and
- e) flood resistance and resilience measures with an allowance for climate change are incorporated if located in, or adjacent to, flood risk areas both now and in the future; and

- f) requiring the use of Sustainable Drainage Systems in accordance with **Policy GS11**; and
- g) flexibility for alternative future uses and the ability for a building to be adapted, converted or extended in future to meet the changing needs in people's lifestyles; and
- h) requiring compliance with Building Regulations Approved Document G: 'sanitation, hot water safety and water efficiency' (and therefore limiting the consumption of wholesome water in new buildings to 110 litres per person per day); and
- h)i) incorporate measures (e.g. external water butts) to address risks posed by drought or long periods of dry weather; and
- h)j) minimising waste and maximising the reclaiming, reuse and recycling (in line with the Waste Hierarchy) of existing materials during demolition, construction and operation; and minimising waste and maximising recycling during construction and operation; and
- h)k) where viable and compatible with other design and conservation considerations, providing green, blue or brown roofs which cover at least 80% of the total roof area on:
 - residential developments comprising 10 or more dwellings in a single block; and
 - non-residential developments of more than 1,000 square metres gross internal floorspace

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Definitions

'Waste Hierarchy' – as defined in the National Planning Policy for Waste⁴.

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'Passive solar design' – designing buildings and incorporating materials to use the sun's energy for heating and cooling.

'Water recycling' – cleaning and reusing rainwater and/or waste water used within buildings for other processes such as toilet flushing.

For **'green, blue or brown roofs'**, and **'residential developments'** – see Glossary.

Further information

More advice on health target metrics in new buildings is available in the RIBA 2030 Climate Challenge metrics.

⁴
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf

Managing Air Quality

- 3.16. The whole of the built-up area of the city is an Air Quality Management Area (AQMA) and action is therefore needed to ensure that sensitive uses are protected from poor air quality. Sheffield's [Air Quality Action Plan](#) (2015) specifies the actions required to improve air quality. Aerial emissions and poor air quality can also have a negative impact on the natural environment and biodiversity.
- 3.17. Sheffield has been identified in the National Air Quality Plan as an area in exceedance for Nitrogen Dioxide (NO₂) gas. This means that we will need to tackle vehicle emissions in order to become compliant with the European health-based limits for this air pollutant in the 'shortest possible time'. [Sheffield's Clean Air Strategy](#) (December 2017) sets out the scale of the challenge the city faces and the actions that will be taken to improve air quality.
- 3.18. [Sheffield's Transport Strategy](#) (March 2019) and Clean Air Strategy both put emphasis on modal shift away from the private car towards less polluting modes of transport, improvements to the vehicle fleet and its use, and a move towards zero emission vehicles, to achieve ongoing improvement once compliance with EU legal limits is achieved.
- 3.19. New developments can result in a reduction in air quality, usually as a result of increased traffic generation. Consequently, it is important that impacts are mitigated and where possible provisions are made to improve air quality. This could include (but is not limited to), installing zero and ultra-low emissions vehicle refuelling infrastructure, providing bicycle parking, adopting an appropriate Travel Plan or supporting a local car club. Where an Air Quality Impact Assessment is required, impacts on designated sites beyond Sheffield, such as Special Protection Areas and Special Areas of Conservation should be examined. These considerations should include ammonia emissions generated by road transport, alongside other pollutants.

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POLICY ES5: MANAGING AIR QUALITY

Developments that include sensitive uses should be located in areas where air quality objectives in the Sheffield Clean Air Strategy are achieved or where sufficient measures to protect air quality are incorporated.

Where appropriate, an environmental buffer must be provided to protect sensitive uses and development should not lead to the loss of an existing buffer that provides protection for such uses.

For significant development, an Air Quality Impact Assessment must be submitted by the applicant which demonstrates that any resulting reduction

in air quality (including from the cumulative impacts of development) can be appropriately mitigated and where possible improved.

Definitions

‘Significant development’ – for the purposes of this policy, as set out in the table ES5 below.

‘Cumulative impacts’ – taking account of the combined impacts of both new and existing development on air quality.

For **‘environmental buffer’** and **‘sensitive uses’** see Glossary.

Table 1: Definition of ‘Significant Development’

Type of Development	Site Area* (hectares)	Gross Floorspace/Dwellings
General industry (B2)	1.5	4,000 square metres
Warehousing (B8)	2.0	6,000 square metres
Housing (C3)	-	80 dwellings
Commercial, Business and Service Uses (Class E)	0.2	1,000 square metres
Local Community and Learning (Class F)	0.8	1,000 square metres
Other	60+ vehicle movements in any hour	
Any industrial activity outlined in the Pollution Prevention and Control (England and Wales) Regulations 2000 giving rise to emissions to atmosphere		

*Note: site areas only will be used when floorspace figures are unavailable.

Further information

See also Policy NC14: Safeguarding Sensitive Uses from Noise, Odours and Other Nuisance and Policy CO1: Development and Trip Generation.

Contaminated and Unstable Land

3.20. Much of the new development that is proposed in the Sheffield Plan is on previously developed land. Such land can be contaminated or be unstable as a result of previous uses, including coal mining activity. A large area of Sheffield is classed as a Coal Mining High Risk Area. Redevelopment of contaminated land offers an opportunity to reduce or remove existing contamination; so the plan needs to set out how any risks to human health or the environment will be mitigated⁵.

3.21. When deciding what types of assessment into contaminated or unstable land are necessary, applicants should consider the National Quality Mark Scheme for Land Contamination Management. This involves the use of competent persons to ensure that land contamination risks are appropriately managed. Best practice and guidance on contaminated land and groundwater protection is also provided by the Environmental Agency.

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POLICY ES6: CONTAMINATED AND UNSTABLE LAND

Where land contamination or land instability is identified as a significant risk, developers must provide an appropriate assessment which:

- a) demonstrates that the site is suitable for the intended use(s); and
- b) applies a risk-based approach to assessing land contamination; and
- c) assesses the risk to surface water and groundwater (controlled waters) receptors from land contamination (in accordance with Policy GS10); and
- d) where necessary, sets out requirements for remediation/mitigation to reduce unacceptable risks to the environment

Definitions

'Land contamination' – *pollution of land, or other harm that renders land unfit for safe development and most practical uses without prior remediation.*

'Land instability' – *where land is prone to movement due to the existence of ground compression, slopes or underground cavities. It may be natural or the result of human activity, such as mining, excavating or land filling.*

Further Information

⁵ NPPF (2021), paragraph 183-185.

See also Policy GS10: Protection and Enhancement of Water Resources

Managing Natural Resources

Safeguarding of Mineral Resources and the Exploration, Appraisal and Production of Fossil Fuels

~~3.20-3.22~~ 3.22. New development and the redevelopment of sites may provide opportunities to extract minerals before construction commences. A number of surface minerals, such as building stone, are present across Sheffield, although there has been no recent working of any of these resources. It is likely that there will be few (if any) applications for mineral extraction across the duration of the Plan.

~~3.21-3.23~~ 3.23. Much of Sheffield is covered by Petroleum Exploration and Development Licences (PEDLs). The extent of the licences is shown on the Policies Map and on Map 13. A PEDL allows companies to explore and appraise the potential for onshore oil and gas extraction for a specified period of time but does not give consent, permission or authorisation to carry out development activities. This includes the extraction of oil and gas from shale through the technique commonly referred to as 'fracking'. Any development activity, such as drilling, would require further consents, including planning permission and an environmental permit.

~~3.22-3.24~~ 3.24. Some of the investigative work that may need to take place prior to the exploration phase, such as seismic surveying, is permitted development under the planning legislation (Town and Country Planning (General Permitted Development) Order 2015), which can therefore be undertaken without the need for planning permission. However, the companies must notify the Council of their intention to undertake survey work. The City Council will publish any such intentions.

~~3.23-3.25~~ 3.25. This policy will ensure that any exploration, appraisal or production activities involving development that requires planning permission are properly managed and that any impacts satisfactorily mitigated. This approach will also enable wider concerns, such as the relationship of shale gas supplies and climate change, to be taken into consideration.

POLICY ES7: SAFEGUARDING OF MINERAL RESOURCES AND THE EXPLORATION, APPRAISAL AND PRODUCTION OF FOSSIL FUELS

Where a site is likely to have surface mineral resources, applicants should investigate the economic potential of the site for extraction of these resources before development. Extraction of non-fossil fuel mineral resources will be permitted where it is practicable, where it would not have unacceptable environmental impacts and where appropriate plans are made for the restoration of the site.

Development proposals for the exploration, appraisal or production of oil and gas must:

- a) locate well sites and associated facilities in the least sensitive areas from which the target reservoir can be accessed; and
- b) demonstrate that any adverse impact can be avoided or mitigated to the satisfaction of the City Council, with safeguards to protect environmental and amenity interests put in place, as necessary; and
- c) demonstrate that there would no adverse impact on the underlying integrity of the geological structure; and
- d) provide an indication of the extent of the reservoir and the extent of the area of search within the reservoir; and
- e) be for an agreed, temporary length of time; and
- f) make provision for the restoration of well sites and associated facilities at the earliest practical opportunity if oil and gas is not found in economically viable volumes, or if they are developed within an agreed time-frame; and
- g) demonstrate that, following public consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing; and

~~g,h)~~ demonstrate that the proposed scheme will have a net zero impact on carbon emissions.

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Definitions

'Fossil fuel resources' – coal, oil, gas and peat resources.

'Surface mineral resources' – mineral resources which may be extracted through surface mining methods.

Use and Production of Secondary and Recycled Aggregates

3.24-3.26. Reuse of secondary and recycled aggregates in developments helps to reduce the need to import aggregate into the city and conserves mineral resources.

3.25-3.27. Aggregates are used in the construction of all types of buildings and also in infrastructure such as roads. Due to its geological makeup, Sheffield is an importer rather than a producer of aggregates. These aggregates are generally imported from elsewhere in the Yorkshire and Humber and East Midland regions. Growth in house building and business developments will further increase aggregate import volumes into the city.

3.26-3.28. Recycled aggregates are reprocessed materials that have previously been used in construction, for example, parts of demolished buildings. Secondary aggregates are usually by-products from other industrial processes; for example, the city's Energy from Waste facility produces incinerator bottom ash, which can be used as an aggregate.

3.27-3.29. The use of secondary and recycled aggregates in developments would reduce the need to import aggregate into the city, helping to conserve aggregate resources. It could also help reduce the amount of construction traffic moving into and around the city which reduces congestion and helps to improve air quality. Aggregate recycling centres within the city would also reduce the amount of waste created from demolitions that would need to be disposed of elsewhere or sent to landfill.

POLICY ES8: USE AND PRODUCTION OF SECONDARY AND RECYCLED AGGREGATES

The use and production of secondary and recycled aggregates will be supported by:

- a) encouraging developers to use secondary and recycled aggregates in construction wherever possible; and
- b) allowing facilities for the handling, processing and distribution of substitute, recycled and secondary aggregates within Industrial Zones, subject to compliance with **Policy EC4**.

Definitions

For '**aggregates**' and '**recycled and secondary aggregates**' – see *Glossary*.

4. Thriving Neighbourhoods and Communities

- 4.1. All neighbourhoods in Sheffield should be great places to live, with excellent access to local services, open spaces and centres. New homes should meet people's needs and contribute to enabling them to live full lives within their communities.
- 4.2. Where new homes are being built, we have the opportunity to shape places that work well and support sustainable lifestyles. This means designing attractive neighbourhoods that provide the facilities needed to support new residents. People should be able to walk, cycle or use public transport to access shops and facilities that meet their daily needs. Open space will be created within larger housing developments, reflecting the health benefits of being able to access outdoor spaces.
- 4.3. It is vital we ensure that, in Sheffield, housing meets the needs of different groups of people, including older people, disabled people and those who struggle to access the housing market. New homes need to be built to good space standards and have private outdoor space to support good mental health.
- 4.4. Local and District Centres play an important role in meeting people's needs close to home and often incorporate vital community resources such as libraries, pubs and community centres. The Plan will reinforce the role of centres. The Plan will also establish the importance of making sure that new homes are within close reach of local services and schools as well as public transport routes to other parts of the city.

Strategic Housing Sites

Principles Guiding the Development of Strategic Housing Sites

- 4.5. In the Sheffield Plan, we are referring to larger-scale major housing developments as 'Strategic Housing Sites'. These sites are important in terms of delivering the housing requirement (see Policy SP1 and Policy H1). These sites have capacity to provide at least 200 new homes or would involve the development of at least 4 hectares of land. They usually require the provision of new infrastructure to make a sustainable development.
- 4.6. The sub-area sections in Part 1 of the Plan provide more detail on Strategic Housing Sites. These have been selected as appropriate locations based on factors such as their suitability, land ownership and economic viability.

- 4.7. In order to deliver sustainable development, the policy requires that developers of Strategic Housing Sites produce a masterplan prior to planning permission being granted. This would also take into account the cumulative impact of other sites nearby and the need for additional infrastructure.
- 4.8. There may also be other significant clusters of sites (i.e. not including Strategic Housing Sites) that, cumulatively, generate a need for additional infrastructure. Policy DC1 proposes that site promoters should work collaboratively to produce a single infrastructure delivery plan where clusters of sites (with and without a Strategic Housing Site) have a combined capacity of 200 or more new homes.
- 4.9. As well as the masterplan, delivery plans that involve landowners, developers and the Council, will need to be drawn up for each Strategic Housing Site. The delivery plans will ensure that all relevant matters are addressed and that the sites are developed comprehensively in accordance with sound planning principles.

POLICY NC1: PRINCIPLES GUIDING THE DEVELOPMENT OF STRATEGIC HOUSING SITES

In order to deliver sustainable development, promoters of Strategic Housing Sites will be required to produce an appropriate masterplan prior to the granting of planning permission. The masterplan should be produced in consultation with key stakeholders and be capable of being implemented regardless of land ownership patterns.

The masterplan should consider the cumulative impact of all development within the local area.

The development of Strategic Housing Sites should therefore:

- a) enable delivery of an attractive, locally distinctive neighbourhood vision with high quality sustainable and inclusive design at its core; and
- b) be designed to be a 'lifetime neighbourhood' and dementia friendly; and
- c) provide an appropriate range of housing types, tenures, sizes, densities, styles, and values that reflect the needs and aspirations of the existing population and future residents, particularly families with young children, and older and disabled people; and
- d) create walkable neighbourhoods with an efficient highway network that incorporates key transport corridors and movement networks dedicated to public transport, cycling, and walking and which enable easy access to key destinations and form structuring elements of the neighbourhood layout (in accordance with Policy DE4); and

- e) manage the demand for travel by incorporating neighbourhood-wide measures which determine and enable the levels of use of sustainable and active transport modes (in accordance with Policy CO1); and
- f) be planned and phased to ensure the efficient and timely provision of essential neighbourhood infrastructure and services, including schools, shops, health and leisure facilities, in mixed-use District or Local Centres or other locations easily accessible on foot, by cycle and by public transport (in accordance with **Policy NC11**); and
- g) provide easy access to utilities and communications infrastructure, with minimal disruption and need for future reconstruction, whilst allowing for future growth in services and not precluding any appropriate further expansion; and
- h) provide a multi-functional and strategically planned network of high-quality green spaces, water bodies and watercourses, and other environmental features that structure the development and mitigate significant visual and landscape impacts whilst enabling integration with the surroundings (in accordance with **Policy DE3**); and
- i) provide a management and maintenance plan, including mechanisms, appropriate delivery and long-term revenue sources, for the landscape, public realm and any other facilities proposed to be maintained by the community or public bodies; and
- j) ensure flood water management and Sustainable Drainage Systems (SuDS) are provided (in accordance with **Policies GS9 and GS11**) and, wherever possible, are designed as multi-functional open space; and
- k) ensure that air, water and ground quality is protected and land is used efficiently (in accordance with **Policies ES5, ES6, NC9 and GS11**); and
- l) provide neighbourhood-wide energy infrastructure and delivery mechanisms to enable decentralised renewable or low carbon energy generation (in accordance with **Policies ES2 and ES3**)

Definitions

'Strategic Housing Sites' – sites with capacity for at least 200 new homes or involving development of at least 4 hectares of land.

For **'District Centres'** and **'Local Centres'** – see the Policies Map.

For **'masterplan'**, **'inclusive design'**, **'lifetime neighbourhood'**, **'dementia friendly design'**, **'sustainable transport modes'**, **'easily accessible on foot'**, **'green infrastructure'**, **'sustainable drainage systems'** and **'renewable and low carbon energy'** – see Glossary.

Residential Zones

Development in the Residential Zones

- 4.10. The Residential Zones cover the areas where residential uses are dominant.
- 4.11. This policy aims to ensure that the living environment of existing and new residential areas is protected (including on allocated housing sites once they have been developed). It allows for infill development or redevelopment to take place for the preferred and acceptable uses that are listed.
- 4.12. Unclassified uses such as scrap yards create noise that would harm living conditions, whilst uses such as concert halls or venues for live music performance create a lot of visitors that would not be appropriate in a residential area.

POLICY NC2: DEVELOPMENT IN THE RESIDENTIAL ZONES

In the Residential Zones, the following uses will be:

Preferred

- Residential institutions (Class C2)
- Housing (Class C3)

Acceptable

- Houses in multiple occupation (Class C4) – subject to compliance with **Policy NC5(c)**
- Houses in multiple occupation with more than 6 residents (sui generis) – subject to compliance with **Policy NC5(c)**
- Commercial, business and service uses (Class E) – where they comply with **Policy EC5**
- Learning and non-residential institutions (Class F1)
- Local community uses (Class F2)

Unacceptable

- General industrial (Class B2)
- Storage or distribution (Class B8)
- Unclassified uses that would be incompatible with residential use due to the noise, pollution or traffic that they would generate

Definitions

For '**Residential Zones**' – as shown on the Policies Map.

For '**Unclassified uses**' – see Glossary

Meeting Different Housing Needs

Provision of Affordable Housing

- 4.13. Affordable housing is defined in the National Planning Policy Framework (NPPF)⁶ and includes different affordable housing tenures such as 'affordable housing for rent' and 'discounted market sales housing' (the full definition is reproduced in the Sheffield Plan Glossary). The NPPF sets out further guidance on affordable housing delivery, including placing the emphasis on applicants to justify the need for any site-specific viability assessments. National policy should be referred to alongside policy NC3.
- 4.14. Affordable housing is delivered by a variety of means through public subsidies. But even with these delivery mechanisms in place there is a shortfall that could at least partly be delivered through the planning system.
- 4.15. The Strategic Housing Market Assessment (SHMA)⁷ identifies a need for 902 additional affordable homes per year. The SHMA also sets out the type of affordable housing needed and Policy NC3 translates this need into requirements that have been viability tested. The SHMA divides the city into 12 Affordable Housing Market Areas (see Map 1). The required developer contributions in each area take account of development viability in different parts of the city. The SHMA shows there is a high level of need for social rented accommodation in Sheffield.
- 4.16. Sheffield is investing to improve housing markets across the city where property values are currently lower. This is particularly true in the City Centre and wider Central Sub-Area where it is expected that the delivery plans set out in the City Centre Strategic Vision and associated Priority Framework Area Plans will improve the strength of this housing market. It is anticipated that, as a result of this, incremental increases in affordable housing delivery towards the set percentage target of affordable housing can be delivered on sites within these areas over the lifetime of the Sheffield Plan, partly as a result of public sector support.

POLICY NC3: PROVISION OF AFFORDABLE HOUSING

A contribution towards the provision of affordable housing will be required from the following housing developments:

- sites with capacity for 10 or more dwellings;

⁶ NPPF (2018), Annex 2: Glossary.

⁷ Sheffield Strategic Housing Market Assessment, 2019
<https://www.sheffield.gov.uk/home/housing/strategic-housing-market-assessment>

- sites with a capacity of less than 10 dwellings which would provide 10 or more dwellings when combined with an adjoining allocated site or vacant site.

The following principles will apply when requiring developer contributions towards affordable housing:

(a) The developer will be required to provide a specified percentage of the gross internal floor area of the development for transfer to a Registered Affordable Housing Provider at an agreed transfer price for the tenure(s) proposed.

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The specified percentage of the gross internal floor area of the development is as follows:

Affordable Housing Market Area	Minimum Affordable Housing Required contribution
City Centre	10% <u>of the gross internal floor area of the development</u>
Manor/Arbourthorne/Gleadless	
East	
Northeast	
Urban West	
Southeast	
Stocksbridge & Deepcar	
Chapelton/Ecclesfield	
Rural Upper Don Valley	
Northwest	30% <u>of the gross internal floor area of the development</u>
South	
Southwest	

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~~(a)~~(b) The tenure mix should be:

- 25% affordable housing for First Homes
- 25% affordable housing for Social Rented or equivalent affordable tenures
- 50% affordable rent or housing for Intermediate or equivalent affordable tenures

~~(b)~~(c) Where the full affordable housing contribution is not proposed to be delivered, the applicant will be expected to provide evidence through a financial appraisal to demonstrate why it is not possible

~~(c)~~(d) For development schemes led by Registered Providers for social and affordable rented housing, the Council will take a flexible approach to determining the appropriate quantity and type of affordable housing taking into account the needs of the area and the wider benefits of development.

~~(d)~~(e) Provision will be required on-site unless off-site provision or a financial contribution can be robustly justified.

~~(e)~~(f) The affordable units should be to the same specification as market units unless otherwise agreed by the Council and the purchasing provider, and they should be suitably integrated throughout the development site.

Definitions

For **'affordable housing'** – see Glossary.

'Evidence to demonstrate why it is not financially viable' – viability information relating to the scheme to be provided for scrutiny at appropriate points in the planning application process, including post completion when final sales values are known.

'First Homes' – discounted market sale units which: a) must be discounted by a minimum of 30% against the market value; b) are sold to a person or persons meeting the First Homes eligibility criteria; c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and, d) after the discount has been applied, the first sale must be at a price no higher than £250,000.

'Housing developments' – all types of housing falling in Use Classes C2 or C3⁸ giving rise to new dwellings (it does not apply to institutional uses such as care homes). This includes specialist housing designated for older or disabled people. It covers both new build and conversions.

'Transfer priceprice' – this is a percentage of market value set price paid for affordable housing by Registered Affordable Housing Providers. The price percentage varies according to the tenure and size of the property.

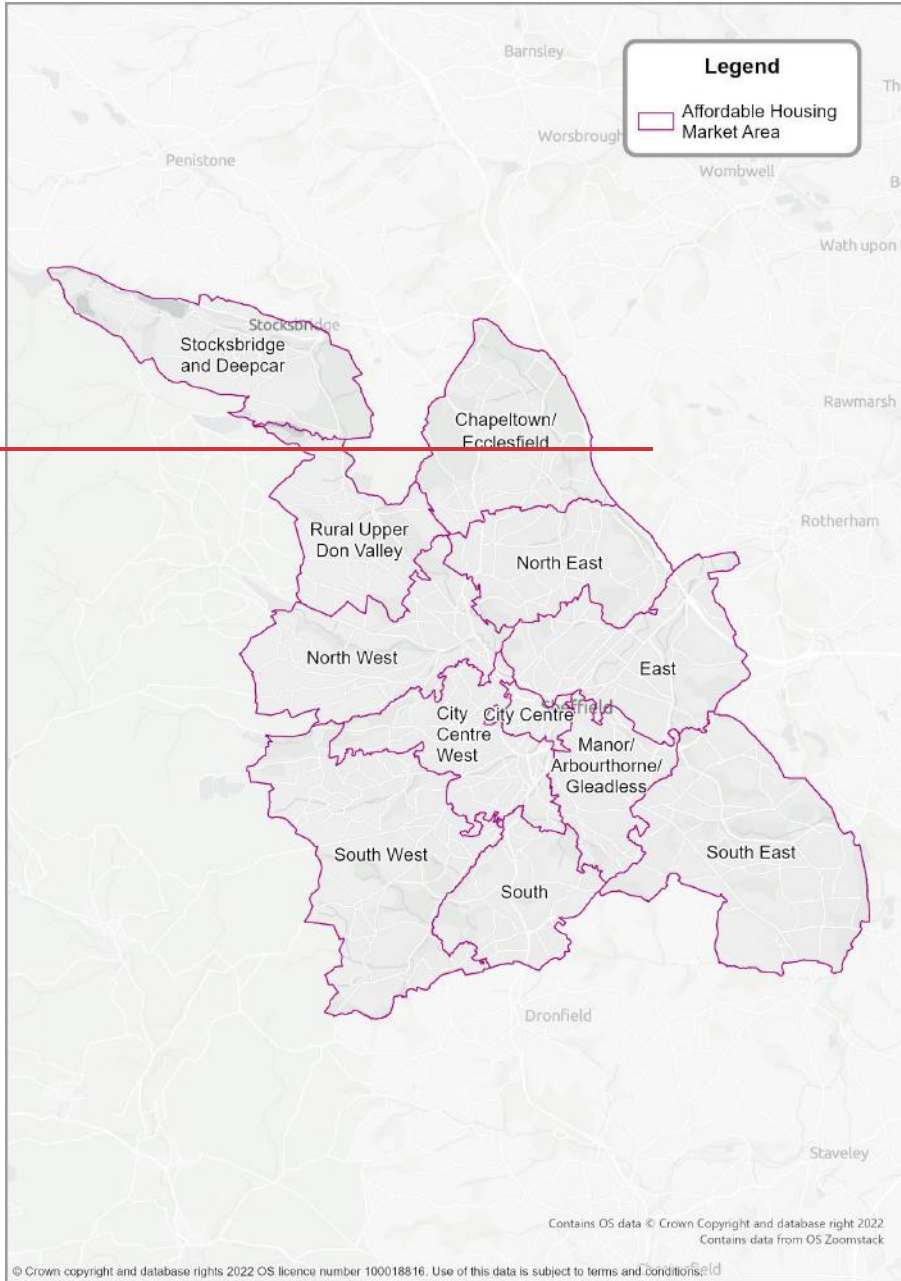
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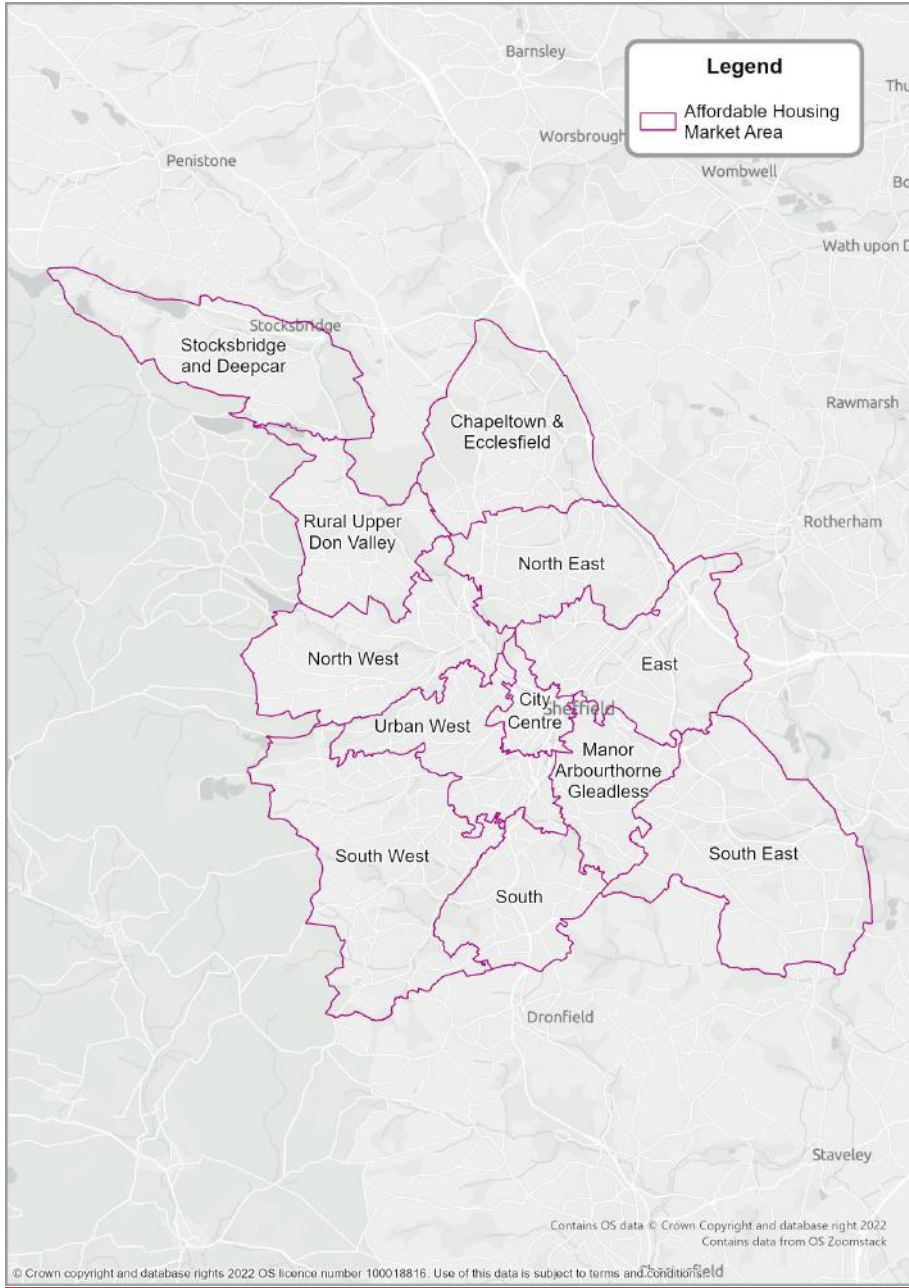
⁸ The Town and Country Planning Use Classes Order (1987)
<http://www.legislation.gov.uk/ukxi/1987/764/contents/made>

Map 1: Affordable Housing Market Areas

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Housing for Independent and Supported Living

- 4.17. The population of older people is forecast to increase significantly by 2039 and more often this will be with long-term illness and disability (e.g. dementia). As part of the policy approach in the Sheffield Plan, the Council is committed to the 'social model of disability'. The model says that disability is caused by the way society is organised, rather than a person's impairment or difference. It looks at ways of removing barriers that restrict the life choices for disabled people. When barriers are removed, disabled people can be independent and equal in society, with choice and control over their own lives.
- 4.18. Improved availability of appropriate accommodation enables older and disabled people to live as independently as possible within their communities. But it is important that such accommodation is close to public transport and local services; this benefits both residents and people providing care (who are often low paid and who often have to work unsociable hours).
- 4.19. In August 2022, the Government stated its intention to make it a requirement for all new homes to be 'accessible and adaptable', though the timetable for implementing this change has not yet been published. The policy below therefore confirms this requirement. Accessible and adaptable homes are designed to meet the Building Regulations Optional Technical Standard M4(2). This means they must be designed to meet the needs of occupants with differing needs including some older and disabled people, whilst allowing adaptation of the dwelling to meet the changing needs of the occupants over time.

POLICY NC4: HOUSING FOR INDEPENDENT AND SUPPORTED LIVING

General needs housing

All new homes should be designed to enable independent living. This means:

- a) in developments of fewer than 50 new homes, 100% should be designed to be accessible and adaptable dwellings;
- b) in developments of 50 or more new homes, 98% should be designed to be accessible and adaptable dwellings and the remaining 2% should be wheelchair adaptable dwellings.

Wheelchair adaptable homes should be located on the flattest part of a site and, where feasible, as close as possible to local facilities.

Exceptions to the required gradients for driveways to wheelchair accessible and adaptable dwellings may be made where it can be demonstrated that the topography of the site makes this impractical.

Specialist housing designated for older or disabled people

Specialist housing designated for older or disabled people will be promoted in areas of need. Proposals will be acceptable where: the accommodation would be close to local facilities, particularly public transport, shops, and health services.

~~e) local health facilities would have sufficient capacity to cater for additional needs arising from the development; and~~

~~the accommodation would be close to essential services, particularly public transport, shops, and health services~~

All specialist housing designated for older or disabled people, including supported accommodation (including hostels providing an element of care), and non-supported accommodation should be wheelchair adaptable or fully wheelchair accessible throughout. The provision of secure internal storage for mobility aids will be required.

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Definitions

'Accessible and adaptable dwellings' – homes that meet the needs of occupants with differing needs including some older and disabled people whilst allowing adaptation of the dwelling to meet the changing needs of the occupants over time. This means they should be designed to meet the Building Regulations Optional Technical Standard M4(2) or future revisions.

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'Wheelchair adaptable dwellings' – homes that can be easily adapted to meet the needs of a household which includes wheelchair users. This means they should be designed to meet the Building Regulations Optional Technical Standard M4(3)(2)(a) or future revisions.

Commented [ER32]: ER14

'Wheelchair accessible' – homes readily useable by a wheelchair user at the point of completion. This means they should be designed to meet Building Regulations Optional Technical Standard M4(3)(2)(b) or future revisions.

Commented [ER33]: ER1

'Close to local facilities' – distances will vary depending on the mobility of the intended residents of the new homes and will usually be less than 400 metres.

'Specialist housing designated for older or disabled people' – includes age-restricted housing, sheltered housing, extra care housing or housing with care and residential care homes and nursing homes.

'Areas of need' – as set out in the Older Persons and Independent Living Strategy.

Creating Mixed Communities

- 4.20. The Strategic Housing Market Assessment (SHMA)⁹ identifies a higher density of smaller households within the City Centre when compared to the rest of the city. They are generally made up of younger households and fewer families, although there are increasing numbers of older households looking to downsize from larger family homes. This reflects the fact that a large proportion of the housing in the City Centre comprises smaller apartments and student flats.
- 4.21. One of the objectives of the Sheffield Plan is to create neighbourhoods that work for everyone, with a mix of housing tenures and types. The City Centre Strategic Vision envisages a broader mix of housing in the City Centre and wider Central Sub-Area, including homes suitable for families, older people and people with disabilities. Providing a better mix of homes will support the wider City Centre economy and lead to growth in new jobs by providing choice for people on different incomes.
- 4.22. Where excessive concentrations of particular types of households occur, they can create problems for others in the community or place pressures on local services.
- 4.23. An Article 4 Direction¹⁰ was declared for parts of Sheffield in 2011; the area covered is shown on Map 2 below. This withdrew normal automatic permitted development rights (under national planning law) which allow the conversion of ordinary houses to Houses in Multiple Occupation (HMOs). This has been successful in limiting further increases in the concentration of student housing and HMOs in those areas.

POLICY NC5: CREATING MIXED COMMUNITIES

Mixed communities will be created and maintained by encouraging the development of housing to meet a range of needs including providing a mix of values, sizes, types and tenures. This will be achieved by:

- a) requiring that, in developments of 30 or more homes in the City Centre and other highly accessible locations, no more than half the homes consist of one-bedroom apartments and studios; and

⁹ Sheffield Strategic Housing Market Assessment, 2018 - <https://www.sheffield.gov.uk/sites/default/files/docs/housing/housing%20strategy/sheffield-and-rotherham-shma-july-2019.pdf>

¹⁰ Details of the Article 4 Direction (HMO) can be found here: <http://www.sheffield.gov.uk/content/sheffield/home/planning-development/planning-permission-hmo.html>

- b) requiring a greater mix of house types on developments of 30 or more homes in other locations, including homes for larger households; and
- c) ~~resisting new (or conversions to) Houses in Multiple Occupation (HMOs), hostels and shared housing, where the combined concentration of such uses when compared with the number of all residential properties within 200m of the site (as the crow flies), exceeds 20%~~ ~~continuing to apply an Article 4 Direction to the areas shown on the Policies Map where new (or conversions to) Houses in Multiple Occupation (HMOs), hostels and shared housing, will be not be permitted where the combined concentration of these uses, when compared with the number of all residential properties within 200m of the site (as the crow flies), exceeds 20%.~~

Commented [CH34]: CH17

Definitions

'Highly accessible locations' – within, or at the edge (within 400 metres) of, the City Centre or a District Centre; within 800 metres of a tram stop; or within 400 metres of a high frequency bus route (see Glossary for 'high frequency bus routes'). All distances are as the crow flies.

'A single house type' – one with the same number of bedrooms and of the same design or similar characteristics (e.g. 4-bedroom houses, 2-bedroom houses, 1-bedroom flats, studios, cluster flats.). Note: 1-bedroom flats/studios will be considered to have the same design or similar characteristics.

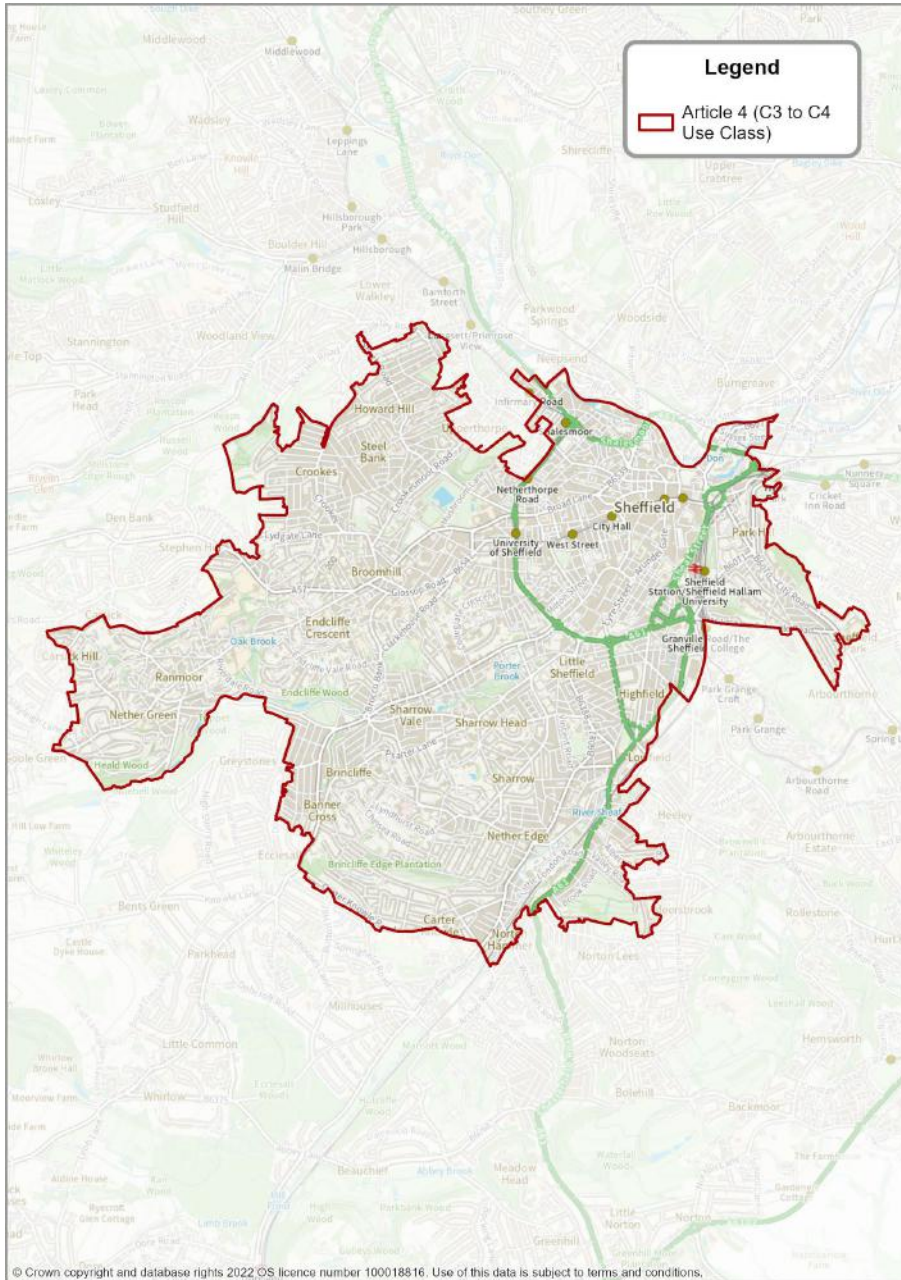
'Residential properties' – this includes sites with planning permission or that are under construction.

For **'shared housing'** and **'HMOs'** – see Glossary.

Further information

For the purposes of the calculations in part c) of the above policy, each unit within any purpose-built student accommodation development will be considered to be shared housing, irrespective of their individual size (e.g. studio apartments/1-bed flat, or cluster unit).

MAP 2: AREA COVERED BY THE ARTICLE 4 DIRECTION (C3 TO C4 USE CLASS)



Purpose-Built Student Accommodation

- 4.24. Sheffield's student population brings many benefits, such as adding life and vitality to the areas in which they live and contributing to the city's economy. Sheffield has approximately 48,000 full time students, the majority of whom will live within the boundaries of Sheffield. Purpose-built student accommodation (PBSA) constitutes an important portion of the homes students will live in whilst they are studying. PBSA developments in the city can reduce the need for students to rent open market private accommodation (e.g. flats and Houses in Multiple Occupation (HMOs)), freeing up these homes for rental by the general population, or enabling them to convert back into privately owned family homes.
- 4.25. PBSA has previously aided in the regeneration of parts of the City Centre, bringing abandoned buildings back into use, allowing the redevelopment of vacant sites and acting as a catalyst for attracting other businesses and services into an area. However, an over-concentration of PBSA (along with other types of shared housing) can have a detrimental effect in areas where there are established residential communities, or where residential communities are developing.
- 4.26. The Sheffield PBSA Market Study (2021)¹¹ showed that Sheffield has the third largest market for PBSA in the UK (behind London and Liverpool). 43% of current bed spaces had been built over the previous 6 years. The study identified an over-supply of PBSA within Sheffield; with a student to bed ratio¹² of 1.4:1 in Sheffield (one of the lowest in the U.K.), whereas a "healthy" market, based on national averages, should be in the region of 1.8 – 2.0:1. The ratio is projected to continue to fall further based upon continued current levels of development.
- 4.27. The study also identified a potential oversupply in studio bed spaces; at the time of the study, 22% of bed spaces in Sheffield were studios, which is much higher than the national average (13%). The study questions the long-term sustainability of such a high level of this type of bed space.
- 4.28. It is recognised that there are areas within the City Centre and wider Central Sub Area which could be more suitable for PBSA schemes, primarily owing to their proximity to the university campuses. While there are other areas where an overdominance in the PBSA market could have a negative effect, most

¹¹ Purpose-Built Student Accommodation Market Study, Cushman & Wakefield, 2021.

¹² Based on the number of students compared against the number of available bed spaces. Not all students will want to (or be able to afford to) live in PBSA accommodation. Some will choose to study from home or live in other types of accommodation such as HMOs or privately rented/owned homes. This is why a "healthy" market ratio is higher than the 1:1 ratio that would be required if all students were expected to live in PBSA accommodation.

notably by limiting the delivery for other types of housing, and wider regeneration ambitions.

POLICY NC6: PURPOSE-BUILT STUDENT ACCOMMODATION

Purpose-Built Student Accommodation (PBSA) will be permitted where it is within an area identified as being suitable for such accommodation. Developers will also be expected to provide evidence of demand for the specific type of PBSA accommodation that is proposed.

New PBSA should also:

- a) provide for active ground floor uses (where appropriate); and
- b) provide a significant mix of different bed spaces with sufficient communal spaces for the occupants; and
- c) provide access for wheelchair users throughout all communal facilities, circulation areas and accessible bed spaces; and
- d) include 2% wheelchair accessible bed spaces; and
- e) be capable of later conversion to other types of residential accommodation

Definitions

'An area identified as being suitable for [Purpose Built Student Accommodation] – see *Policies Map*.

'Evidenced demand for the specific type of PBSA accommodation' – applicants will be expected to demonstrate further demand for PBSA development by evidencing:

- a) *that the student to bed ratio (SBR) in the city does not exceed 1.8:1. This should be calculated based on the number of full-time university students in the city (discounting any regional students who are unlikely to require accommodation) and the total number of PBSA beds within the city (including any under construction or with planning permission but not yet under construction); or*
- b) *through the provision of a letter of support and/or a nomination agreement from one of the city's universities; or*
- c) *that the proposed scheme provides a significantly different accommodation offer (e.g. through innovative room types or design) than is currently available (or is under-represented) in the City.*

'Access to wheelchair users' and 'wheelchair accessible bed spaces' – designed to comply with BS 8300-2:2018 'Design of an Accessible and Inclusive Built Environment – Part 2: Buildings – code of practice' or any successor document.

Gypsy and Traveller and Travelling Showpeople Sites

- 4.29. It is recognised that Gypsies and Travellers and Travelling Showpeople often have different needs than the settled communities and that communities should be located where their needs are best met.
- 4.30. The proposed site for Travelling Showpeople is set out in Sub-Area Policy SA6 (in Part 1 of the Sheffield Plan).

POLICY NC7: CRITERIA FOR ASSESSING NEW GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE SITES

All permanent sites for Gypsies and Travellers and Travelling Showpeople should:

- a) be located in Policy Zones where housing (Use Class C3) is an acceptable or preferred use but, exceptionally, in other areas where neighbouring uses would not harm living conditions for residents of the site; and
- b) provide pitches/plots that are an appropriate size and layout for the households needing to be accommodated; and
- c) be well designed, inclusive to all, have a good standard of facilities and be landscaped to give privacy and protect amenity between pitches and between the site and adjacent users; and
- d) be within easy walking distance of a bus or tram stop on a route providing the minimum service frequency standard and, ideally, meet the guidelines for access to important local services and community facilities set out in **Policy NC11**; and
- e) have reasonable access to the Strategic Road Network

In addition, sites for Travelling Showpeople should:

- f) be in areas where ancillary plots for business use would be acceptable; and
- g) provide appropriate separation between the residential plots and any storage, maintenance and repair areas.

Development that would result in the loss of a permanent site for Gypsies and Travellers or Travelling Showpeople, will only be permitted where:

- h) the site is surplus to requirements; or
- i) the site is no longer considered fit for purpose and its refurbishment is not financially viable; and

Commented [ER35]: ER4

- j) adequate replacement pitches/plots are provided either on the site, or elsewhere in the city.

Definitions

'Pitch' – an area of a Gypsy and Traveller site designed to accommodate a single Gypsy or Traveller household.

'Plot' – an area of a Travelling Showpeople site (often called a 'yard') designed as a mixed-use plot, which may/will need to incorporate space or to be split to allow for the storage of equipment.

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For **'Gypsies and Travellers'**, **'New Age Travellers'**, **'Travelling Showpeople'**, **'easy walking distance'**, **'important local services'**, **'Strategic Road Network'** and **'minimum service frequency standard'** – see Glossary.

Housing Space Standards and Density

Housing Space Standards

4.31. In March 2015, the Government published space standards for new housing development¹³. The national standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the gross internal (floor) area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. This policy confirms that housing development in Sheffield should comply with the optional nationally described space standards as well as setting out requirements for other types of residential use and for the provision of outdoor private amenity space and gardens.

POLICY NC8: HOUSING SPACE STANDARDS

New housing developments should:

- a) comply with the Government's nationally described space standard and any subsequent updates; and
- b) demonstrate adequate living space is provided for any residential accommodation not within the dwellinghouses (C3) Use Class, including Purpose Built Student Accommodation and co-living schemes; and
- c) be flexible and adaptable to meet the changing needs of occupants during their lifetime; and
- d) provide appropriate outdoor private amenity or garden space as part of the overall layout, delivering it in a way that uses land efficiently and develops distinctive character areas; and
- e) not result in an unacceptable loss of an existing garden or shared outdoor space.

Commented [LS37]: LS30

Definitions

'Appropriate private amenity or garden space' – this means at least:

- 50 square metres for 1 or 2-bedroom houses or bungalows;
- 60 square metres for houses or bungalows with 3 or more bedrooms;

For apartments, it means:

¹³ Technical Housing Standards – nationally described space standards (Department of Communities and Local Government, 2015).

- A minimum of 5 square metres of private outdoor space for each 1-2 person apartment and an extra 1sqm for each additional occupant. This may be provided either as a balcony, terrace or private garden;
- A minimum depth of 1,500mm for all balconies;
- A minimum depth of 1,500mm for any private external space for apartments.

The requirements exclude areas provided for off-street car parking.

'Unacceptable loss' – this will take into account the character of the local area and whether the remains of the pre-existing garden would not be below the appropriate level of private amenity or garden space (see above).

Further information

For requirements relating to homes for independent and supported living, see **Policy NC4**.

Housing Density

- 4.32. The spatial strategy (see **Policy SP1**) includes the objective of making effective and efficient use of land within the urban areas. But a further policy is needed to explain what this means for housing density.
- 4.33. Building at higher densities helps to make more varied and vibrant places. It also contributes to making more viable local service centres and other local facilities by increasing footfall, whilst reducing the need to travel, and promoting the use of public transport services.

POLICY NC9: HOUSING DENSITY

Housing development will be required to make efficient use of land. Densities will vary according to the accessibility of the location and take into account the need to support development of sustainable, mixed communities.

New housing development should be within the following density ranges:

- within or near to the Central Area – at least 70 dwellings per hectare;
- within or near to District Centres – 50 to 80 dwellings per hectare;
- within easy walking distance of tram stops and high frequency bus routes – 40 to 70 dwellings per hectare;
- in remaining parts of the urban area – 35 to 50 dwellings per hectare;
- in rural areas – 30 to 40 dwellings per hectare (except infilling of small gaps – see **Policy GS2**).

Densities outside these ranges will be permitted where the proposals:

- a) are necessary to reflect the character of a Conservation Area or protect a heritage asset; or
- b) create different density character areas on a larger development site, whilst ensuring that the overall required density is achieved across the whole site; or
- c) are necessary to protect an environmentally sensitive area, such as a designated ecological site or a rural landscape character area.

Commented [LS38]: LS10

Definitions

'Near to' – within 400 metres.

'Rural areas' – for the purposes of this policy, this means areas designated as Green Belt and the Larger Villages (see Policies Map).

For **'density'**, **'Central Area'**, **'District Centres'**, **'high frequency bus routes'**, **'easy walking distance'**, **'Conservation Area'**, **'heritage asset'** and **'landscape character area'** – see *Glossary*.

Creating Sustainable Communities

Development in District and Local Centres

- 4.34. Policy SP3 in Part 1 of the Plan sets out the hierarchy of centres in the area covered by the Local Plan and these are shown on Map 3 (in Part 1) and on the Policies Map. This policy aims to ensure that District and Local Centres include an appropriate mix of uses that supports their function and size.
- 4.35. District Centres provide retail, leisure, community and other facilities for residential areas within Sheffield. They usually comprise groups of shops containing at least one supermarket or superstore, as well as a range of non-retail services, such as banks, building societies and restaurants, as well as local facilities such as a library. They are key shopping centres, highly accessible by public transport, that should be supported in their role at the heart of the community.
- 4.36. Local Centres are smaller and more likely to serve a walk-in catchment. They provide a more basic range of community facilities and shops for top-up rather than weekly shopping.
- 4.37. The catchment areas of District Centres, and particularly Local Centres, are important in developing a network of '20-minute neighbourhoods' across the city. The idea is that most of peoples' daily needs can be met within a 10-minute walk or cycle ride (so 10 minutes to travel there and 10 minutes to return); the objective is for residents to have easy, convenient access to many of the places and services they use daily including shops, health and community facilities, open spaces, pubs, restaurants without relying on a car. It is therefore important to have a sufficient number of centres and they must be evenly distributed around the whole of the city, reflecting population distribution and densities. The 20-minute neighbourhood has multiple benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities, and tackling climate change.
- 4.38. All preferred or acceptable uses will be required to comply with other relevant policies in the plan, as appropriate.

POLICY NC10: DEVELOPMENT IN DISTRICT AND LOCAL CENTRES

In District Centres and Local Centres, the following uses will be:

Preferred

- 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))
- Local community uses (Class F2)

Acceptable (provided that they do not harm the dominance of the preferred uses)

- Hotels (Class C1)
- Dwellinghouses (Class C3) – except on ground floor street frontages
- Learning and non-residential institutions (Class F1)
- Taxi businesses
- Launderettes
- Pub or drinking establishment (with or without expanded food provision)
- Hot-food takeaways – subject to compliance with Policy NC12
- Theatres
- Cinemas
- Bingo halls

Unacceptable

- General industrial (B2)
- Storage and distribution (B8)
- Other unclassified uses that would be incompatible with residential uses due to the noise, pollution or traffic that they would generate.

The scale of development should be appropriate to the scale and type of the centre.

Development leading to the loss of short-term publicly available parking in District and Local Centres will be permitted where:

- a) it would not lead to or worsen over-occupancy of on-street parking; or
- b) on-street parking controls and charges or other controls are introduced to manage demand for remaining parking provision

Definitions

'Dominance' – at least 50% of the individual units in the centre.

For **'Unclassified uses'** – see Glossary

'Over-occupancy of on-street parking' – available space being filled to more than 80% occupancy.

Access to Key Local Services and Community Facilities in New Residential Developments

- 4.39. The main purpose of this policy is to further reinforce the concept of the '20-minute neighbourhood' (see Policy NC10 above). Not every new housing development will be within 10 minutes' walk of a District or Local Centre, so this policy aims to ensure that minimum accessibility standards are met. Sustainable communities have good access to a range of services and facilities like shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- 4.40. Requirements for open space in residential developments are set out in **Policy NC15**.

POLICY NC11 ACCESS TO KEY LOCAL SERVICES AND COMMUNITY FACILITIES IN NEW RESIDENTIAL DEVELOPMENTS

Residential developments comprising 10 or more new homes should be within:

- a) a 10-minute walk (800 metres) of a convenience shop and at least 3 other types of community facilities or important local services; and
- b) a 5-minute walk (400 metres) of a bus route providing minimum service frequency standard or a 10-minute walk of a tram stop or a railway station; and
- c) 2 miles (3.2 kilometres) of a primary health care centre and primary school; and
- d) 3 miles (4.8 kilometres) of a secondary school.

Developers of schemes of 10 or more new homes will be expected to fund new or expanded education and health facilities in accordance with **Policy DC1**.

Developments that do not meet the criteria will be expected to provide mitigation to ensure that new residents are able to access appropriate services and facilities within a reasonable distance of their homes.

Definitions

For 'residential development', 'community facilities', 'convenience shop', 'important local services', 'minimum service frequency standard', and 'primary health care centre' – see Glossary.

Hot Food Takeaways

- 4.41. The Council's Food and Wellbeing Strategy identifies that poor diet contributes toward increasing chronic ill health conditions, such as diabetes and/or chronic high blood pressure, and this is influenced by the environment in which we live^[1]. Childhood obesity rates continue to increase, particularly in the most disadvantaged areas, and at a higher rate than the national average^[2].
- 4.42. Higher concentrations of food outlets, including takeaways tend to be found in more disadvantaged areas of Sheffield. They are also often clustered near to schools making them easy to access at lunch breaks and after school, especially for secondary school children. This provides an obstacle to school children eating healthily^[3]. As part of the whole systems approach our Food Strategy takes towards impacting on obesity and associated ill health, limiting the development of hot food takeaways close to schools will assist in children and the wider community making healthier food choices.
- 4.43. An overconcentration of hot food takeaways also negatively impacts on the vitality and viability of District and Local Centres and other locations by reducing the diversity of the types of shops and services they offer.

POLICY NC12: HOT FOOD TAKEAWAYS

New hot food takeaways, extensions to, or increases in the opening hours to existing hot-food takeaways, will not be permitted where the application is:

- a) within 800 metres of a secondary school and where it would be open for business anytime between 8am and 5pm; ~~and/or~~
- b) in a District or Local Centre where existing hot food takeaways already make up more than 25% of the units within the centre.

All hot food takeaways should provide suitably sized, screened waste storage systems, appropriate extraction systems for the removal of odours and public waste bins when these are lacking within the vicinity.

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Definitions

'Hot food takeaways' - where a unit is operating as a hot food takeaway due to:

^[1] The Council's Food and Wellbeing Strategy

^[2] The Public Health toolkit "Strategies for Encouraging Healthier" Out of Home" Food Provision (2017)

^[3] The Public Health toolkit "Strategies for Encouraging Healthier" Out of Home" Food Provision (2017)

- *The presence of an ordering counter for hot food takeaways and the proportion of space given over to food preparation in relation to customer circulation.*
- *The number of tables and chairs to be provided for customer use.*

Safeguarding Local Services and Community Facilities

- 4.44. Local services and community facilities are provided by both the public and the private sectors but are frequently threatened by redevelopment proposals due to competition for land and premises from more financially lucrative uses. The Council is keen to safeguard valued facilities, particularly in locations where there are few similar facilities and where their loss would reduce the community's ability to meet its day-to-day needs. This will help to establish the aim of the '20-minute city' referred to in policy NC10.
- 4.45. When determining whether a 'use' constitutes a local community facility, the extent to which the community benefits from the facility, or the nature and extent of the need for that facility within a community, are relevant considerations. Evidence would normally be required to show that there has been public consultation to ascertain the value of the facility to the local community to determine whether removal of that facility is supported. In the case of Assets of Community Value (see Glossary), the local community can have an opportunity to bid for the property, though that process is subject to viability considerations.

POLICY NC13: SAFEGUARDING LOCAL SERVICES AND COMMUNITY FACILITIES

Development which would result in the loss of a valued community facility will be permitted where:

- a) it has been shown that continued use as that community facility would be unviable;

Or

- b) adequate equivalent alternative facilities would be available within 10 minutes walk (800 metres) of the site; or
- c) a commuted sum is paid to enable the facility to be provided elsewhere within 10 minutes walk (800 metres) of the site; or
- d) the facility is replaced as part of the new development.

Definitions

'Valued' - where there is evidence to indicate that in the past five years it has been well-used by the local community.

For **'community facility'** – see Glossary.

Safeguarding Sensitive Uses from Noise and Nuisance

- 4.46. Noise pollution can have significant adverse impacts on people's health and mental well-being. It is therefore important to ensure that people's living conditions are not disturbed by excessive noise and nuisance (including fumes and odours). Noise and nuisance mitigation measures, including restrictions on times of opening for late night uses may be a condition of planning permission. Outdoor seating areas have less opportunity for mitigation and therefore may have greater restrictions.
- 4.47. The Policy Zoning approach described in Section 2 above helps separate noise and nuisance-creating uses, such as general industry, from sensitive uses, such as housing. However, these uses often have to co-exist in the same area. For example, historic industrial uses may be well-established in residential areas where they would not now be acceptable. Also, the Plan promotes higher-density housing in the City Centre, around District Centres, and along high-frequency public transport routes, yet the City and District Centres are also the focus for evening entertainment. All these areas can experience higher levels of noise and disturbance than other parts of the city.
- 4.48. This policy will help to ensure that an appropriate balance is struck between the needs of commercial uses, transport and the conditions for people living or staying nearby.
- 4.49. Further guidance on appropriate opening hours in different parts of the city will be provided in a supplementary planning document.

POLICY NC14: SAFEGUARDING SENSITIVE USES FROM NOISE, ODOURS AND OTHER NUISANCE

New development (excluding construction activity) should not cause residents to suffer from noise, odours or other nuisance that would be harmful to living conditions or general wellbeing.

The development of noise-sensitive uses should incorporate appropriate design features to reduce the effects of noise within the building to an acceptable level within areas with significant background noise, including the City Centre, District and Local Centres, adjoining [the Trunk Road Strategic Road Network](#) or Strategic Roads, and near to industrial areas.

At application, the closing time of drinking establishments, hot-food takeaways, nightclubs, amusement centres, casinos and music performance venues may be limited to:

- a) 12:30am in the City Centre Night-time Quiet Areas; and
- b) 11.30pm in all District and Local Centres and in Residential Zones

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In determining appropriate opening hours, consideration will be given to the opening hours and concentration of similar uses in the area.

All uses must ensure conditions for nearby residents and people working in the area will not be harmed by noise breakout, traffic, parking on nearby streets, odours, street noise, or general disturbance.

Definitions

'Noise-sensitive uses' – includes hotels (Class C1), residential institutions (Classes C2 and C2A), housing (Classes C3 and C4), some office (Classes E(c) and E(g)(i)) uses, certain services (medical or health, (Class E(e)), nurseries or creches (Class E(f)), community and learning and community uses (Class F1), halls or meeting places (Class F2(b)), theatres, hostels and cinemas.

'Appropriate design features' – could include double-glazing, sound insulation to walls or floors, physical barriers such as mounds or fences, and works to the noise source itself.

'Acceptable level' – a level that would not disturb normal patterns of life or activity for that type of development. This will be assessed against the British Standard BS 8233:2014 'Sound insulation and noise reduction for buildings Code of Practice', and World Health Organisation (WHO) 'Guidelines for Community Noise; 1999'.

'Significant background noise' – sound that is unwanted by the hearer and harms their quality of life. This means averages of more than 55 decibels between 7am and 11pm, and more than 40 decibels between 11pm and 7am.

For **'City Centre Night-time Quiet Areas'**, **'District Centres'**, **'Local Centres'** and **'Residential Zones'** – see the Policies Map.

For **'nuisance'**, **'Trunk Roads Strategic Road Network'** and **'Strategic Roads'** – see Glossary.

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Further information

The Night-time Quiet Areas are shown on the Policies Map and on Map 5.

Creating Open Space in Residential Developments

- 4.50. In large new housing developments, providing open space on-site is often the best way to cater for the immediate recreational needs of new residents that could not be met by existing open space. Integrating open space within development sites also provides broader environmental benefits and it can help to contribute significantly to improving health and wellbeing as well as meeting the requirement of providing Biodiversity Net Gain (see **Policy GS6**).
- 4.51. Open space to support housing developments of less than 100 homes will mainly be funded through the [Community Infrastructure Levy \(CIL\)](#) or other developer contributions (see policy DC1) and is more likely to be in the form of off-site provision. However, for larger sites new open space may need to be provided on-site by the developer. This will usually be where existing open space provision is below the minimum quantity, quality or accessibility and development would cause a localised requirement for additional open space due to the increase in population from new housing.
- 4.52. The Council published a citywide Playing Pitch Strategy in 2022 which will be used to inform decisions on planning applications affecting playing pitches; [such planning applications will also need to ensure that there is no conflict between adjacent uses such as housing and playing fields by incorporating appropriate mitigation measures, as required.](#)

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POLICY NC15: CREATING OPEN SPACE IN RESIDENTIAL DEVELOPMENTS

For residential developments with a capacity for 100 or more dwellings, at least 10% of the site should be laid out as open space except where:

- provision of open space within the local area would continue to exceed the minimum standards in terms of quantity, quality and accessibility after the development had taken place, taking into account the additional population arising from the development; or
- it would be more appropriate to provide or enhance open space off-site within the local area

For residential developments with a capacity of less than 100 dwellings, provision of open space off-site will usually be acceptable but amenity greenspace and landscaped areas should be provided on-site in order to create an attractive layout and/or protect and enhance areas of ecological or landscape value.

Play space for children should also be provided on-site on sites of 50 or more new homes.

Any new open space that is provided should be:

- a) appropriate for the development and of a high standard, having regard to the type of open space required and the type of accommodation being provided (see Table 2 below); and
- b) large enough and appropriately sited to cater effectively for the intended recreational use; and
- c) publicly accessible, safe and follow the principles of inclusive and dementia friendly design; and
- d) integrate the sustainable drainage system (SuDS) for the site, where appropriate; and
- e) supported by a management and maintenance plan, including where necessary, a funding strategy for longer term maintenance.

Definitions

'Local area' – *within the walking distances set out in Table 4 (page 106).*

'Minimum quantity' – *meeting the thresholds for different types of open space as set out in Table 4 (page 106).*

For **'open space'**, **'residential developments'**, **'sustainable drainage systems (SuDs)'** and **'inclusive and dementia friendly design'** – see Glossary.

Table 2: Types of Open Space Required for Different Types of Residential Development

Category	Housing Developments (Use Class C3 or C4, including student 'cluster' flats (except for play space))	Residential Institutions (Use Class C2)	Purpose-Built Student Accommodation (Sui Generis)
Allotments	✓	✓	✓
Amenity Green Space	✓	✓	✓
Parks and Recreation Grounds	✓	✓	✓
Play Space (Children & Youth)	✓	✗	✗
Accessible Natural Green Space	✓	✓	✓

- ✓ Required
- ✗ Not required

Further Information

Policy NC15 should be read in conjunction with the relevant Green Infrastructure policies as they relate to the creation of new open space, including [Policy BG1 \(Blue and Green Infrastructure\)](#) (in the Part 1 document), [Policy GS1](#) (Development in Urban Green Space Zones) and [Policy GS6](#) (Biodiversity Net Gain) and [Policy DC1](#) (The Community Infrastructure Levy and Other Developer Contributions). This includes ensuring that all development provides net gains in biodiversity - new areas of accessible open space could be created within new housing developments to help achieve this aim. The policy should also be read in conjunction with [Policy DE3](#) Public Realm and Landscape Design.

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Development in the Flexible Use Zones Outside the Central Area

- 4.53. These Flexible Use Zones cover the areas outside the Central Sub-Area where a mix of residential and commercial uses can take place. Typically, these areas have developed near to District Centres or along the city's main arterial roads. Several of them are within the 'Broad Locations for Growth' shown on the Key Diagram; these are areas where opportunities for additional housing development are expected to come forward in the future as a result of redevelopment.
- 4.54. As in Residential Zones, an important objective is to ensure that the living environment of existing and new residential areas is protected.

POLICY NC16: DEVELOPMENT IN THE FLEXIBLE USE ZONES (OUTSIDE THE CENTRAL SUB-AREA)

In the Flexible Use Zones outside the Central Area, the following uses will be:

Acceptable

- Hotels (Class C1)
- Residential institutions (Class C2)
- Housing (Class C3)
- Houses in multiple occupation (Class C4) – subject to compliance with **Policy NC5(c)**
- Commercial, business and service uses (Class E) – where they comply with **Policy EC5**
- Local community and learning uses (Class F)
- Houses in multiple occupation with more than 6 residents – subject to compliance with **Policy NC5(c)**

Unacceptable

- General industrial (Class B2)
- Storage or distribution (Class B8)
- Unclassified uses that would be incompatible with residential use due to the noise, odours, pollution or traffic that they would generate

Definitions

For '**Flexible Use Zones**' – as shown on the Policies Map.

For '**Unclassified uses**' – see Glossary.

Further information

For the Central Area Flexible Use Zones, see Policy VC3.

Development in the Hospital Zones

- 4.55. Sheffield Teaching Hospitals NHS Foundation Trust is one of the UK's largest NHS foundation trusts. It runs five individual hospitals, the Northern General, Royal Hallamshire, Charles Clifford Dental Hospital, Weston Park Cancer Hospital and the Jessop Wing Maternity Hospital and employs around 17,000 people, making it one of the biggest employers in the city. The Children's Hospital is also a regionally important facility.
- 4.56. The plan needs to support these hospitals in order to ensure they can continue to operate and, if necessary, expand in order to ensure the continued delivery of high-quality medical care to the people of Sheffield and beyond. This will help to improve the health and wellbeing of city residents and visitors. They are also major contributors to the local economy through direct employment, as well as support industries in health technology and equipment and the local supply chain. The expansion and enhancement of these facilities is strongly supported and proposals that prejudice this will be resisted.
- 4.57. Development that helps to deliver and enhances the provision of these health facilities (including directly related infrastructure and support services) in Hospital Zones will be supported.
- 4.58. The aim of the Policy is to support the continued operation of hospitals in a relatively small number of highly accessible locations.

POLICY NC17: DEVELOPMENT IN THE HOSPITAL ZONES

In the Hospital Zones, the following uses will be:

Preferred

- Medical or health services (Class E1)

Acceptable

- Hotels (Class C1)
- Residential institutions (Class C2)
- Secure residential institutions (Class C2A)
- Other commercial, business and service uses (Class E) – where they would comply with **Policy EC5**
- Learning and non-residential institutions (Class F1)
- Local community uses (Class F2)

Unacceptable

- General industrial (Class B2)
- Storage or distribution (Class B8)

- Other uses that would be incompatible with the use of the zone for health or medical services

Definitions

For 'Hospital Zones' – as shown on the Policies Map.

5. A Strong Economy

- 5.1. There is a need to ensure jobs are located where the maximum economic, environmental and social benefits can be achieved. The City Centre presents the best opportunities in respect of this, so is a particular focus. Clearly, certain parts of the City Centre are more suited to some types of businesses than others. Offices, retail and leisure have different locational requirements, so will need promoting in specific Policy Zones.
- 5.2. Part 1 of the Plan highlights the importance of the [Advanced Manufacturing Innovation District \(AMiD\)](#) to Sheffield's economic growth ambitions (see Part 1, information box on page 76). The [AMiD Innovation District](#) is home to the UK's largest research-led advanced manufacturing cluster and boasts developing centres of innovation in health and wellbeing as well as vital energy research focussed on net-zero carbon processes. There are ambitious plans for further expansion, so it is important that the objectives of the [AMiD Innovation District](#) are not undermined by other development proposals.
- 5.3. Along with the City Centre and [AMiD the Innovation District](#), one of the Sheffield Plan's objectives is to support the vitality and viability of District Centres and Local Centres, so commercial, business, service and community uses should normally be located in existing Centres (see **Policies SP3, NC10 and VC1**).
- 5.4. The Plan needs to ensure that all local people and communities share in the economic, employment and social benefits that new development brings to their area as far as possible and the economic benefits are inclusive, by making full use of local recruitment and training programmes. There is a skills shortage in the city that must be addressed and we also need to take maximum advantage of our excellent universities and further education colleges.
- 5.5. The city's universities and colleges make an important contribution to the city's economy; in terms of the student spend, the number of people employed (around 7,000) and the support given to local industry. The policies in this section enable them to develop and expand where necessary, whilst maintaining the education and research functions of the areas where the universities and colleges are already well established.
- 5.6. Heavy industry is still hugely important in terms of value and employment for the city. Along with storage and distribution (which has seen a huge increase in demand recently), it needs to be provided with suitable land and premises in the right locations in order to operate effectively.

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5.7. The Plan will ensure that businesses can operate, develop and grow in appropriate areas without being constrained by the presence of sensitive uses that could hold back current and future economic activity.

The Advanced Manufacturing Innovation District (AMID)

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5.8. Part 1 of the Plan (**Policy SA4**) identifies the AMID-Innovation District as being central to the city's and the region's economic strategy. The Innovation DistrictAMID initiative has been developed to build on a critical mass of unique assets and competitive advantages, creating a global centre of innovation excellence that connects industry-academic partners to growing national and international markets.

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5.9. The Innovation DistrictAMID is recognised as the region's greatest opportunity to deliver transformational economic development. The Innovation District is a key location where local innovation capabilities present unique opportunities to deliver significant economic growth in emerging and growing international sectors; specifically, advanced manufacturing and advanced health & wellbeing which utilise and commercialise the Research & Development and technological expertise of Sheffield's two universities.

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5.10. Examples of more specific sub sectors where the Innovation DistrictAMID has a distinct advantage include modern methods of construction, advanced materials such as intelligent mobility/light weighting (new technology in transport), clean energy, digital manufacturing, health and zero carbon processes. These types of manufacturing need to be encouraged in order to deliver the vision for the Innovation DistrictAMID.

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5.11. Improving access to the emerging economic opportunities will also involve connecting to local communities and neighbourhoods. The Innovation DistrictAMID will act as a catalyst for place-based regeneration including improving local amenities, creation of attractive public spaces to encourage interaction and the creation of a significant number of new homes within the Innovation DistrictAMID and its surrounding communities within the plan period - creating sustainable neighbourhoods for the next generation.

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POLICY EC1: DEVELOPMENT IN THE ADVANCED MANUFACTURING INNOVATION DISTRICT (AMID)

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Proposals for development on key sites (including significant windfall sites) within the Innovation DistrictAMID will be supported and encouraged where they reflect the innovation-focussed economic development objectives relating to the delivery of advanced manufacturing, innovation in advanced

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health and wellbeing or energy research focussed on net-zero carbon processes.

Development proposals on key sites that do not support the [Innovation DistrictAMID](#) objectives for economic development, or delivery of complementary new homes or place-making, are likely to be resisted.

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Definitions

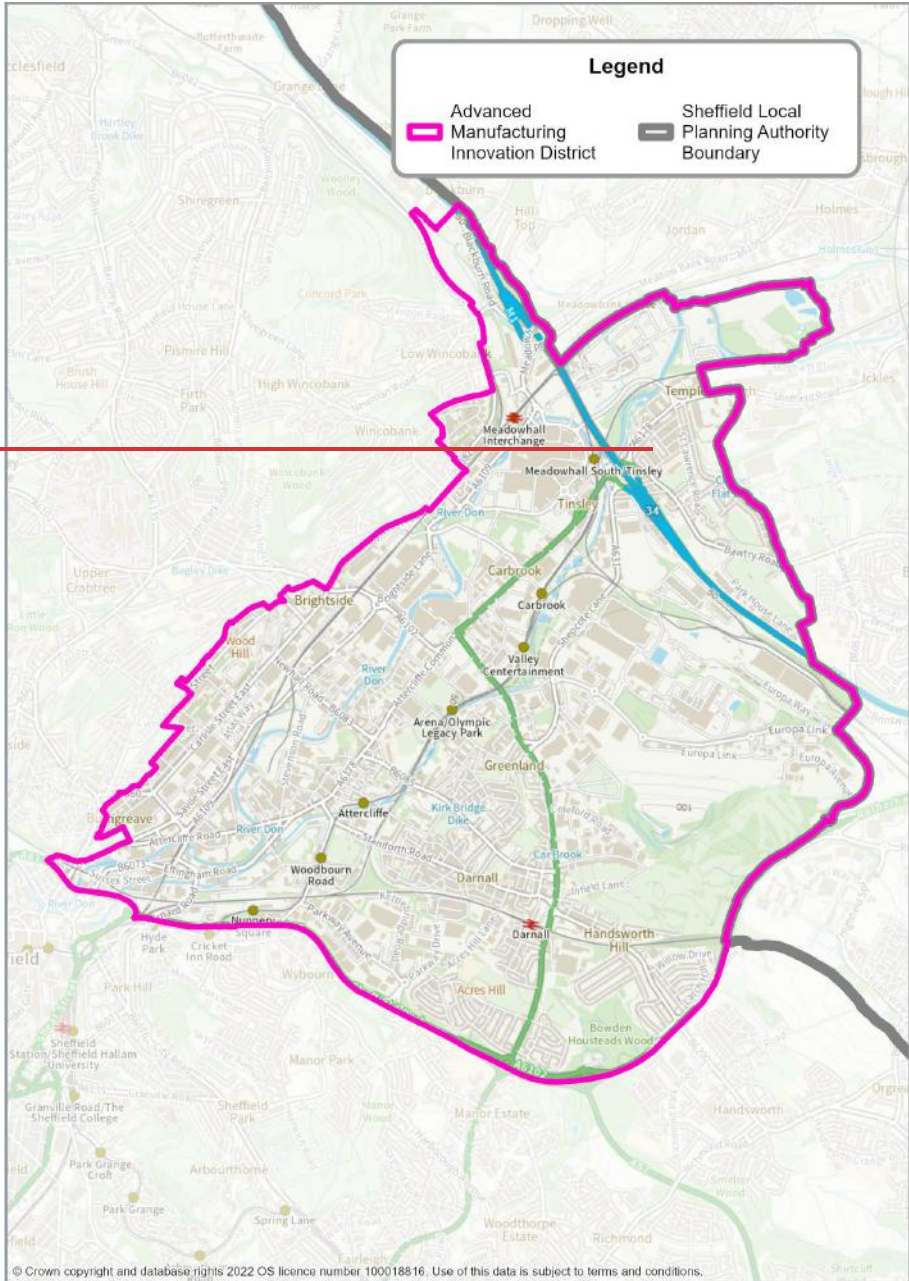
'Key sites' – as identified in *Sheffield Plan, Annex A* and windfall sites over 0.5 hectares.

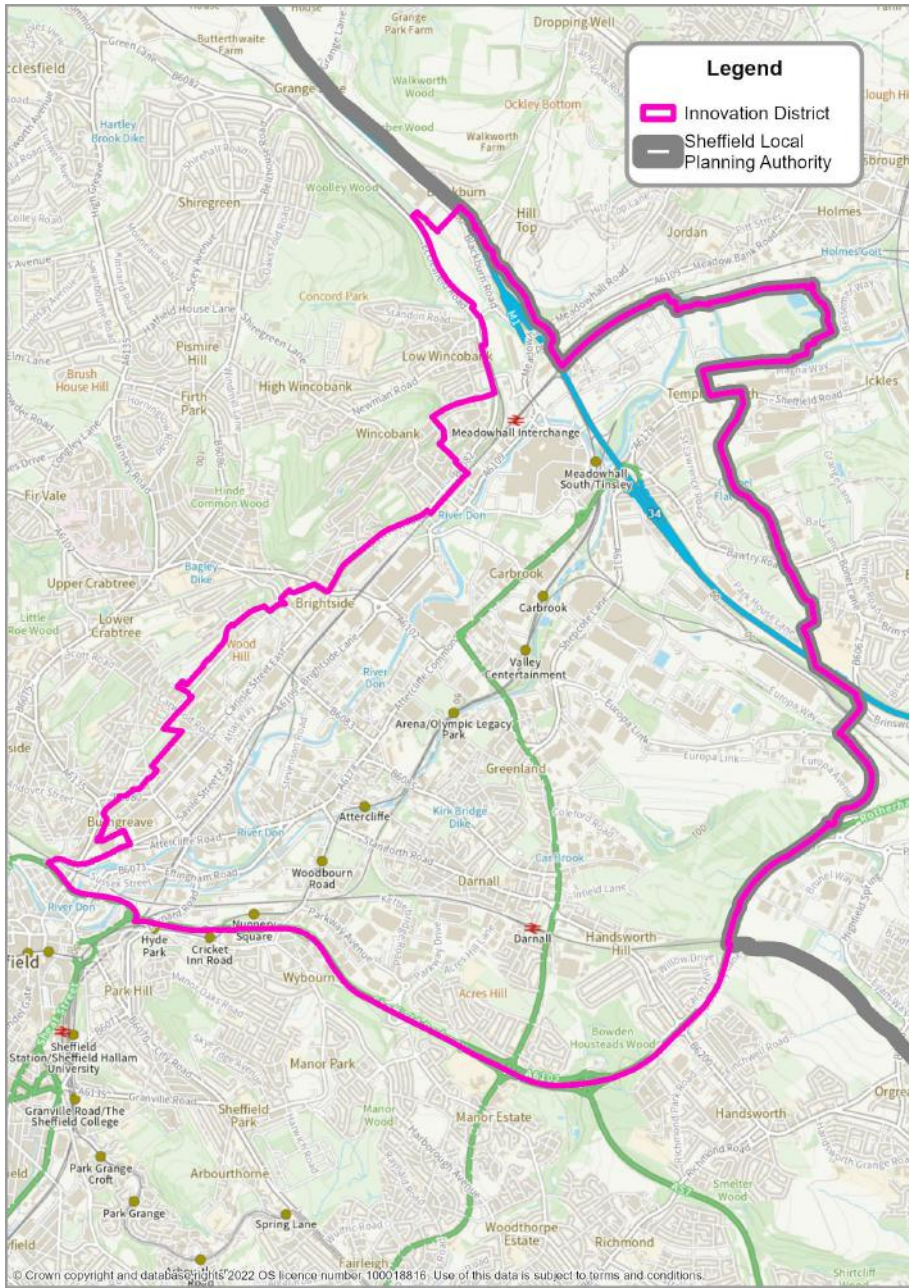
For **'the Innovation DistrictAMID'** – see the *Glossary* and boundary on *Map 3* and the *Policies Map*.

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Map 3: AMID THE INNOVATION DISTRICT

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Employment Zones

Development in the City Centre Office Zones

- 5.12. There is a need to identify a location where offices should be the dominant use. The Employment Land Review and the more recent Update (ELRU)¹⁴ have confirmed increasing demand for office floorspace over the Plan period and the strength of Sheffield City Centre as an office location.
- 5.13. Recently there has been significant new (Grade A) office development in Sheffield City Centre. Given the new E Use Class and permitted development rights, there is a need to ensure that these high-quality offices remain in office use, through a designated Office Zone, with appropriate limits on other uses.

POLICY EC2: DEVELOPMENT IN THE CITY CENTRE OFFICE ZONES

In City Centre Office Zones the following uses will be:

Preferred

- Offices (Class E(g)(i))

Acceptable (provided that they do not harm the dominance of the preferred use)

- Residential Uses (Class C)
- Other Class E Uses

Unacceptable

- General industrial (B2)
- Storage and distribution (B8)
- Other uses that would be incompatible with residential uses due to the noise, pollution or traffic that they would generate

Other unclassified uses will be considered on their individual merits but will not be permitted where they would undermine the suitability of the Zone for the preferred uses or would not comply with **Policies EC5 and EC6**.

Definitions

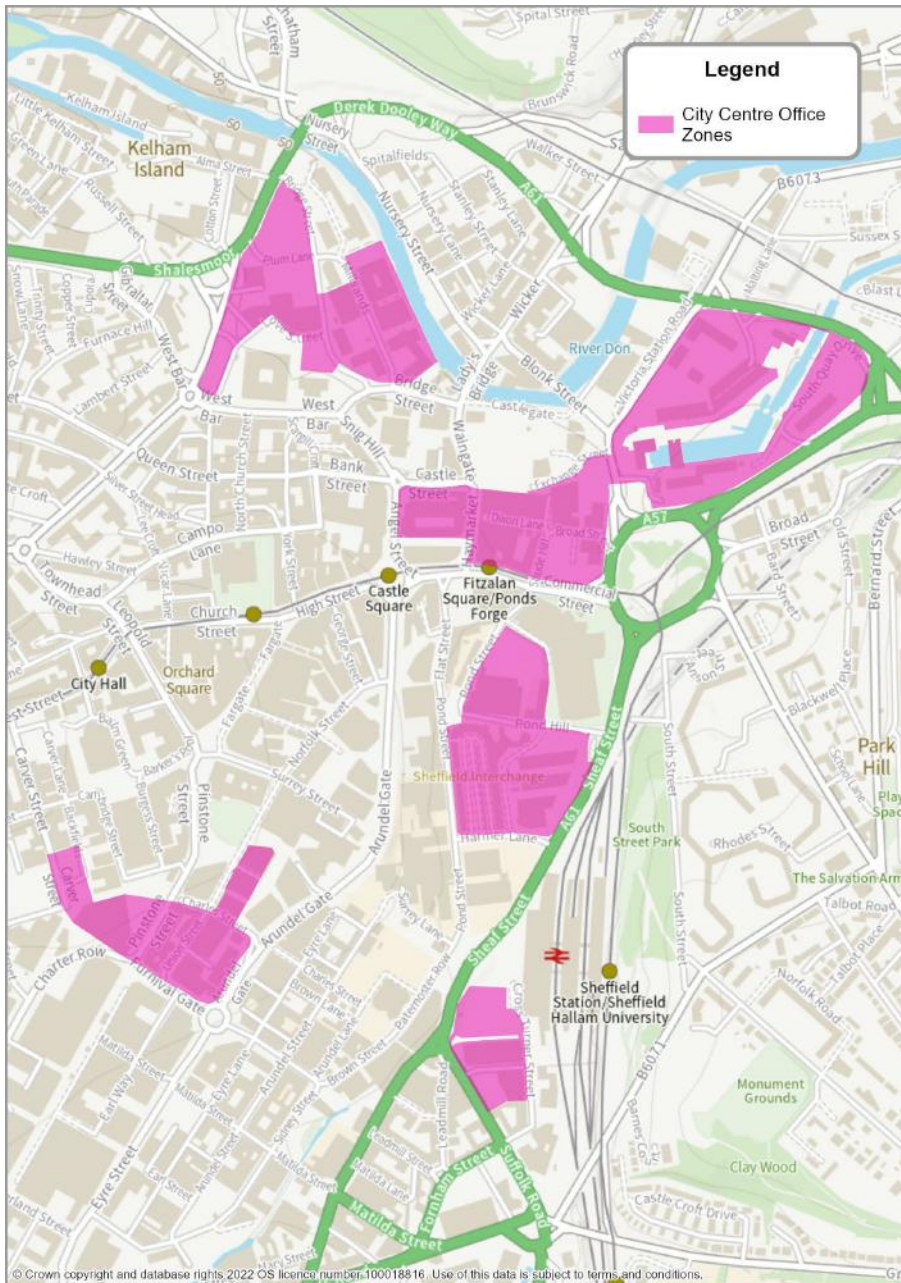
For '**City Centre Office Zones**' – see the *Policies Map*.

'**Dominance**' – at least 60% of the total gross floor area.

For '**Unclassified uses**' – see *Glossary*.

¹⁴ <https://www.sheffield.gov.uk/home/planning-development/sheffield-plan-background-studies-reports>

Map 4: City Centre Office Zones



Development in General Employment Zones

5.14. The General Employment Zones provide opportunity and flexibility for a wide range of business to expand, locate and relocate. However, residential uses and other sensitives uses are not appropriate in these areas due to noise, traffic or other disturbance.

POLICY EC3: DEVELOPMENT IN GENERAL EMPLOYMENT ZONES

In General Employment Zones the following uses will be:

Acceptable

- Storage and distribution (Class B8) not including open storage
- Hotels (Class C1) where they would comply with **Policy EC6**
- Commercial, business and service uses (Class E) – where they would comply with **Policy EC5**
- Learning and non-residential institutions (Class F1) and local community uses (Class F2) – only in locations that are accessible and where they would comply with **Policies EC5 and EC6**

Unacceptable

- Residential institutions (Class C2)
- Secure residential institutions (Class C2A)
- Dwellinghouses (Class C3)
- Houses in multiple occupation (Class C4)
- Purpose built student accommodation

Other uses will be considered on their individual merits but will not be permitted where they would undermine the suitability of the Zone for the acceptable uses or would not comply with **Policies EC5 and EC6**.

Definitions

For '**General Employment Zones**' – see the *Policies Map*.

'**Accessible**' – within 800 metres of the *Core Public Transport Network*

'**Leisure developments**' – see *Glossary*.

Development in Industrial Zones

- 5.15. Industrial Zones will be those areas where large sites for industrial and similar uses already exist or can be created. Sites and areas must be of good quality and attractive to occupiers, which means they need to be accessible, relatively flat and free from constraints of operation, such as proximity to sensitive uses like housing. There should be a range of choice of sites and location to enable expansion, relocation or for businesses wishing to move into the city.
- 5.16. Other uses could be appropriate in these areas, especially where they could support the operation of the businesses and provide services and amenities to workers and visitors.

POLICY EC4: DEVELOPMENT IN INDUSTRIAL ZONES

In Industrial Zones, the following uses will be:

Preferred

- General industrial (Class B2)
- Storage or distribution (Class B8), including open storage

Acceptable

- Hotels (Class C1) where they would comply with **Policy EC6**
- Commercial, business and service uses (Class E) – where they would comply with **Policy EC5**
- Scrapyards, or a yard for the storage/distribution of minerals or the breaking of motor vehicles
- Waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste

Unacceptable

- Residential Institutions (Class C2)
- Secure Residential institutions (Class C2A)
- Dwellinghouses (Class C3)
- Houses in multiple occupation (Class C4)
- Local community uses (Class F2)
- Houses in multiple occupation for more than 6 residents
- Purpose built student accommodation

Other uses will be considered on their individual merits but will not be permitted where they would undermine the suitability of the Zone for the preferred uses or would not comply with **Policies EC5 and EC6**.

Definitions

For '**Industrial Zones**' – see the Policies Map.

For '**Unclassified uses**' – see Glossary.

Assessment of Commercial Proposals Outside Centres

Assessment of Proposals for Commercial, Business and Service Uses, Retail Warehouse Clubs and Leisure Developments Outside Centres

- 5.17. One of the Sheffield Plan's objectives is to support the vitality and viability of the City Centre which includes the Primary Shopping Area. Collectively, the City Centre, District Centres and Local Centres are known as 'town centres'. Firstly, this means proposals for larger scale commercial, business and service uses, retail warehouse clubs and leisure developments should be located in existing town centres (the sequential approach). Secondly, if the proposal is outside a town centre and is of a certain scale, the impact on existing town centres should be assessed.
- 5.18. A number of factors should be agreed before applications are determined, including: the various scenarios for its retail offer; its catchment area; the town centres whose health might be affected (including those in neighbouring authority areas); the pattern of trade draw and trade diversion; and any restrictions that may be placed on the proposed retail floorspace.

POLICY EC5: ASSESSMENT OF PROPOSALS FOR COMMERCIAL, BUSINESS AND SERVICE USES, RETAIL WAREHOUSE CLUBS AND LEISURE DEVELOPMENT OUTSIDE CENTRES

When assessing proposals for commercial, business and service uses (Class E), retail warehouse clubs and other unclassified retail and leisure developments, the following criteria will apply:

- a) Developments that attract large numbers of visitors should be located in 'town centre' locations;
- b) If there are no suitable and available sites in town centre locations – taking into account the need for flexibility in scale and format – then edge-of-centre and out-of-centre locations can be considered;
- c) Edge-of-centre and out-of-centre sites should be accessible and well-connected to a town centre;
- d) Developments that attract large numbers of people should be located as close as possible to other such facilities and where they would be most accessible for local users of public transport, pedestrians and cyclists;
- e) Developments with more than 500 square metres gross internal floorspace should be within 400 metres of a bus stop on a route providing the minimum service frequency standard or within 800 metres of a tram stop;

- f) Proposals will be permitted if, combined with recent commitments and developments in its catchment area, they are unlikely to have a significant adverse impact on:
- existing, committed and planned investment in a centre in the catchment area of the proposed development; or
 - the vitality and viability of any centre in the catchment area of the proposed development.
- g) Where proposals are permitted, conditions may be attached to appropriately manage the impact of a particular use;
- h) Retail impact assessments will be required for:
- proposed edge-of-centre and out of centre commercial, business, leisure and service uses that have a gross floorspace of 500 square metres or more;
 - proposed edge-of-centre and out of centre commercial, business, leisure and service uses that have a gross floorspace of 300 square metres or more, and are within 800 metres of a District Centre;
 - proposed edge-of-centre and out of centre commercial, business, leisure and service uses that have a gross floorspace of 200 square metres or more, and are within 800 metres of a Local Centre.

Definitions

'Retail warehouse clubs' - retail stores selling a variety of goods where customers may buy large, bulk quantities of the store's products, in order to purchase goods at a lower price than normal retail outlets. Customers are required to pay annual membership fees in order to shop and membership may only be available to certain groups of professional people. They are classed as 'main town centre uses' in the National Planning Policy Framework.

For **'Edge-of-centre'** – see Glossary.

'Out-of-centre' – outside the centre and not edge-of-centre.

'Available' – available for the type of development proposed rather than available for the landowner or developer hoping to carry out the development.

'Significant adverse impact' – might include directly leading to the relocation of those forms of retailing fundamental to the continuing vitality and viability of the Centre. Alternatively, significantly and harmfully:

- reducing turnover in existing Centres; or
- expanding forms of retailing out-of-centre that are fundamental to the continuing vitality and viability of existing Centres; or
- affecting the requirements of retailer locational decisions in a Centre; or

- increasing the direct and indirect retail draw of an out-of-centre facility; or
- decreasing the number of visitors to a Centre

For 'leisure development', 'sequential approach', 'community facilities', 'gross floorspace', 'City Centre', 'District Centre', 'Local Centre', and 'minimum service frequency standard'– see Glossary.

Economic Development and Sensitive Uses

- 5.19. In the City Centre, a wide range of businesses, such as small-scale production, technology and design companies, contribute to the mix and diversity of uses which help make it a thriving centre. As such, they should be encouraged to remain and not be constrained by new uses that may be affected by them. The responsibility will be on the sensitive uses that are being introduced to an area to ensure that the existing and new uses can operate together effectively and not adversely impact on each other. Well-designed buildings and improved environments for residents will help reduce potential conflicts.
- 5.20. Developers may need to submit a Noise and Nuisance Impact Assessment to demonstrate that the requirements of the Policy are being met.

POLICY EC6: ECONOMIC DEVELOPMENT AND SENSITIVE USES

The development of housing and other sensitive uses should take account of the operations and growth aspirations of nearby businesses in Industrial Zones and General Employment Zones

Development should mitigate the impact of noise and other potential nuisance on its occupants to avoid restrictions being placed on businesses, or their possible closure.

Regulated Sites

Where new development is permitted within the proximity of an existing Regulated Site, then it should not impose unreasonable restrictions on the permitted facility. In cases where this may occur new development will need to provide appropriate mitigation measures and/or provide financial contributions to the operator of the facility to support measures that minimise any adverse effects.

Definitions

'Industrial employment areas' – Policy Zones in which general industry (B2) and/or storage or distribution are preferred or acceptable uses, i.e. Industrial Zones and General Employment Zones (see **Policies EC3 and EC4** and the Policies Map).

'Regulated Site' – a facility or operation that is regulated under an environmental or health and safety law (typically facilities associated with utilities infrastructure and waste management).

For ***'sensitive uses'*** and ***'nuisance'***– see Glossary.

Promoting Local Employment Opportunities

Promoting Local Employment in Development

5.21. New development often takes place in areas of high deprivation and there is a danger that the benefits of development are not fairly shared with these local communities. It is important that they are given improved access to employment and training opportunities created by new development, both during the construction phase and, where practical, when the development becomes operational. In this way the economic and social benefits of inward investment into the city can be shared equitably.

POLICY EC7: PROMOTING LOCAL EMPLOYMENT IN DEVELOPMENT

Local sustainable employment will be secured by major employment-generating developments providing employment and training opportunities, to be taken up by local people during both the construction phase and, when practical, the occupation phase.

Definitions

'Sustainable employment' – an employment opportunity that is intended to be available for a minimum period of 26 weeks but preferably in excess of 52 weeks.

'Major employment-generating developments':

Type of Development	Threshold
<i>Residential development</i>	<i>25 residential units</i>
<i>Commercial development</i>	<i>1,000 square metres gross internal floorspace</i>
<i>End-user (future occupiers of buildings)</i>	<i>25 full-time equivalent employees or more</i>

'Employment opportunities' – includes jobs, apprenticeships, training opportunities and work placements, both during construction and on occupation.

'Local people' – those living within the Ward or neighbouring Wards in which the development takes place or if not possible, within Sheffield.

Development in University/College Zones

University/College Zones

- 5.22. Uses such as higher and further education, research and development and information and communication technology facilities, will be promoted in these Zones. Other, ancillary uses such as accommodation and catering facilities for staff and students, and other supporting facilities and services will also be acceptable.

POLICY EC8: DEVELOPMENT IN UNIVERSITY/COLLEGE ZONES

In University/College Zones, the following uses will be:

Preferred

- Learning and non-residential institutions for the provision of education (Class F1a)
- Research and development of products or processes (Class E(g)(ii))

Acceptable

- Hotels (Class C1)
- Residential institutions (Class C2)
- Dwellinghouses (Class C3)
- Houses in multiple occupation (Class C4) – subject to compliance with **Policy NC5**
- Commercial, business and service uses (Class E other than E(g)(ii)) – where they would comply with **Policy EC5**
- Learning and non-residential institutions (Class F1) other than for the provision of education (Class F1a)
- Local community uses (Class F2)
- Houses in multiple occupation with more than 6 residents – subject to compliance with **Policy NC5**
- Purpose built student accommodation

Unacceptable

- General industrial (Class B2)
- Storage and distribution (Class B8)
- Secure residential institutions (Class C2A)
- Unclassified uses that would be incompatible with residential use due to the noise, pollution or traffic that they would generate

Definitions

For 'University/College Zones' –as shown on the Policies Map.

For '**Unclassified uses**' – see *Glossary*.

6. A Vibrant City Centre

- 6.1. Our vision is for a well-connected, high profile city centre with a quality environment that supports business, employment, residential and cultural opportunities. It will be a hub for learning, employment, and highly skilled jobs but also a liveable, sustainable place where people can make their home.
- 6.2. We will have a vibrant concentration of shops, services and leisure facilities in the primary shopping area, which includes the Heart of the City Developments, Fargate, the Moor, alongside the independent shops around Division Street and Devonshire Street.
- 6.3. The City Centre will remain the focal point for showcasing Sheffield's exciting and diverse cultural scene, with the Cultural Zones including the nationally significant Sheffield Theatres venues; the Crucible, the Lyceum and the Playhouse – as well as the renowned Winter Gardens, Millennium Galleries and the Central Library.
- 6.4. Delivering on our Strategic Vision for the City Centre will see significant transition over the Plan period, with new communities developing. This will further reinforce our spatial strategy by maximising opportunities offered on underutilised brownfield sites in highly sustainable locations. These residential communities will also act as the 'glue' to help sustain existing City Centre businesses and give confidence for new businesses to open and flourish. To enable this to happen, outside the City Centre Primary Shopping Area (see **Policy VC1**) and Office Zones (see **Policy EC2** above), there will be a greater degree of flexibility in terms of uses that will be permitted.

Commercial, Business and Service Uses and Leisure Developments in the Primary Shopping Area

- 6.5. **Policy SP3** defines the City Centre, District Centres and Local Centres as 'town centres'.¹⁵ Development management policies are needed to support the vitality of these centres and ensure that development outside centres does not harm them.
- 6.6. This policy prioritises the attractiveness and vitality of the City Centre. Shops, services and leisure uses should dominate the street frontage in the City Centre Primary Shopping Area because they attract lots of people and ensure street vitality but other non-retail uses may be acceptable subject to meeting certain conditions.

¹⁵ NPPF Annex 2: Glossary

- 6.7. Offices should be concentrated in the Office Zone as they are the best location in terms of accessibility and amenities and services for office occupiers. Other locations within the boundary of the City Centre may be suitable for leisure uses and shops serving a local need. This is particularly relevant in the neighbourhoods detailed in Part 1.

POLICY VC1: COMMERCIAL, BUSINESS AND SERVICE USES AND LEISURE DEVELOPMENTS IN THE CITY CENTRE PRIMARY SHOPPING AREA

Within the City Centre Primary Shopping Area, the following uses will be:

Preferred

- 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))

Acceptable (provided that they do not harm the dominance of the preferred uses)

- Hotels (Class C1)
- Dwellinghouses (Class C3) except on ground floor street frontages
- Houses ~~or~~ in Multiple Occupation (Class C4) or larger HMOs – except on ground floor street frontages or where they would conflict with **Policy NC5**
- Offices (Class E(g)(i))
- Learning and non-residential institutions (Class F1)
- Local community uses (Class F2)
- Public houses, wine bars or drinking establishments (with or without expanded food provision) – subject to compliance with **Policy NC14**
- Leisure developments - subject to compliance with **Policy NC14**
- Hot food takeaways – subject to compliance with **Policy NC12**

Unacceptable

- General industrial (Class B2)
- Storage or distribution (Class B8)
- Residential institutions (Class C2)
- Secure residential institutions (Class C2a)
- All other uses that would harm the vibrancy and vitality of the City Centre or that would be incompatible with residential uses

Both within and outside the Primary Shopping Area, development will be permitted provided that (either individually or in combination with other

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developments) it would not prejudice or delay the delivery of the Heart of the City 2 scheme.

Definitions

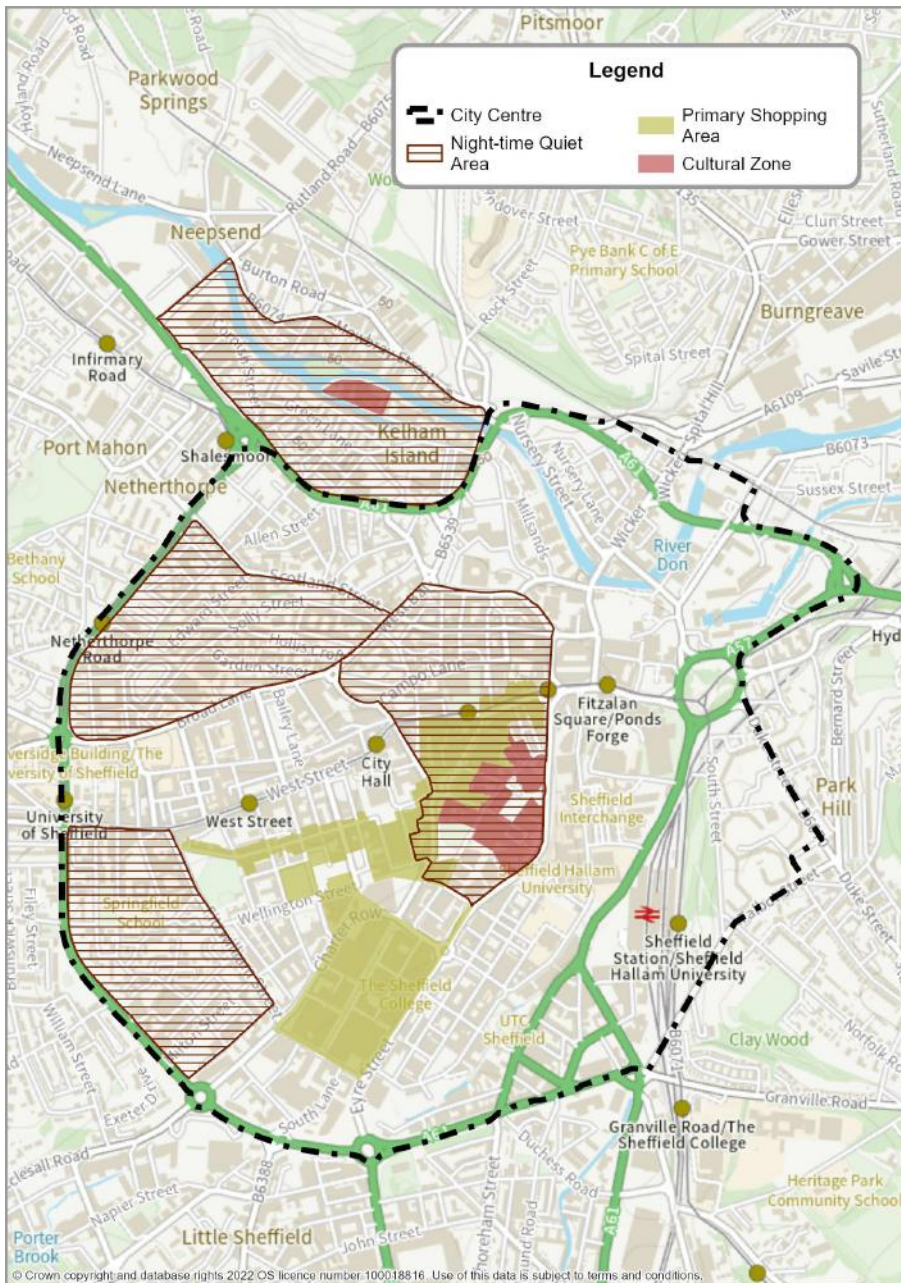
'Dominance' – at least 50% of the individual units in the Area.

For **'leisure developments'**, **'Heart of the City 2'** and **'sequential approach'** – see Glossary.

Further information

For further information on shopping and leisure needs, see the *Sheffield Retail and Leisure Study (2022)*.

Map 5: Shopping, Leisure and Cultural Development



Development in the Cultural Zones

- 6.8. The Cultural Zones lies within the Central Sub-Area and includes the Lyceum and Crucible Theatres, as well as the Winter Gardens and Central Library. Kelham Island Museum is also identified as a Cultural Zone.
- 6.9. There are benefits of clustering cultural and entertainment uses close to each other as they become more of a single destination that can encourage multiple uses and visits. It will also encourage supporting services, such as hotels, restaurants, bars and pubs to locate in the same area and will benefit those uses by providing a large customer base. All of this will help to improve the vibrancy of the City Centre, especially at night-time, and make the Core of the City Centre a more attractive place to visit, work and live.

POLICY VC2: DEVELOPMENT IN THE CULTURAL ZONES

In the Cultural Zones, the following uses will be:

Preferred

- Learning and non-residential institutions (Class F1)
- Theatres
- Concert halls

Acceptable (provided that they do not harm the dominance of the preferred uses)

- Hotels (Class C1)
- Commercial, business and service uses (Class E)
- Local community uses (Class F2)
- Cinemas
- Public houses, wine bars or drinking establishments (with or without expanded food provision)

Unacceptable

- All other uses

Definitions

'Dominance' – at least 70% of the ground floor area.

Development in the Central Area Flexible Use Zones

- 6.10. The Central Area Flexible Use Zones cover a large part of the Central Sub-Area and allow for a mix of residential and commercial uses. These areas are likely to see significant increases in the number of new homes over the plan period.
- 6.11. In the City Centre, the Central Area Flexible Use Zones are secondary compared to other Zones that are more suited to specific types of use (Office Zones and the City Centre Primary Shopping Area). They are often located between these specific Policy Zones and tend to be more on the edge of the Sub-Area. They are therefore suited to a wide range of uses and would benefit from a mixing of uses. They can be very flexible in accommodating not only a range of uses but some that may not be suitable in parts of the City Centre.

POLICY VC3: DEVELOPMENT IN THE CENTRAL AREA FLEXIBLE USE ZONES

In the Central Area Flexible Use Zone, the following uses will be:

Acceptable

- Hotels (Class C1)
- Dwellinghouses (Class C3) – where the scale and mix of new homes would comply with **Policy NC5**
- Houses in multiple occupation (Class C4) – subject to compliance with **Policy NC5**
- Houses in multiple occupation with more than 6 residents – subject to compliance with **Policy NC5**
- Commercial, business and service uses (Class E) – where they comply with **Policy EC5**
- Learning and non-residential institutions (Class F1)
- Local community uses (Class F2)
- Public houses, wine bars or drinking establishments (with or without expanded food provision) - where they comply with **Policy NC14**
- Leisure developments – where they would comply with **Policies EC5 and NC14**

Unacceptable

- General industrial (Class B2)
- Storage or distribution (Class B8)
- Secure residential institutions (Class C2a)
- Other uses that would be incompatible with residential use due to the noise, pollution or traffic that they would generate

Definitions

For 'Leisure developments' – see Glossary.

7. A Connected City

- 7.1. Excellent, sustainable transport connectivity will be essential in supporting our growing city and ensuring we achieve our air quality and net-zero carbon goals (as identified in Part 1, Policy T1). This also helps Sheffield to be an inclusive, healthy city where everyone can access the jobs, services and leisure opportunities that the city offers, where access to a car is not a necessity, and where new developments are connected by sustainable active travel networks and public transport.
- 7.2. The policies in this section help to ensure that the transport and travel impacts of new development are carefully managed to support a less car dependant future. This includes requirements for parking provision (including accessibility considerations and cycle parking), especially in highly accessible areas such as the City Centre where many new homes and jobs will be focussed.
- 7.3. Measures to reduce reliance on the car and increase options for active and sustainable modes can make a significant contribution to managing emissions, especially for journeys to work and business use. Provision for new technologies, such as electric vehicle charge points, will also be required within developments to support the uptake of zero emission vehicles.

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Transport

Development and Trip Generation

- 7.4. Enabling communities to access the things they need to live locally, reducing their need to travel, and providing for increased active and sustainable travel, will contribute to the development of accessible '20-minute neighbourhoods' (see **Policy NC10**), support improved health and wellbeing, and contribute towards decarbonising transport systems which is essential in addressing the climate emergency and achieving net zero carbon by 2030.
- 7.5. Locating new development close to existing centres and local facilities including public transport services, allows people to access the things they need within walking distance, by cycle, or public transport for longer journeys.
- 7.6. All developments should include provisions and incentives to increase sustainable and active travel and reduce reliance on the car.

POLICY CO1: DEVELOPMENT AND TRIP GENERATION

New development should support the delivery of net zero transport carbon emissions.

Proposals ~~should~~ **must** prioritise travel by public transport, cycling, and walking and incorporate inclusive infrastructure which provides connections to and within the development. This should focus on making the most efficient use of existing highway, including where appropriate reallocation of space to more sustainable modes.

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Provision will also be required to support the increased uptake of electric and zero emissions vehicles ~~(including electric bikes)~~, in accordance with the Parking Guidelines (see **Policy CO2**).

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Development proposals will be expected to include a proportionate package of measures that will:

- a) minimise the number of trips (all modes) that users of the development need to make, reduce car reliance and enable users to choose active and sustainable travel modes; and
- b) maximise opportunities for cycling and walking to, from and within the development, in ways that provide safe, inclusive, attractive, direct, coherent and comfortable travel, and in which cycling and walking become the most convenient way of getting around the development; and
- c) minimise and mitigate the impact of the development on the transport network, especially on routes into the City Centre and on the Inner Ring Road, and on the Strategic Road Network, its junctions and routes feeding main junctions onto the M1 motorway; and
- d) maximise access to and use of public transport to the development through a variety of measures and enable at least minimum service frequency standards to be achieved; and
- e) support implementation of the Clean Air Zone.

Significant trip generating developments (as set out in Table 3) will require a Travel Plan.

Definitions

'Parking Guidelines' – see policy CO2.

For **'Travel Plan'** and **'minimum service frequency standard'**, **'Clean Air Zone'** – see Glossary.

Table 3: Significant Trip-Generating Developments Requiring a Travel Plan or Travel Plan Statement

	Exceeding one or a combination of the following*			
Requirement	Travel Plan			Travel Plan Statement
Land Use ¹⁶	Trip Generation in any 1 hr	No. of Employees	Gross floor space/ Units/ Trip Generation	Gross floor space
Shops (Ea) food retail		> 50 staff	>800m ²	250m ² - 799m ²
Shops (Ea) Non food			>1,500m ²	800m ² – 1,449m ²
Financial and Professional services (Ec)			>2,500m ²	1,000m ² – 2,499m ²
Offices (Eg)			>2,500m ²	1,500m ² – 2,499m ²
Community Facilities and Institutions (F2) Leisure and Recreation Facilities (F2/Ed)	>30 vehicle movements	> 50 staff	>1,000m ²	500m ² - 999m ²
			>1,500m ²	500m ² – 1,499m ²
General Industry (B2)	>30 vehicle movements	>50 staff	>4,000m ²	2,500m ² – 3,999m ²
Hotels (C1)	>30 vehicle movements	>50 staff	>100 beds	75-99 beds
Housing (incl purpose-built student accom) (C3)	Car free or limited car parking	N/a	>80 units	50-79 units
All other development	>30 vehicle movements	>50 staff	> 30 vehicle movements in any one hour	
Note * Where a development below the threshold is proposed on a site that is already covered by an area or framework travel plan, that development will be expected to produce and implement an organisation-specific Travel Plan in accordance with that already approved.				

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¹⁶ Where a development proposal represents a change of use the thresholds in Table 3 will still apply.

Parking Provision in New Development

- 7.7. Part of the spatial strategy (see **Policies SP1 and NC9**) is to make efficient use of land within the built-up areas and attractive places for people. The provision of car parking impacts on development densities and excessive provision can be wasteful of valuable land. It can also encourage unnecessary car use. The accessibility of places by public transport, walking and cycling will be taken into account when considering parking provision. However, under provision of car parking can result in inappropriate and uncontrolled on-street parking which can result in obstruction and safety issues. Where it is not designed into the street, it can also be unattractive and impact on active travel.
- 7.8. Where parking is required, it is important that opportunities are taken to enable greater use of zero emission vehicles by providing charging points and appropriate infrastructure to enable future expansion. It is also important to provide infrastructure to support shared mobility options within developments, such as car club parking, and mobility hubs, which can support a reduction in car ownership and reduce the need for car parking.
- 7.9. Robust standards for secure cycle parking enable more journeys to be made by bicycle and encourage a form of travel that has the least impact on road space, relieving congestion and lowering emissions. Electric charging infrastructure for electric bikes and cargo cycles are also required to support increased uptake of this mode.
- 7.10. The Council published the **Sheffield Parking Strategy**¹⁷ in February 2018. The Strategy sets out the ways in which parking will be managed in order to achieve the Council's wider aims in transport, land use planning, improving air quality and reducing carbon emissions. Policy CO2 below helps to deliver elements of the overall Strategy.
- 7.11. In accordance with the National Planning Policy Framework, a flexible approach will be taken when assessing how car parking guidelines will be applied. An important aim is to minimise the demand for levels of on-street parking beyond which there would be detrimental impacts to the operation of the highway which is a place for people as well as vehicles.

POLICY CO2: PARKING PROVISION IN NEW DEVELOPMENT

New development (including extensions) should comply with the Parking Guidelines set out in Annex B. The following principles will apply:

¹⁷ Sheffield Parking Strategy, February 2018 - <http://democracy.sheffield.gov.uk/ieDecisionDetails.aspx?id=1974>

a) Residential development in the Central Sub-Area should be car-free or provide a maximum of 1 space per 10 dwellings where a clear need can be demonstrated. In other areas general parking provision below the Guidelines may be permitted where the site is within easy walking distance of a District Centre on a high frequency bus route or tram route and where it would:

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- encourage the use of more sustainable transport modes; and
- be necessary to achieve the minimum density guidelines set out in **Policy NC9**; and
- not lead to increased demand for on-street parking which results in unacceptable impacts on highway safety and the operation of the highway; and
- include facilities for shared mobility, and where appropriate, designated parking for car club or car share vehicles with electric charging points

b) Contributions towards improved public transport and active travel connections may be sought where parking provision is below the Guideline figure;

c) Sufficient, and appropriately sited, accessible parking and drop-off facilities must be provided for disabled people;

d) Car and cycle parking must be secure and appropriately designed, suitable for the use and location and be accessible and convenient for all users;

e) Facilities for zero emission vehicles (including as a minimum, electric vehicle recharging infrastructure), must be appropriately designed, suitable for the use and location and accessible to all users in design and operation;

f) Car parking, or the provision of facilities for zero emission vehicles associated with new development, should not unacceptably impact neighbouring streets by:

- reducing highway capacity (including for pedestrians, cyclists and public transport); or
- adversely affecting highway safety or existing on-street parking; or
- obstructing the movement of cyclists, service vehicles or public transport vehicles

Developers may be expected to provide on-street controls where necessary to achieve this.

g) New development should, wherever possible, minimise the loss of existing on-street parking spaces within Controlled Parking Zones.

Definitions

'Service vehicles' – buses and emergency, waste collection, delivery and maintenance vehicles.

'Controlled Parking Zone' – areas where on-street parking is controlled or restricted (e.g. to provide permit-only parking and/or time limits on parking).

'High frequency bus routes' - see Glossary.

For **'sustainable transport modes'** – see Glossary.

'Shared mobility' – shared modes of transport for individual or joint use, for example car sharing, bike hire, car club, demand responsive services.

Telecommunication Masts and Digital Connectivity

Broadband and Telecommunications

- 7.12. Full-fibre networks and 5G are fundamental to future economic prosperity. As more services are provided on-line and more people work at home (including 'live/work' arrangements), improved digital connections are becoming increasingly necessary in homes and businesses. There are significant commercial and economic benefits in enabling full-fibre broadband connections in all new developments. It is an important way of future-proofing developments.
- 7.13. The National Productivity Improvement Fund has been set up to support the provision of full-fibre connections and 5G communications. The 'Future Telecoms Infrastructure Review 2018' outlined the Government's plans for 15 million premises to have full fibre by 2025, with nationwide coverage by 2033. High quality electronic communications include super-fast, ultra-fast and gigabit fibre broadband networks and any potential future new technology that may be introduced to the market.
- 7.14. Many broadband providers will now provide fibre networks free of charge to most sizes of housing and commercial developments and subsidies are often available.
- 7.15. The National Planning Policy Framework ¹⁸ sets out a number of criteria that must be met when new communications infrastructure is proposed – those criteria are not repeated here.

POLICY CO3: BROADBAND AND TELECOMMUNICATIONS

All new build developments will be required to have the physical infrastructure to support gigabit-capable, full fibre connections.

Developers will be required to work with network operators so that gigabit-capable full fibre broadband is installed in new developments. Consideration should be given to installing gigabit-capable full fibre infrastructure from multiple network operators in order to provide choice and competition to consumers. Developers should also consider the ability to upgrade the infrastructure in the future in order to minimize disruption to occupiers/users.

Proposals for the installation of telecommunications equipment should demonstrate that:

¹⁸ National Planning Policy Framework (2021), paragraphs 114-118.

- a) technologies to miniaturise and camouflage any telecommunications apparatus have been explored; and
- b) the equipment is appropriately designed, coloured and landscaped to take account of its setting and there is no adverse impact on visual amenity or on the significance of heritage assets

~~Development involving the construction of new buildings or other structures should not cause interference to broadcasts or telecommunication services.~~

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Definitions

Gigabit-capable, full-fibre broadband - or Fibre to the Premises (FTTP) or Fibre to the Home (FTTH) – means that fibre optic cabling is used from the local exchange all the way to the end-user premises, relying on no copper-based telephone lines. Fibre optic cabling can transmit large amounts of data at very high speeds, greater than 1 gigabit per second (Gbps; 1 Gbps is equal to 1000 Mbps).

'Telecommunications equipment' – includes satellite dishes, microwave antennae, radio masts, cabinet boxes, and other types of telecommunications apparatus which require planning permission.

8. A Green City – responding to the Biodiversity Emergency

- 8.1. The UK is one of the most nature depleted countries in the world, with species declining at alarming rates from loss of habitat, changes in land use, agricultural practices, and climate change. In response to this catastrophic decline, Sheffield declared a Biodiversity Emergency¹⁹ in May 2021 and aims to address this crisis within the city by working with a variety of organisations and partners to restore nature.
- 8.2. The creation and enhancement of habitats, together with the implementation of nature-based solutions to issues such as land drainage, will deliver wider environmental, social and economic gains for the city. It helps reduce carbon emissions, flooding, pollution and the urban heat island effect, making the city more resilient to the increasing pressures of climate change. It also benefits our own health and well-being by creating opportunities for recreation, [food production](#) and equal access to nature and the outdoor environment for all, while ensuring any negative impacts on biodiversity are avoided.
- 8.3. Part 1 of the Plan (**Policy BG1**) identifies the important green and blue infrastructure in the city. The policies in this section set out how those important features will be protected and enhanced as part of new development.
- 8.4. The implementation of other local and national strategies will also help to address the loss of nature and help create, restore and connect a range of habitats to provide a network of places for wildlife to thrive.

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Development in Urban Greenspace Zones

- 8.5. The Urban Greenspace Zones shown on the Policies Map cover a range of private and public land which is valuable for recreation or ecology, landscape, heritage, visual amenity, functional floodplain or local food production (allotments, [community gardens and urban farms](#)). The areas are predominantly green in character or are in use for outdoor recreation. They include areas of 'open space' (as defined in the National Planning Policy Framework²⁰).
- 8.6. Only Urban Greenspace Zones of 0.4 hectare and above (and 0.2 hectare and above in the City Centre) are shown on the Policies Map but Policy GS1 also applies to smaller greenspaces of less than 0.4 hectares (except private gardens) within other Policy Zones.

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¹⁹ The Biodiversity Emergency is also sometimes referred to as the Nature Emergency).

²⁰ National Planning Policy Framework (2021), Annex 2: Glossary.

- 8.7. Providing access to a range of open spaces of a sufficient quality and quantity is an important part of contributing to the health and wellbeing of communities. Planning policies should aim to achieve healthy, inclusive and safe places including high quality public space, the provision of safe and accessible green infrastructure and plan positively for the provision and use of shared spaces.
- 8.8. Local Green Spaces that have been formally designated by local communities in neighbourhood plans are shown on the Policies Map. Two further Local Green Spaces are designated in this Plan; details are included in Part 1 of the document (see **Policies SA5** and **SA6**).
- 8.9. Development proposals affecting open space in the Green Belt will be considered against national Green Belt policy and policy GS2.

POLICY GS1: DEVELOPMENT IN URBAN GREEN SPACE ZONES

In Urban Greenspace Zones, development should:

- a) not result in the loss of open space unless:
 - (i) an assessment has been undertaken which clearly shows the open space and any associated recreational buildings are surplus to requirements; or
 - (ii) the open space that is lost would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - (iii) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use;

and
- b) not cause or increase a break in the city's network of blue and green infrastructure; ~~and~~
- c) safeguard, or not otherwise adversely affect, a greenspace of high amenity ~~or of food growing~~ value; ~~and~~
- d) not result in loss of access to a local park or to smaller informal public space that is valued or well used by people living or working in the local area; ~~and~~
- e) not make a greenspace ineffective as an environmental buffer (in locations where it performs that role); ~~and~~
- f) maintain important views or vistas; ~~and~~

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g) not conflict with national policies relating to designated Local Green Spaces.

Open space or sports and recreational facilities of regional or national importance will be safeguarded and development or redevelopment will be permitted only where it would improve the quality of facilities provided in the city.

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Definitions

For '**outdoor sports areas**' and '**informal greenspace**' – see box below.

'**High amenity value**' – where the green space or open space makes a valuable contribution to the character or enjoyment of the local area due to its openness, quality of planting/landscaping or visual quality.

For '**blue and green infrastructure**' – see introduction to **Policy BG1**.

For '**open space**' and '**Local Green Space**' – see Glossary.

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Definitions of Informal Greenspace and Outdoor Sports Areas

'Informal Greenspace' – this means:

- *allotments, community gardens, and city (urban) farms.*
- *amenity greenspace and informal public spaces – open to spontaneous use by the public, but not laid out or managed for a specific function. Includes civic spaces, such as civic and market squares, and other hard surfaced areas designed for pedestrians. Also includes small green or landscaped areas (public or private) which provide a setting for built development and/or which may offer opportunities for informal recreation close to home or work.*
- *parks and recreation grounds – multi-functional spaces used for both formal and informal recreation, which contain at least 2 of the following: play space; formal pitches and fixed sports provision; informal recreation and sport; walking/cycling routes; areas of formal planting; events space; wildlife habitats; dog walking areas.*
- *play space – provision for children and teenagers including equipped and natural play areas, skate parks/BMX tracks, Multi-Use Games Areas (MUGAs), and teenage shelters.*
- *accessible natural greenspace – including meadows, heaths, wetlands, woodland, copses, rock exposures, river valleys and lakes all of which have natural characteristics, may have biodiversity value and are partly or wholly accessible for informal recreation.*
- *river and canal banks, cycleways, and rights of way.*
- *churchyards, cemeteries and gardens of rest (associated with crematoria).*

'Outdoor sports areas' – this means:

- *outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.*

Table 4: Standards for Assessing the Quantity of and Access to Informal Greenspace and Outdoor Sports Areas

Typology	Minimum Quantity Required (hectares/1000 population) for Analysing Existing Provision	Access Standard
Informal Greenspace		
Allotments	0.32	15 minutes walk time (720 metres straight line distance)
Amenity Greenspace	0.6	10 minutes walk time (480 metres straight line distance)
Parks and Recreation Grounds	1.2	15 minutes walk time (720 metres straight line distance)
Play Space (children)	0.08	10 minutes walk time (480 metres straight line distance)
Play Space (youth)	0.08	15 minutes walk time (720 metres straight line distance)
Accessible Natural Green Space	1.0	Natural England Accessible Natural Greenspace Standards (ANGSt) standards + 15 minutes' walk time (720m straight line distance)
Total	3.28	

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Footnote:

[The standards set out in Table 4 reflect the recommendations of the Sheffield Open Space Assessment \(2022\).](#)

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Further information

For the biodiversity, geological, heritage and landscape value of urban greenspace, see policies GS5, GS6, GS7 and DE9.

[The Council's Playing Pitch Strategy, approved in September 2022, should be referred to for evidence relating to recommendations for playing pitch requirements and their provision.](#)

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Development in the Green Belt

- 8.10. Policy SP1 confirms that a Green Belt will continue to be maintained around the built-up areas of Sheffield.
- 8.11. National planning policy defines the uses that are appropriate in the Green Belt and the circumstances in which new buildings and other development might be considered appropriate. However, a policy is needed in the Sheffield Plan to enable certain aspects of the national policy to be applied consistently and clearly in Sheffield.

POLICY GS2: DEVELOPMENT IN THE GREEN BELT

In the Green Belt development that is not inappropriate will be permitted where it meets the tests set out in National Planning Policy and where:

- a) extensions or alterations to existing buildings would not result in disproportionate additions to the original building, taking into account the context of design, size and siting of the existing building, as well as the heritage and landscape character of the surrounding area;
- b) a replacement building is in the same use and is not materially larger than the one it replaces;
- c) any proposal for the re-use of buildings for other uses ensures that:
 - i. the existing building is of permanent and substantial construction and it does not require significant structural re-building; and
 - ii. it would not require disproportionate additions to the original building
- d) proposals for infilling of a small gap are ~~proposed-made~~ in the following locations:
 - i. the villages of Bolsterstone; Brightholmlee; Dungworth; Ewden Village; Midhopestones; Ringinglow and Whitley; or
 - ii. substantially developed road frontages at Chapeltown Road; Whiteley Wood Road; and Long Line (at Dore)

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Definitions

'Inappropriate' – the construction of new buildings is inappropriate in the Green Belt except for the circumstances set out in the National Planning Policy Framework.

'Not materially larger' and **'disproportionate addition'** – usually not more than 33% of the volume of the original building. Larger extensions may, exceptionally, be

permitted where there would be no adverse impact on the character of the area or the openness of the Green Belt.

‘Significant structural re-building’ – usually any development that requires the existing structure to be demolished or removed prior to re-building or where there is insufficient original material remaining to re-use.

‘Small gap’ – a gap which fronts onto a highway and has a width of less than 20 metres between the existing buildings (i.e. excluding land or gardens to the rear of existing houses or at the end of a row of houses or buildings).

For **‘Green Belt’** – see Glossary.

Landscape Character

- 8.12. We must ensure that our valued landscapes are protected and enhanced for future generations. Almost all the countryside in Sheffield is within the Green Belt, so it is protected from most forms of built development. It ranges from exposed moorland fringes and deep valleys to the west and north, to the rolling wooded farmlands and gentler slopes of the landscapes to the south and east. These landscapes have been shaped by variations in geology and landform as well as the city's [heritage of industrial heritage and agricultural uses](#).
- 8.13. Many of the areas to the west of the district are highly visible from the Peak District National Park and form part of its fringe landscape. There is a statutory duty for adjacent authorities to have regard to the purposes of the National Park; to conserve and enhance the natural beauty, wildlife and cultural heritage of the Peak District and promote opportunities for understanding and enjoyment of the area. Development within Sheffield may impact these purposes and the policy takes this into account.
- 8.14. The Sheffield Preliminary Landscape Character Assessment (2011) identifies the different landscape character areas outside the existing built-up areas. This is supplemented by a Landscape Character and Green Belt Capacity Study (2022) which assesses the sensitivity of the different character areas to accommodate change.
- 8.15. A landscape and visual appraisal, appropriate to the scale and nature of development, should be submitted with planning applications that are likely to impact on the Peak District National Park and other valued landscape areas.

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POLICY GS3: LANDSCAPE CHARACTER

Development within, or affecting, the countryside will only be permitted where it would safeguard or enhance the identified character and features of the following relevant landscape character areas and sub-areas, including views into and out of those areas:

- a) Upland – Pennine foothills and ridges which have a distinct upland character.
- b) Valleys – steep sided valleys which incise the upland areas.
- c) Lowland – shallower valleys and more gently-rolling hills.

Development will be expected to protect and enhance the setting of the Peak District National Park, including views into and out of the National Park.

Definitions

‘Countryside’ – all land in the Green Belt and other undeveloped landscapes outside the existing built-up area, including small settlements.

‘Landscape character areas and sub-areas’ – [Upland character areas UP1 – UP5](#), [Valley character areas VA1 – VA1](#) and [Lowland character areas LO1 – LO5](#) as described in the [Sheffield Preliminary Landscape Character Assessment \(2011\)](#) [and shown on associated maps](#).

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For **‘Green Belt’** – see Glossary.

Further information

For evidence on landscape character, see the [Preliminary Landscape Character Assessment \(2011\)](#) and the [Landscape Character and Green Belt Capacity Study \(2022\)](#)

Safeguarding the Best and Most Versatile Agricultural Land

- 8.16. Soils are a finite resource and retaining higher quality agricultural land enhances future options for sustainable food production and helps secure other ecosystem services. The Agricultural Land Classification (ALC) system provides a framework for assessing the quality of farmland in England and Wales. The system classifies land into one of five grades, with Grade 1 land being of excellent quality, and Grade 5 land of very poor quality. Much of the land within Sheffield is likely to be Grade 3, 4 and 5.
- 8.17. The National Planning Policy Framework states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality²¹. Where Biodiversity Net Gain improvements are proposed on agricultural land, these will be on lower quality graded land.

POLICY GS4: SAFEGUARDING THE BEST AND MOST VERSATILE AGRICULTURAL LAND

Development on the best and most versatile agricultural land will only be permitted where it can be demonstrated that:

- a) the need for the development clearly outweighs the need to protect such land in the long term; or
- b) there are no suitable alternative sites on previously developed (brownfield) or poorer quality land; or
- c) the land would be reinstated to its pre-working quality, in the case of temporary or potentially reversible development (e.g. minerals extraction)

Where development is permitted on the best and most versatile agricultural land, it should be directed towards the lowest grade of land wherever possible.

Definitions

For '**best and most versatile agricultural land**' – see *Glossary*.

²¹ NPPF (2021), paragraph 175.

Development and Biodiversity

- 8.18. Sheffield contains a number of nationally important ecological sites that receive statutory protection including Sites of Special Scientific Interest (SSSI's) and Local Nature Reserves. Parts of the moorlands to the west of Sheffield are sites of international importance for birds and habitats (they have been designated as Special Protection Areas and Special Areas of Conservation).
- 8.19. The city also includes over two hundred and fifty Local Wildlife Sites, which despite being non-statutory designations, are areas of substantive nature conservation value and make an important contribution to Sheffield's ecological networks.
- 8.20. All the city's statutory and non-statutory ecological sites will be protected by policy from harm or loss, while measures to enhance and connect them will be driven by the wider South Yorkshire Local Nature Recovery Strategy.
- 8.21. This forms the baseline for the establishment of the Nature Recovery Network which will connect, expand, and enhance these habitats to create a network of places rich in wildlife across the city. This Network will also bring wider environmental benefits to Sheffield by helping to improve the city's resilience to climate change while providing greater opportunities for us to access nature. More detail on the Local Nature Recovery Network will be set out in a supplementary planning document.
- 8.22. Sheffield will be covered by Natural England's District Level Licensing (DLL) scheme for Great Crested Newts. More details on how this will operate this will also be provided in supplementary guidance.
- 8.23. Our native flora and fauna are now regularly under threat from pests, diseases, and invasive non-native species and when outbreaks occur these can have devastating impacts on our natural environment. As a city we need to take every possible step to help reduce the risk of introducing these threats into our environment and minimise the impact of and potentially eradicate those already here.

POLICY GS5: DEVELOPMENT AND BIODIVERSITY

Development should avoid causing significant harm (directly or indirectly) to protected and priority species/habitats and to areas and sites designated for their ecological value. Where development is likely to affect priority species and/or designated sites:

- greatest weight will be given to the protection of priority species, **priority habitats**, Special Protection Areas, ~~and~~ Special Areas of Conservation, **Ramsar Sites and Sites of Special Scientific Interest**;

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- very significant weight will be given to the protection of ~~Sites of Special Scientific Interest and~~ Local Nature Reserves;
- significant weight will be given to the protection of Local Wildlife Sites

Where development is likely to adversely affect a Local Wildlife Site:

- development will be refused unless the public benefits of the proposal at that location clearly outweigh the conservation value of the site and its contribution to the wider ecological network and there is no reasonable alternative that would avoid or reduce harm, by locating the proposal elsewhere; and
- any unavoidable harm should be kept to a minimum through design and layout and must be fully compensated through the provision and safeguarding of replacement alternative sites suitable for the creation of habitats of a similar character and quality and of sufficient size

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Development will not be permitted where it is likely to result in the loss or deterioration of irreplaceable habitats unless there are wholly exceptional circumstances and losses are kept to a minimum with a suitable compensation strategy provided and implemented before any works proceed.

Where damage or neglect to designated sites or important habitats has occurred, this will not result in a presumption for development.

Wherever relevant, development should:

- a) protect, enhance, restore and implement appropriate conservation management of the biodiversity value of the land and buildings; and
- b) protect and retain key habitats within the city's Local Nature Recovery Network, while maximising opportunities to connect and extend their range through habitat creation and enhancement; and
- ~~b)c)~~ _____ deliver a net gain for biodiversity in the area (as set out in **Policy GS6**); and
- ~~e)d)~~ _____ provide opportunities for natural processes to occur; and
- ~~e)e)~~ _____ prevent the loss of locally and nationally vulnerable species, instead creating opportunities for them to recover and thrive; and
- ~~e)f)~~ _____ reduce human impact due to lighting, noise, trampling, or disturbance by domestic pets; and
- ~~f)g)~~ _____ promote and support native species by safely removing and reducing problematic invasive non-native species; and

g)h) _____ prevent the risk of biosecurity hazards entering or leaving the environment, by ensuring rigorous practices and measures are taken and maintained to protect and build resilience within our native species; and

h)i) restore substrate by breaking up sealed urban surfaces of concrete and conserve soil through measures to avoid erosion, leaching, and degradation; and

i)j) minimise habitat fragmentation and maximise opportunities to restore, enhance and connect natural habitats including provision of ecological 'stepping-stones' and links to habitats outside of Sheffield; and

k) provide appropriate buffer-strips to designated sites and habitats; and

l) provide integrated universal 'swift bricks' and/or bat roosting features to the following quantities:

- residential: 50% of new houses and 4-10 features per small block of flats;
- large education, office, retail, industrial, leisure and healthcare buildings: 10-20 features per building

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j)m) _____ incorporate other design features that enhance biodiversity

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Definitions

'Important or protected habitats or species' – includes protected species, priority habitats and species, and significant populations or collections of national or local importance, or nationally scarce species.

'Appropriate buffer-strips' – Where buffers are required to protect designated sites and protected species they will be determined on a site-by-site basis, taking account of the type and scale of development, and the features to be protected.

'Other design features to enhance biodiversity' – could include, for example, green roofs, ~~Swift bricks~~, bird and bat-boxes, hedgehog holes in walls and fences, water features, planting native or wildlife-attracting trees, shrubs, wildflowers etc.

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For **'biodiversity'**, **Biodiversity Net Gain**, **'habitat'**, **'Special Areas of Conservation'**, **'Special Protection Areas'**, **'Sites of Special Scientific Interest'**, **'Local Nature Reserves'**, **'Local Wildlife Sites'**, **'habitat'** and **'ancient woodland'** – see Glossary.

Further information

See also the *Sheffield Plan Habitat Regulations Assessment (2022)*

Biodiversity Net Gain

- 8.24. Biodiversity Net Gain (BNG) is an approach which aims to leave the natural environment in a measurably better state than it was prior to development. It does not supersede any existing wildlife or species legislation/guidance. It is simply an additional tool.
- 8.25. Monitoring will form a key part of the BNG process, as it will help to inform adaptive management and maintenance activities at a site level to ensure the successful delivery of habitat enhancements. Monitoring requirements will be clearly set out as part of planning conditions and obligations and be proportionate to the scale and type of habitat enhancements proposed.
- 8.26. The Environment Act 2021 requires that sites are managed and maintained for a minimum 30-year period. This is reflected in the policy wording.

POLICY GS6: BIODIVERSITY NET GAIN

After evidencing no overall biodiversity loss (including through lost connectivity and increased human disturbance), an overall BNG is required for all developments where the Biodiversity Metric or Small Sites Metric are applicable. This will be a minimum of 10% gain from pre to post development and must be achieved for all ~~biodiversity~~ habitat unit types evident on site.

BNG in excess of 10% may be required where:

- there is a particular ecological need in that location based on evidence in a biodiversity/nature recovery action plan or as part of the Local Nature Recovery Network mapping, or
- there is evidence of rare/protected species within, or close to, the development site; or
- the site starts with very low or nil existing biodiversity value.

To ensure BNG is achieved new developers will be required to:

- a) demonstrate how the mitigation hierarchy of avoid, minimise and compensate has been applied; and
- b) deliver BNG on-site through habitat retention, enhancement and creation but, where it is clearly justified that this is not possible, deliver BNG offsite on sites identified in the Local Nature Recovery Strategy as having particular potential for habitat creation or enhancement (with priority given to areas closest to the site); and
- c) ensure BNG is additional to any habitat creation and/or enhancement required to mitigate or compensate for impacts of development on biodiversity; and

Commented [DH91]: DH9

- d) provide BNG even when no losses have occurred through development; and
- e) use the latest version of either the Biodiversity Metric tool (applying the UK Habitat Classification) or the Small Sites Metric to calculate a baseline figure and predict potential biodiversity losses and gains that would result from development proposals or land management changes; and
- e)f) apply the Strategic Significance Value of the Biodiversity Metric where site habitats are located in areas of strategic importance to the local area; and
- f)g) provide a fully funded management plan, which covers a minimum period of at least 30 years that clearly sets out the legal requirements for how BNG proposals will be delivered, managed, and monitored.

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~~BNG will not be applied to designated sites or irreplaceable habitats will be exempt from the mandatory BNG requirement in accordance with national policy; any impacts on such habitats and sites will be assessed in accordance with planning policy and appropriate environmental assessments, with any necessary mitigation and/or compensation requirements dealt with separately from BNG provision.~~

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Definitions

~~**'Biodiversity Unit Types** – are 'Area Habitats', 'Linear Hedgerow Habitat' and 'Linear Rivers and Stream Habitat'.~~

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'Biodiversity Metric' – a tool developed by Natural England/DEFRA to be used for measuring biodiversity on development sites or changes in land use, which fall within the major planning application threshold.

'Small Sites Metric' – a tool developed by Natural England/DEFRA to be used for measuring biodiversity on development sites that are defined as sites where both of the following criteria are met:

- 1) Development sites where;
 - For residential developments the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare
 - Where the number of dwellings to be provided is not known the site area is less than 0.5 hectares
 - For all other development types where the site area is less than 0.5 hectares or less than 5,000m²; and

2) *Where there is no priority habitat present within the development area (excluding hedgerows and arable margins)*

The small sites metric is not appropriate for use where off-site habitat enhancement is proposed for development proposals of any size.

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'Strategic Significance Value' – is a higher biodiversity metric score applied to habitats of strategic importance locally, including for example, habitats within the Local Nature Recovery Strategic/Network, River Basin Management Plans, Designated Sites and Biodiversity Actions Plans etc.

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For 'Local Nature Recovery Strategy/Network' – see Glossary.

Further information

More detailed information for developers on how to achieve BNG can be found in [CIRIA/CIEEM/IEMA 'Biodiversity Net Gain Good practice principles for development'](#).

Trees, Woodlands and Hedgerows

8.27. Sheffield's trees, woodlands and hedgerows are an important part of the city's green infrastructure and character. They form an important part of the city's distinctive townscape and provide a setting for relaxation and community activity. Trees and woodlands also play an important role in mitigating climate change and managing flood risk.

8.28. This policy protects trees and woodlands from development that would harm them and ensures new trees are planted as part of development, wherever appropriate. Sheffield aims to increase the overall citywide tree canopy cover to 20% over the plan period.

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~~8.28-8.29.~~ Tree planting and woodland creation should follow recognised good practice and contribute to the delivery of local strategies relating to the protection, planting and management of trees and woodland.

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POLICY GS7: TREES, WOODLANDS AND HEDGEROWS

Wherever possible, opportunities should be taken to plant new trees woodland and hedgerows as part of new development (and as part of delivering Biodiversity Net Gain (see **Policy GS6**)).

The following criteria will apply when considering development proposals that affect trees, woodland and hedgerows and when assessing tree planting proposals:

- a) Developments should retain and integrate healthy, mature trees and hedgerows, and replace any trees that need to be removed, based on the existing value of the benefits of the trees removed as determined by an appropriate valuation tool, for example i-trees, Capital Asset Valuation for Amenity Trees (CAVAT) or other similar methodology, on a basis greater than one for one using trees that are a minimum size of extra heavy standard.
- b) Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, ancient trees, veteran trees, or ancient or species-rich hedgerows, other than in wholly exceptional circumstances and where a suitable compensation strategy exists.
- c) Where existing trees are within or immediately adjacent to a development site, development proposals should give priority to retaining good quality trees and ensure that trees are adequately protected during the demolition and/or construction phases of the development;

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- d) Tree planting should take place on site but, where it can be demonstrated that this is not possible, a contribution towards off-site provision will be permitted;
- e) New trees should be planted at a ratio of at least 1 tree per dwelling, of which a minimum of 10% should be street trees on all residential developments of 10 or more homes (where new streets are provided) and 1 tree per 100sqm of internal floorspace for non-residential development;
- f) Street tree species should be chosen in line with current guidance from the Sheffield Street Tree Partnership to reflect the fact that trees in hard standing need to be resilient to both a challenging environment (arid, prone to salt and air pollution) and a changing climate;
- g) Where it is intended to interplant, create or restore semi-natural habitats tree and hedgerow species selection should reflect similar local assemblages or habitat(s) of ecological importance;
- h) Trees should be sourced from nurseries within the UK and only use imported trees exceptionally (and where they comply with officially authorised biosecurity measures);
- f)i) The right tree should be planted in the right place, thereby ensuring that planting does not conflict with other important habitats, natural features or archaeological remains. Locally native species of local origin should be used and, where appropriate reflect similar habitat(s) of ecological importance and not conflict with other important habitats, natural features or archaeological remains;
- g)ii) Street trees and other green infrastructure should be considered from the outset of the design process and located so that they are integrated into the street scene avoiding potential conflict with other features or activities;
- h)k) Existing street trees should not be removed or pruned excessively to facilitate development;
- h)l) Appropriate provision should be made for ongoing management of any trees, woodland and hedgerows that have been planted and appropriate measures should be put in place to minimise the risk of trees failing.

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Definitions

For 'ancient woodland', 'veteran trees', 'ancient or species-rich hedgerows', 'street tree', 'residential development' – see the Glossary.

For 'green infrastructure' – see introduction to Policy BG1.

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'Good quality trees' - identified in the tree survey as being of high (Category A) or moderate (Category B) quality-value and capable of making a significant contribution

to the area for 20 years or more in accordance with BS5837- Trees in Relation to Design, Demolition and Construction ~~or more years.~~

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Further information

The Sheffield Street Tree Strategy provides more advice and guidance on the considerations that need to be taken into account when planting and managing trees in the highway.

Where applicable applications will need to conform to the Government guidance 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions' provides further information on assessing applications where ancient woodland/trees and veteran trees are on or near a proposed development site.

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Safeguarding Geodiversity

8.29-8.30. Sheffield has 48 sites designated as Local Geological Sites. This total includes 6 sites which are additionally designated as national Sites of Special Scientific Interest (SSSIs). Some sites of geological importance were originally quarries for building stone, which has been used in local buildings. Some further limited extraction of stone in order to repair buildings may be permitted in specific limited circumstances where another viable source cannot be found.

POLICY GS8: SAFEGUARDING GEODIVERSITY

Development affecting geological Sites of Special Scientific Interest will be considered in accordance with the hierarchy of designated sites set out in Policy GS5. Local Geological Sites will be protected and enhanced where possible.

Development should:

- a) protect rock outcrops and other landscape features that are of geological significance or are associated with the city's industrial heritage or character; and
- b) provide opportunities to record features of geological significance that would be unavoidably lost or damaged; and
- c) ensure features of geological significance are maintained through appropriate conservation management; and
- d) provide on-site information boards where rock exposures and features of geological significance are located and retained within a scheme.

Where stone from a site of geological importance is needed for the repair of historic buildings in the area, consideration will be given to the limited extraction of stone where there is no viable alternative source available.

Definitions

For '*geodiversity*', and '*Local Geological Sites*', '– see *Glossary*.

Managing Flood Risk

- 8.31. ~~Managing the risks from flooding is one of most important ways of adapting to a pattern of more intensive rainfall events that is predicted as a result of man-made climate change and global warming.~~
- 8.30. ~~In Sheffield, the risk of flooding comes from both rivers and surface water. Managing the risks is one of most important ways of adapting to a pattern of more intensive rainfall events that is predicted as a result of man-made climate change and global warming.~~
- 8.31. ~~It is vital that development slows water from entering the main river systems and that sensitive uses are not developed in the areas with the highest risk of flooding. But where development does take place in areas at risk of flooding it must implement a range of mitigation measures to reduce the extent and impact of flooding.~~
- 8.32. ~~It is vital that development slows water from entering the main river systems and that sensitive uses are not developed in the functional floodplain. Where development does take place in areas at risk of flooding it must implement a range of mitigation measures to reduce the extent and impact of flooding.~~
- 8.33. ~~Alongside policies within this Plan, all developments (including windfall developments), will also be considered against national planning policy (including where necessary, application of the sequential and exception tests).~~
Many of the measures required by the policy have dual benefits in terms of reducing flood risk and enhancing biodiversity. For example, removing canalised sections of watercourse makes them more attractive to wildlife, slows the rate of flow and increases the channel capacity.
- 8.34. ~~Proposals that lead to self-contained residential rooms at ground floor or basement level in areas at risk of flooding are unlikely to provide satisfactory mitigation against residual flood risk or provide safe points of refuge. Typically, this relates to Purpose Built Student Accommodation and Houses in Multiple Occupation~~
- 8.35. ~~Any activities on or near a main river, flood defence structure or in a flood plain need to comply with the Environmental Permitting (England and Wales) Regulations 2016 – Schedule 25 Part 1 (or future equivalent).~~
~~Flood risk will be managed across the city in line with national planning policy and other relevant local guidance.~~

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POLICY GS9: MANAGING FLOOD RISK

Flood Risk Principles

All new development must:

- a) not increase and, where possible, reduce the occupied footprint in areas of Functional Floodplain (Flood Zone 3b); and
- b) not locate or subdivide properties in areas of Functional Floodplain (Flood Zone 3b) that would be used for more vulnerable uses; and
- c) ~~not lead to the creation of self-contained rooms at ground floor or basement level in areas at risk of flooding; and~~
- d) develop only water-compatible uses in the Functional Floodplain (Flood Zone 3b) (with water-compatible uses designed and constructed to remain operational and safe during a flood, with no net loss in floodplain storage, no impeding of existing flow routes and no increase in flood risk elsewhere); and
- e) ensure any highly vulnerable uses are not located in areas at risk of ~~floodings~~ Design Flood; and
- e) ~~only develop areas with high probability of flooding for water compatible uses where the benefits of it to the community outweigh any flood risk, and adequate mitigation measures can be provided; and~~
- f) not have an adverse impact on the ability of Land that is Safeguarded for Flood Storage to operate as flood storage.

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Flood Risk Management for Development Sites

The extent and impact of flooding will be managed at site level by ensuring that flood risk is considered for all sites, taking into account the increased risks arising from climate change.

New development will be permitted where it:

- a) is set back from any watercourse (and/or any flood defences on the site) to allow for future maintenance and biodiversity:
 - for Main Rivers, as agreed with the Environment Agency but a minimum 8 metres from top of bank (or 8m from the landward top of any flood defence/embankment structure) (and any flood defences on the site) either side
 - for ordinary other watercourses, as agreed with LLFA but a minimum of 3 metres from top of bank (and any flood defences on the site) either side; and
- b) implements measures to sustainably manage flood risk (including the use of Sustainable Drainage Systems or sustainable drainage techniques in accordance with Policy GS11); and
- c) ~~minimises avoids~~ culverting and ~~no~~ building over open watercourses wherever practicable; and

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- d) enables the removal of any existing culverts and structures over watercourses wherever practicable; and
- e) ensures safe access to and from any areas at risk of flooding; and
- f) ensures provision is made for the long-term maintenance and management of any flood protection and or mitigation measures.

In addition, when developing a site in an area at risk of a Design Floodzone with a high probability of flooding, development will be permitted where:

- g) emergency plans are fully inclusive of flood risk and what to do in the event of a flood; and
- h) more vulnerable uses, including housing, would be above ground floor level; and
- i) the lower floor levels of any other-development with vulnerable equipment would remain dry in the event of flooding; and
- j) the any buildings would be resilient to flood damage; and
- k) adequate on and off-site flood protection measures would be provided.

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Definitions

'Flood Zones' and 'areas of Functional Floodplain Design Flood' – see Table 4: Flood Zones, National Planning Practice Guidance: – Flood Risk and Coastal Change.

'Flood Zone 3b' - The extent and detailed boundaries of the functional flood plain (flood zone 3b) are identified through the Council's Strategic Flood Risk Assessment in agreement with the Environment Agency.

'Less-vulnerable uses', 'highly vulnerable', 'more vulnerable', 'water-compatible uses' – see National Planning Policy Framework: Annex 3: Flood risk vulnerability classification Table 2: Flood Risk Vulnerability Classification, National Planning Practice Guidance.

'Land that is Safeguarded for Flood Storage' – see Policies Map.

'Main Rivers' – as defined on the Environment Agency's Statutory Main River Map and the Policies Map.

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For 'biodiversity', 'Sustainable Drainage Systems (SuDS)' - see Glossary.

Protection and Enhancement of Water Resources

~~8.32-8.36~~ Local planning authorities (LPA) have an important role when it comes to the Water Framework Directive (WFD)²² - making sure new development does not cause deterioration and whenever possible supports measures to improve water bodies. The Directive requires all water bodies to reach good status by 2027 but new development (including changes of use or mineral extraction) is a major pressure on water bodies that might prevent them reaching, or maintaining, that status.

~~8.33-8.37~~ Local planning authorities are required to 'have regard to' River Basin Management Plans (RBMPs)²³. These are published by the Environment Agency and identify measures that will achieve the WFD requirements for all waterbodies in England and Wales. They provide a framework for protecting and enhancing the benefits provided by the water environment. Sheffield falls within the catchment area of the Humber River Basin Management Plan.

~~8.34-8.38~~ The Environment Agency can recommend when a Water Framework Directive assessment is needed for planning applications and require mitigation or other measures to meet the requirements of the Directive. A screening and scoping exercise will be used to determine whether the development represents a risk to either surface or ground water bodies.

~~8.35-8.39~~ Where the Environment Agency is not consulted as a statutory consultee, the City Council will assess the proposals to ensure compliance with the WFD.

POLICY GS10: PROTECTION AND ENHANCEMENT OF WATER RESOURCES

New development must support the objectives of the Water Framework Directive and Humber River Basin Management Plan. This means development must:

- (a) not result in the deterioration of water bodies and should conserve and enhance
 - (i) the natural geomorphology of watercourses; and
 - (ii) water quality; and
 - (iii) the ecological value of the water environment, including watercourse corridors.
- (b) support positive progress towards achieving "good" status for ground water and surface waterbodies and be able to demonstrate that there

²² Water Framework Directive (2000/60/EC).

²³ Regulation 17 of the Water Environment (Water Framework Directive) (England & Wales) Regulations 2003 places a duty on public bodies including local authorities.

would be no deterioration in the status of any surface or ground water body; and

- (c) not increase the risk of any pollution entering a nearby water body through water run-off or discharge resulting in harm or deterioration to the aquatic ecosystem and any drinking water supplies; and
- (d) not inhibit the ability of Sheffield's waterbodies to meet their targets under the Water Environment Regulations 2017; and
- (e) not present a potential risk of contamination to groundwater

Further information

For requirements relating to the efficient use of water, see Policy ES4.

Definitions

'Potential risk of contamination to groundwater' – See the Environment Agency's approach to groundwater protection.

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Sustainable Drainage Systems

8.40. The use of Sustainable Drainage Systems (SuDS) in developments can help to manage water sustainably and reduce the impacts of flooding and pollution. It can also provide opportunities to enhance biodiversity (for example, by the lining basins and planting with UK native wildflower species to ensure they hold some water all year round for additional wildlife value). SuDS work on the principle of managing the flow of surface water through a site in sequence: the overland flow routes must be defined and a proposal must ensure, as appropriate, that water is collected, conveyed, stored and treated to remove pollutants (known as a 'SuDS management train'). Examples of how this can be achieved will be provided in a supplementary planning document.

8.36-8.41. Where SuDS includes an infiltration device it should not pose an unacceptable risk of pollution to controlled waters by mobilising potential contaminants in the ground, in accordance with the Environment Agency's approach to groundwater protection.

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POLICY GS11: SUSTAINABLE DRAINAGE SYSTEMS

The use of on-site Sustainable Drainage Systems (SuDS) will be required in all developments, where feasible, to ensure the appropriate disposal of surface water and improvements to water quality are achieved. SuDS should be designed to maximise benefits for biodiversity.

SuDS Statements will be required for applications for developments comprising 10 or more dwellings or 1,000 square metres or more gross internal floor space.

Definitions

For '*sustainable drainage systems (SuDS)*' – see *Glossary*.

9. A Well-Designed City

- 9.1. Sheffield has a rich variety of local character, depending on the area's location which can be defined by a unique Pennine setting or pronounced by the local topographic variations, the rivers and the open views. The industrial heritage of the city is nationally important and recognised as fundamental to its identity, giving it a strong sense of place. Design of public spaces and streets that is not only sustainable but reinforces local materials, makes a valuable contribution to the distinctive identity of Sheffield.
- 9.2. As a result, it is not possible to guide development in the city with one singular rulebook or vernacular. Sheffield also strives to be a sustainable, inclusive, and climate conscious city, where 'good' growth is intrinsic to the development process.
- 9.3. Moreover, national planning policy seeks the creation of high quality, beautiful and sustainable buildings and places as a fundamental outcome of the Planning and development process. The following policies set out clearly the expectations about good design that should be considered when dealing with development in its specific setting. They should be considered alongside national requirements.
- 9.4. In meeting these policies, any development within the city will help to contribute to the local plan vision and objectives.

Requirements for Good Design

Local Context and Development Character

- 9.5. In any development, consideration needs to be given to the characteristics and context of the surrounding place in determining the appropriate design for a site. Many areas of the city have a strong sense of place which means that they have a clear identity and character that is recognised by local residents and visitors. In these areas new development needs to recognise and reinforce the existing distinctive qualities of the surrounding area.
- 9.6. There are parts of the city, however, which lack distinctiveness and where a more individual approach can be taken to realise more imaginative outcomes. The circumstances of individual locations will determine where this approach is appropriate, for instance where new residential neighbourhoods are being established.
- 9.7. In addition to character, the quality of District Centres and gateway routes into the city and City Centre are important in creating a positive first impression for visitors to the city. A distinctive design of the highest standard is therefore appropriate to reinforce and enhance arrival points into the city.

- 9.8. Further guidance on the approach to detailed site appraisals will be provided in supplementary planning guidance and in the Local Planning Application Requirements.

POLICY DE1: LOCAL CONTEXT AND DEVELOPMENT CHARACTER

Development proposals should be informed by detailed appraisals of the site, context and local character, so they positively help to enrich their surroundings and establish a strong sense of place **including** in areas which currently lack a **positive or** distinctive character. In particular, development should respect, take advantage of, and, where appropriate, enhance:

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- a) the appearance of landforms, topography and natural features of the site; and
- b) views and vistas within, into, and out of the site and to landmarks and skylines; and
- c) the arrangement and hierarchy of buildings, spaces and streets in the area; and
- d) the height, scale, form, proportion and alignment of neighbouring buildings; and
- e) the continuity and enclosure of street frontages including the rhythm and grain of built form and the definition of public and private areas via quality, robust boundary treatments; and
- f) heritage assets, local building styles, materials, detailing and features

The highest standards of design will be expected:

**in the City Centre Primary Shopping Area; and
in District Centres; and
in Conservation Areas; and
along City Centre Gateway Routes; and
along the Main Gateway Routes into the city**

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Definitions

'Enclosure' - the manner in which buildings, boundaries, trees and other vertical elements provide visual definition to a space.

'Rhythm' – the regular recurrence of design elements or details which help to provide a visual structure to a place. For example, the repetition of a vertical dividing line between properties or the inclusion of door openings every few metres may break a street frontage into a repeating series of recognisable elements.

For **'City Centre Gateway Routes'** and **'Main Gateway Routes'** – see Policy D1 (in Part 1).

For **'City Centre'** and **'District Centre'** – see Glossary.

Further information

Information on Sheffield's local character can be found in the 'South Yorkshire Historic Environment Characterisation' study and the 'Sheffield City Centre Design Guide', which updates the 'Sheffield Urban Design Compendium'.

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Design and Alteration of Buildings

9.9. The design of buildings and spaces is of critical importance to the image of Sheffield and has a significant impact upon making the city an attractive and desirable place to live, visit and work.

POLICY DE2: DESIGN AND ALTERATION OF BUILDINGS

All new buildings and alterations to existing buildings should be designed and constructed to a high standard **and respond positively to local character (see Policy DE1)**. This means, where relevant:

- a) buildings should establish a positive relationship with the surrounding townscape, with principal elevations facing onto streets or areas of public open space; and
- b) entrances should be clearly defined, located in prominent positions with open sight lines and be designed inclusively to avoid the need for separate access arrangements, for example for disabled people; and
- c) character buildings should be retained and refurbished, bringing them back into use; and
- d) incorporating active ground floor uses and an appropriate mix of uses, with a greater variety around public squares and major routes and junctions; and
- e) the design, scale and ordering of new buildings should respond to, reinforce, and enhance the local hierarchy of streets, spaces and corner junctions; and
- f) the height and massing of new buildings should avoid slab-like proportions, responding to the topography and the surrounding townscape; and
- g) the scale of new development should respond sensitively to the scale of existing buildings; and
- h) the form of the building should be well defined with a distinct ground floor, well-detailed roofscape, and features clearly expressed in the elevations in accordance with the local hierarchy of building elements; and
- i) neighbouring residents should have a satisfactory outlook and sufficient daylight; and
- j) minimising problems of overlooking or loss of privacy by maintaining privacy distances (relative to the character of the area or using innovative design solutions to avoid negative impacts); and
- k) the design of fenestration, proportions, detailing and application of external materials should create visual richness and rhythm avoiding unsightly roof top plant or enclosures; and

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- l) buildings should be designed to express their purpose and relative importance; and
- m) terraced housing will be required to provide an additional separate external access to individual rear gardens, which is direct, safe and secure; and
- n) appropriate toilets (including changing place toilets) and defibrillators should be provided in public buildings and places of employment; and
- o) all building servicing, including essential services, should be integrated within the overall building design, with minimal services on main elevations; and
- p) any external lighting provided as part of the development should not have unacceptable impacts on people living nearby, on biodiversity, or on the character of the countryside; and
- q) appropriate arrangements should be made for accessing waste and recycling bins, avoiding convoluted and poorly overlooked routes; and
- r) ensuring the design allows safe and secure access and minimises the risk of crime or threats from terrorism

Definitions

'Fenestration' – *the arrangement of windows in the exterior walls of a building.*

'Privacy distances' – *the distance between facing windows of neighbouring properties.*

'Changing place toilets' – *are larger accessible toilets for severely disabled people, with equipment such as hoists, curtains, adult-sized changing benches and space for carers.*

For **'active ground floor uses'** and **'character buildings'** – see Glossary.

Public Realm and Landscape Design

- 9.10. Landscape design and the public realm make a valuable contribution to the distinctive identity of Sheffield. From the open, expansive uplands which frame the city to the overwhelmingly green character of the suburbs and high-quality streets and civic spaces, the external environment is fundamental to the character of the city and its constituent parts.
- 9.11. It is vital that the public realm and landscape are treated as integral to development from the outset. Designs should be informed by a detailed site analysis and survey work to inform choices over facilities provided, layout, establishment of routes, views, selection of materials etc. They should also actively consider future management and maintenance.

POLICY DE3: PUBLIC REALM AND LANDSCAPE DESIGN

Landscape proposals should be informed by detailed appraisals of the site, context and local character to help create multifunctional, attractive, legible, well-defined spaces around and between buildings. These should be designed in a manner that is inclusive, dementia friendly, improves vitality and safety, encourages active and healthy lifestyles and enhances biodiversity.

Development should therefore ensure that:

- a) public areas form part of a logical network which connects with the surroundings and has a clear sense of function and hierarchy, avoiding small 'left over' spaces; and
- b) opportunities are created for both active and passive recreation through the provision of vibrant and quieter spaces; and
- c) places are provided for people to meet and rest in locations where they live, visit or work, that offer a variety of choice including shade, shelter and protection from noise; and
- d) existing features that contribute to the character of the place (including landforms, built structures, street patterns, boundary treatments, materials and mature trees) are incorporated as an integral part of the design; and
- e) a positive relationship is established between spaces and buildings with the design of the public realm incorporating opportunities to support active ground floor uses in appropriate locations such as street frontages within the City Centre Primary Shopping Area, District Centres and Local Centres; and
- f) new or re-used materials, street furniture, signage, lighting and planting contribute to local identity and the legibility of the area, are robust, of a high quality and will be suitably maintained; and
- g) the siting of street furniture and planting are appropriate to their location with regard to ease of movement, topography, microclimate, local character and

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people's sensory experiences to help create a safe and user-friendly environment; and

- h) the design of the public realm delivers an increase in biodiversity through habitat creation, enhancement and expansion [in accordance with Policies GS5-GS7](#); and
- i) natural surveillance is promoted through the establishment and maintenance of clear sightlines and positioning of windows to overlook streets and public areas; and
- j) exposed rear boundaries are kept to minimum by promoting back-to-back development to create a safer and more secure environment; and
- k) suitable provision is made for defining the transition between public and private space in a manner that reflects local character and context, such as clear gateways, thresholds and boundary treatments; and
- l) where appropriate, segregated pedestrian and cycle routes form an integral part of the layout accommodating identified desire lines; and
- m) provision for functions such as sustainable drainage systems (SuDS) (**Policy GS11**), parking (**Policy CO2**) and servicing is integrated, does not dominate and contributes to a clear sense of place; and
- n) public spaces are designed and laid out to help reduce the risk of crime and promote community safety [for all](#).

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Definitions

'Desire lines' – the natural routes that would be taken between points, generally the shortest or most easily navigated. Desire lines radiate from popular destinations such as local shops, bus stops, street crossing points etc.

'Legible' - the quality that affects how easily people can understand and relate to the surrounding environment, using their full range of senses.

For **'sustainable drainage systems (SuDS)'**, **'inclusive design'**, **'dementia friendly design'**, **'active ground floor uses'**, **'City Centre'**, **'District Centre'** and **'Local Centre'** – see Glossary.

Design of Streets, Roads and Parking

- 9.12. Streets are an important part of the city and have to be versatile. They provide a means of circulation, corridors for transport, a means of servicing, routes for utilities, accommodate parked vehicles, and their form and appearance are extremely influential in shaping perceptions of a place. Streets can also form valuable community spaces for local residents and workers, and sometimes it is appropriate to design them as 'play streets' for enjoyment, meeting people and other community activities for all users, as well as for more functional considerations.
- 9.13. Street trees contribute to the city's green infrastructure and the character of its urban streets and neighbourhoods. They bring a wealth of benefits to the city by helping to reduce air pollution and flooding, increase biodiversity, provide cooling, shade and shelter while also helping to reduce our stress levels. Policy GS7 provides more details on the planting and maintenance of street trees.

POLICY DE4: DESIGN OF STREETS, ROADS AND PARKING

Roads, pedestrian routes and areas, cycleways, and public spaces should be well-connected, legible and permeable, providing safe and attractive travel choices, and should adhere to [national guidelines and](#) the principles of inclusive and dementia friendly design. Streets, routes and spaces should therefore be designed or improved to:

- a) provide levels and gradients that maximise access for disabled people, subject to the topography, including ramps and steps where needed; and
- b) ensure they are well-lit; and
- c) minimise conflict between users, with segregation of pedestrian and cycle routes (ideally by a change in level) ~~except where a street is designed as a shared surface~~; and
- d) minimise potential terrorism or other security risks and help reduce the risk of crime to achieve safer places; and
- e) provide a clear hierarchy, ensuring they are legible and self-explanatory, with a clear purpose and function; and
- f) ensure buildings and trees create enclosed spaces where the height of buildings and the width of streets and spaces is well proportioned and generates a sense of enclosure appropriate to the area; and
- g) provide a reduction in travel speeds, where relevant; and
- h) avoid over cluttering routes with street furniture, signage and advertising boards that adversely impact on the movement of pedestrians and cyclists; and

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- i) meet current or anticipated operational requirements for buses and bus users, including appropriate arrangements for stops to meet the minimum service frequency standard; and
- j) if it is demonstrated that there is a clear need, provide appropriate and well-designed car parking that provides safe, secure and convenient access, is integrated into the development and which does not dominate the street scene; and
- k) provide fully accessible surfaces through the selection of robust, quality materials, with all pedestrian, cycle and vehicular areas fully surfaced in an appropriate slip resistant material that is bound or paved and permeable wherever feasible; and
- l) be easily, safely and sustainably maintained, operated, managed and regulated to meet existing and future needs; and
- m) protect and enhance existing public rights of way and access while preserving the heritage of historic street patterns.

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Definitions

‘Appropriate and well-designed car parking’ – see *Policy CO2 and Parking Guidelines (Appendix 1)*.

For **‘inclusive design’**, **‘dementia friendly design’**, **‘minimum service frequency standard’**, and **‘street tree’**– see *Glossary*.

Further information

For the policy on street trees, see **Policy GS7**.

More guidance can also be found in the *Sheffield Transport Strategy (March 2019) Sheffield City Council*.

For further advice on the design, management and use of streets can also be found in *‘Healthy Streets Approach’ (developed by Transport for London)*

Design of Shop Fronts

9.14. Shop fronts are a particularly visible feature of the city and their design and quality can have a significant effect on the character and appearance of a building, street or area. In turn, this can affect how successful the business is and influence how the area functions and how safe people feel there.

POLICY DE5: DESIGN OF SHOP FRONTS

New and replacement shop fronts should be designed so that:

- a) they respond positively to the context and architectural composition of the building as a whole and integrate features from upper floors through to ground level; and
- b) they reflect the overall character of the street scene; and
- c) they retain existing traditional features such as stall risers, transoms and pilasters; and
- d) the fascia is in proportion to the shop front and the building and adjacent buildings; and
- e) transparent glazing is used as much as possible on all windows and doors of principal elevations including upper floors where they are in use; and
- f) where possible they have the shutter box set within the building so that the fascia is flush to the main elevation of the building; and
- g) they integrate guide rails behind pilasters
- g)h) they comply with modern disabled access standards where possible or try to improve access for disabled people

On prominent street frontages, including busy pedestrian routes and within Conservation Areas, standard quality roller shutters should be avoided. Where this is not practicable, they should be integrated behind the glazing or should be of open lattice or a colour-coated, perforated, pierced or punched style.

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Definitions

'Stall riser' – the panels below a cill, providing additional protection for shop front glazing.

'Pilaster' – the columns either side of the shop front, supporting the fascia.

'Transom' – horizontal glazing bars breaking up a larger window, generally lining through with the top of the door.

'Prominent street frontages' and **'busy pedestrian routes'** – will be identified within the Sheffield City Centre Urban Design Compendium and other masterplans or similar documents.

Design of Tall Buildings and Protection of Views in the City Centre

- 9.15. Part of the Plan's spatial strategy is to make more intensive use of land within the existing urban areas. This includes promoting higher densities (and therefore taller buildings) in the City Centre where that is appropriate.
- 9.16. Development proposals including tall buildings will be required to fully consider their impact on the character, heritage and environment of the City, including any cumulative impacts with existing, proposed and consented tall buildings. In order to contribute positively to Sheffield's townscape, they must relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm. Individually or as a group, tall buildings must enhance the skyline and not have an unacceptable harmful impact on their surroundings.

POLICY DE6: DESIGN OF TALL BUILDINGS AND PROTECTION OF VIEWS IN THE CITY CENTRE

Tall buildings will be permitted in 'Tall Building Areas' within the City Centre. Where they are permitted, they should:

- a) enhance the city skyline and its distinctive features; and
- b) contribute to the local context, conserve heritage assets and their setting, and retain views of local landmarks; and
- c) be distinctive and striking, incorporating slender proportions; and
- d) be of exceptional architectural quality with a clearly defined ground floor, a middle and a top; and
- e) not create unacceptable impacts on the microclimate, such as wind tunnels, downdrafts or overshadowing; and
- f) be flexibly designed to easily allow for change of use if that becomes necessary in the future; and
- g) be proportional in height and massing and correspond to the significance of their location in the hierarchy of places, thereby improving the legibility of an area.

Definitions

'City Centre' – as defined on the Policies Map.

'Landmark Buildings' and **'Tall Building Areas'** – these will be identified in a supplementary planning document.

Advertisements

9.17. Advertisements and signs can, when well designed, contribute to a sense of vitality in the city and help enable business growth. It is important that their scale, proportions, position and illumination are carefully designed so that they do not detract from the building or area in which they are situated.

POLICY DE7: ADVERTISEMENTS

Advertisements that require advertisement consent should be located and designed so that they:

- a) respond positively to the character and appearance of the area and the street; and
- b) do not adversely impact on the composition of the townscape or interrupt established vistas; and
- c) are in scale with the architectural composition of the building; and
- d) respect, are in harmony with, and do not cut across or obscure the architectural features of the building; and
- e) use, where necessary, a type and method of illumination that is appropriate to the building and the area; and
- f) provide, where necessary, associated landscaping, fencing and screening; and
- g) do not lead to an excessive, cluttered or uncoordinated display that would detract from the appearance of the building, site or locality; and
- h) do not create impediments on key active travel routes or cause risks to highway safety or create hazards for disabled people, pedestrians or cyclists.

In addition, the following are applicable to specific types of advertisement:

- i) large banner advertising hoardings will not be acceptable in Conservation Areas or Housing Areas, or in or against open spaces or the Green Belt, except where they form a temporary screen to building works;
- j) internally illuminated fascia signs will not be permitted on shop fronts in Conservation Areas and will be discouraged in other areas;
- k) building wraps will only be acceptable for temporary periods as a screen to building works on active construction sites.

Definitions

'Building wrap' – large format banners which cover a significant proportion of the face of a building for the purposes of advertising, branding or promotion.

For **'Conservation Areas'** and **'Housing Areas'** – see Glossary.

Public Art

- 9.18. Public Art has a key role to play in the quality of the built and green environment, the celebration of culture and local distinctiveness and the engagement of local communities. Public Art is the work of artists, craftspeople or creative professionals that is unique and specially commissioned for a public, or publicly accessible, space. It encompasses a broad range of work that can include artist participation in design, standalone sculpture, the production of site-specific features, community arts projects and temporary installations and performances.
- 9.19. Experience within Sheffield has shown that Public Art is most successful when integrated as part of the public realm. This has set a strong precedent that has helped to define the city.
- 9.20. Where public art is a condition of development, there may be certain circumstances where that condition may be discharged through a legal agreement.

POLICY DE8: PUBLIC ART

Public Art should be provided on all major development and should contribute to the local character and distinctiveness of the development, consisting of high-quality design, craft skills and materials. It should also:

- a) be specifically commissioned for the development and undertaken by artists, craftspeople or creative professionals; and
- b) be visible to the public, sited in publicly accessible areas of the building or landscape works; and
- c) wherever possible, be integrated as part of the development or associated public realm

Definitions

'Major development' - for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Further information

Further guidance on Public Art will be provided in Sheffield's 'Public Art Strategy

Development Affecting Heritage Assets

- 9.21. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 9.22. Part 1 **Policy D1** highlights some of the types of buildings, structures and settlement forms that contribute to Sheffield's distinctive historic environment. This policy sets out how new development should enable the conservation or enhancement of both designated and non-designated assets, securing their long-term sustainability and management.

POLICY DE9: DEVELOPMENT AND HERITAGE ASSETS

Development proposals should conserve and, where appropriate, enhance and secure a sustainable future for those elements that contribute to the significance of the city's heritage assets, including locally listed structures, sites and landscapes and other non-designated heritage assets. Particular regard will be paid to those aspects of the historic environment identified in Policy D1, which are of special importance to the distinctive character of the city.

Development proposals that would affect heritage assets or their settings will be permitted only where they:

- (a) conserve those elements that contribute to the significance of heritage assets, whether designated or non-designated;
- (b) demonstrate a thorough understanding of the elements that contribute to the significance of the asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance (the detail of supporting information must this will be proportionate to the importance of the heritage asset and the potential impact of the proposal);
- (c) have special regard to the desirability of preserving a Listed Building or its setting or features of special architectural or historic interest which it possesses;
- (d) ensure that proposals affecting a conservation area preserve or enhance the character or appearance of the area;
- (e) make the most of opportunities to enhance or better reveal the significance of heritage assets;
- (f) reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area;
- (g) conserve elements that contribute to the significance of archaeological sites that are of less than national importance in line with the importance of the remains and that:

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- where development is acceptable, remains are preserved in situ or, where this is not justified, adequate provision for excavation and recording is made; and
- there is subsequent analysis, publication and dissemination of the findings, leading to submission of reports on the results to the Historic Environment Record and deposition of the site archive in the relevant repository.

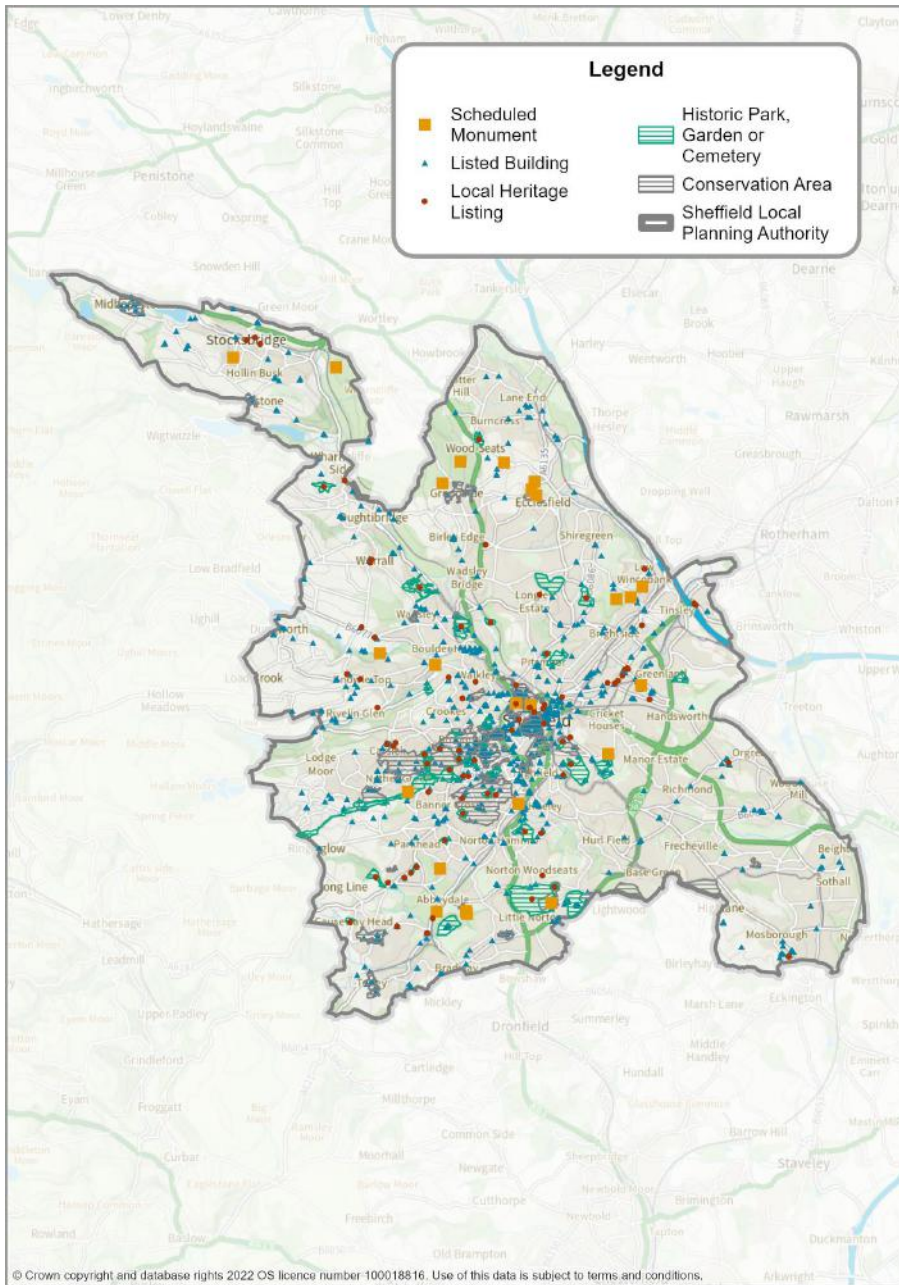
(h) help to secure a sustainable future for heritage assets, especially those identified as being at greatest risk of loss or decay.

Development that would harm the significance of a heritage asset will be permitted only where this is clearly justified and outweighed by other public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset will be permitted only in exceptional circumstances.

Definitions

For '**heritage assets**', '**significance**' and '**designated heritage asset**' – see *Glossary*.

Map 6: Heritage Assets



10. Developer Contributions

- 10.1. Part 1 Policy I1 identifies the infrastructure priorities for supporting the growth set out in the Plan. The Sub-Area policies specify a range of infrastructure improvements that are needed in different parts of the city. Some of these already have funding whilst others are in the early stages of developing a business case. Others will happen later in the period covered by the Sheffield Plan.
- 10.2. In order to create sustainable communities, it will be particularly important that new infrastructure is phased to coincide with when significant new development is taking place. Some of this infrastructure will be funded through the Community Infrastructure Levy (CIL) or through the capital programmes of the Council or other infrastructure providers. However, developer contributions may also be needed to make development acceptable in planning terms; creating sustainable places that work for residents and for people working in or visiting the area.

POLICY DC1: THE COMMUNITY INFRASTRUCTURE LEVY (CIL) AND OTHER DEVELOPER CONTRIBUTIONS

Community Infrastructure Levy (CIL)

Developers will be required to contribute to the CIL in accordance with the current CIL Charging Schedule.

Developer contributions paid through the CIL will be invested primarily in infrastructure that is essential for delivery of strategic policies in the Sheffield Plan.

Other Developer Contributions

Developers of housing schemes comprising 10 or more new homes will be required to contribute towards education facilities, health facilities and/or open space where needs are not being met through the CIL or other funded capital programmes and where further mitigation is necessary to make the development acceptable in planning terms.

Developers of non-residential schemes will be required to contribute to transport infrastructure in accordance with **Policy CO1** or towards flood mitigation measures in accordance with **Policy GS9**.

Other developer contributions may also be required where necessary to make the development acceptable in planning terms but will be negotiated on a site-by-site basis.

Infrastructure Delivery Plans

Promoters of strategic housing sites will be required to work collaboratively to produce and implement a single infrastructure delivery plan.

Definitions

'Infrastructure delivery plan' – a promoter-led document setting out the infrastructure needs for a strategic housing site. It identifies how and when these needs will be met, and who would be responsible for delivery.

Further information

Additional guidance on the Community Infrastructure Levy and developer contributions will be set out in a Supplementary Planning Document [that will seek to maximise social value benefits arising from new development](#).

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11. Implementation

- 11.1. The Sheffield Plan sets out how the city will develop over the period to 2039, identifying where the homes, jobs, services and infrastructure would be delivered and the type of places and environments that will be created. Having set out a clear direction for how the City will develop, and the planning policies and proposals that will help achieve this, it will be important that there are tools in place to help implement these and ensure the successful delivery of the overall vision for Sheffield.
- 11.2. Both the public and private sectors will have key roles to play in implementing the policies and proposals within the Sheffield Plan, both in terms of funding and delivery of development.
- 11.3. The City Council will equally have an important role to play and will make use of all appropriate mechanisms including:
- Providing development management and other regulatory functions.
 - Preparation of Local Development Orders (LDOs), masterplans, supplementary planning documents and other more detailed planning briefs to provide context and support for site specific delivery.
 - Working in partnership with other statutory delivery agencies (including the South Yorkshire Mayoral Combined Authority, the Environment Agency, Homes England, National Highways, Sport England and the water companies) to ensure that essential infrastructure is provided.
 - Working in partnership with landowners/developers and other private sector organisations including Business Improvement Districts to secure deliverable development proposals and investment.
 - The creation and maintenance of effective strategies such as a Housing Strategy, Transport Strategy and Investment Strategy.
 - Pro-active use of public land holdings to assist delivery.
 - Engaging with providers of education and health facilities and other organisations that support skills and training initiatives.
 - Support for Neighbourhood Planning and other local initiatives.
 - Use of the Council's Compulsory Purchase powers to assist with site assembly.
 - Use of Section 106 agreements to secure affordable housing and other benefits.
 - Use of the Community Infrastructure Levy for infrastructure delivery, where appropriate and in line with current statutory regulations.
 - Use of Government grants and prudential borrowing.
 - Use of other funding sources such as the landfill tax, the aggregates levy, the lottery fund, development incentives and other initiatives as they arise.
- 11.4. Over the lifetime of the Sheffield Plan, it is likely that new initiatives, partnerships and sources of funding will emerge, however the following provides examples of some of the current mechanisms:

Development management

- 11.5. As the local planning authority, the City Council sets out Local Planning Application Requirements. These are updated at least every 2 years.

- 11.6. Design and Access Statement requirements are set nationally and expect applicants to provide information showing how their proposals comply with the Sheffield Plan policies.
- 11.7. Other assessments, evidence, statements and plans may also be needed depending on the scale and type of development proposed. These include:
- For Strategic Allocated Sites – a masterplan and an infrastructure delivery plan with an implementation strategy (see Policies NC1 and DC1)
 - An Affordable Housing Statement (see Policy NC3)
 - Noise and Nuisance Impact Assessments (see Policy EC6)
 - A Transport Assessment and a Travel Plan (see Policy CO1)
 - A Landscape and Visual Impact Appraisal (see Policy GS3) – for developments that may impact on the Peak District National Park
 - A Flood Risk Assessment (see Policy GS9) and a Sustainable Urban Drainage System Statement (see Policy GS11)
 - A Water Framework Directive Assessment (see Policy GS10)
 - An Air Quality Impact Assessment (see Policy ES5)
- 11.8. The Council will, where appropriate, use its planning enforcement powers to ensure development is compliant with the appropriate planning permission including any conditions. Submission of a planning application will be invited where breaches of planning control might be acceptable, possibly with an amendment to existing permissions. Unacceptable breaches of a permission will be enforced against quickly. The City Council has produced the Sheffield Local Enforcement Plan which sets out how planning enforcement will be managed in the city.
- 11.9. Section 215 of the Town & Country Planning Act 1990 will be used by the City Council, in certain circumstances, to take steps requiring land, including any buildings within that land, to be properly maintained when the condition adversely affects the amenity of the area.

Other planning guidance or plans

- 11.10. The preparation of more detailed plans to guide delivery in areas of change has proved to be successful in the past and will continue. Wherever possible the City Council will aim to make use of supplementary planning documents (SPDs), masterplans, regeneration frameworks and planning briefs to promote local and site-specific policy and a comprehensive approach.
- 11.11. The Sheffield Plan will be supported by an Infrastructure Delivery Plan (IDP). This will provide detail of the essential infrastructure and the delivery issues in relation to key proposals. The City Council will keep the IDP under review to measure progress and ensure funding, initiatives and action are targeted.

Developer financial contributions/legal agreements

- 11.12. Developers will be expected to provide, or make a contribution to the cost of providing, what is deemed necessary to make the development acceptable in planning terms.
- 11.13. Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Sheffield Plan. This will be achieved through:
- **Planning Obligations** - such obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) will continue to be used as a mechanism to make development proposals acceptable in planning terms, where they would not otherwise be acceptable. Section 106 agreements will continue to be used, for example, to secure affordable housing, and on site public open space in residential development. It will also be used to ensure the development or use of land occurs in specific ways and to require specified operations or activities to be carried out.
 - **Community Infrastructure Levy (CIL)** - contributions will be sought in line with the National Planning Policy Framework²⁴. Money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new roads and public transport facilities, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres. The City Council adopted the CIL in July 2015 to support the delivery of the sustainable growth agenda set out in the Sheffield Plan.

Partnerships and Funding

- 11.14. One of the key aspects for the successful delivery of the Sheffield Plan will be the provision of infrastructure to enable and support development. There are a range of funding options that can be utilised to support the infrastructure and environmental improvements that are required to enable the delivery of the overall strategy and support sustainable growth.
- 11.15. While the City Council has a key role to play in delivering the policies and proposals, responsibility does not rest solely with the City Council and it will require the combined efforts and investment of a range of partners. The City Council will have a vital role in co-ordinating the actions and activities of private, public or third sector partners, including through;
- **Homes England and the Department for Levelling Up, Housing and Communities (DLUHC)**: are major partners supporting the delivery of new homes in the City Centre, as well as in other parts of the city utilising funding to assemble land, unlock brownfield housing sites and address infrastructure constraints
 - **Department for Transport (DfT)**: plan and invest in transport infrastructure across the UK, including providing funding to the Mayoral Combined Authorities for local transport projects. The DfT are currently supporting several transport

²⁴ NPPF, 2021, paragraph 34.

projects in Sheffield through the Transforming Cities Fund, Active Travel Fund and National Roads Fund.

- **South Yorkshire Mayoral Combined Authority Brownfield Housing Fund:** is being used to 'unlock' housing development on brownfield sites by investing in a range of measures such as on and off-site infrastructure, Neighbourhood infrastructure such as public realm and place-making interventions, Site Remediation and demolition and site acquisition and land assembly
- The **Sheffield City Region Mayoral Combined Authority** is a formal membership of councils. The constituent members of the Combined Authority are Sheffield, Rotherham, Barnsley and Doncaster councils. The councils of Bassetlaw, Chesterfield, Northeast Derbyshire, Derbyshire Dales and Bolsover are 'non-constituent' members (see Map 1 in Part 1 of the Sheffield Plan). The Combined Authority shapes policy and leads on decision-making. The Combined Authority Board members are also members of the LEP Board. Sheffield City Region Integrated Infrastructure Fund – is used to fund infrastructure projects identified in the SCR Integrated Infrastructure Plan. **The City Region receives funding from the Government's Local Growth Fund as part of the Devolution Deal for the South Yorkshire Mayoral Combined Authority.**
- The **Local Enterprise Partnership Board** (LEP) provides the strategic direction for South Yorkshire. As the custodian of the Strategic Economic Plan, the LEP sets out the economic blueprint for how South Yorkshire will grow its economy. The LEP supports the public sector decision-making process and the LEP Board Chair is a member of the Combined Authority Board.
- **The University of Sheffield and Sheffield Hallam University have been** working in partnership with the City Council to enhance the universities' campuses and help attract students and research investment to the city. This includes significant improvements to the public realm in the City Centre. The University of Sheffield has also led the creation of the Advanced Manufacturing Research Centre (AMRC) in the **Advanced Manufacturing Innovation District.** Sheffield Hallam University is a key partner in the development of the Olympic Legacy Park (OLP) with the establishment of the Advanced Wellbeing Research Centre.
- **Network Rail own and manage our railway infrastructure. They are responsible for planning the future development of the network, including working in partnership with the Combined Authority and Local Authorities to deliver long-term plans to improve connectivity at national, regional and local level.**
- The **duty to cooperate** with neighbouring authorities and other statutory bodies (see Part 1 of the Plan) will be on-going and will feed into future reviews of the Sheffield Plan.

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Inward investment

- 11.16. Alongside securing funding for infrastructure, the ability to attract private sector investment will be central to the overall success of the Sheffield Plan. The City Council will continue to take a proactive and constructive approach to potential local, national and international investors. The City Council will continue to work actively in

promoting Sheffield and the opportunities on offer (for example, as part of the [Advanced Manufacturing Innovation District \(AMID\)](#)).

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Compulsory Purchase Orders

- 11.17. Compulsory Purchase Powers are an important tool for local authorities and other public bodies to assemble land to help deliver social and economic change. The City Council has a strong track record in utilising these powers to support urban regeneration schemes and the delivery of infrastructure. It will not hesitate to apply these powers in the future where the acquisition of land is necessary to enable comprehensive schemes that deliver economic, social and/or environmental benefits.

Other Council Powers

- 11.18. The City Council has a range of powers that are available to help support delivery. This will not just be confined to those of the planning system but also the housing, education, licensing and highway functions it provides.

Use of Public Land and Resources

- 11.19. There are extensive public landholdings and other resources within Sheffield and the City Council will seek to use these to take forward the strategy. This could be through land sales and development promotion or through the protection and improvement of environmental [and heritage](#) assets. It could also include reserving certain allocated housing sites for self-build. The uplift in land values arising from the allocation of public land for development provides an opportunity to deliver a higher level of community benefits than might otherwise be the case for land in private ownership.

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12. Monitoring

- 12.1. The Council will use a series of indicators to monitor progress against key policies in each of the chapters. The frequency that the data would be reported is specified for each indicator.
- 12.2. The Council will publish an Authority Monitoring Report on its website annually. Policies will be reviewed to assess whether they need updating at least every five years and will be updated as necessary.

An Environmentally Sustainable City

- Percentage of new homes generating onsite renewable - annual (Policy ES2)
- Number and capacity of new renewable energy networks or shared energy schemes completed – annual (Policy ES2)

Thriving Neighbourhoods and Communities

- Population change – annual (Policies SP1 and H1)
- Number of new homes completed – annual (Policies SP1 and H1)
- Number of years' supply of deliverable housing sites – annual (Policy H1)
- Number of new homes completed on previously developed (brownfield) land – annual (Policy H1)
- Number of dwellings granted permission on small windfall sites – annual (Policy H1)
- Number of dwellings granted permission on large windfall sites, within and outside Broad Locations for Growth – annual (Policy H1)
- Number of affordable homes completed (by tenure) – annual (Policy NC3)
- Completions of wheelchair adaptable and wheelchair accessible homes – annual (Policy NC4)
- Numbers of different house types completed (apartments, houses, bungalows, by number of bedrooms) – annual (Policies H1 and NC5)
- Number of applications for HMOs granted permission in the area covered by the Article 4 Direction – annual (Policy NC5)
- Purpose-Built Student Accommodation completions by bed space and cluster – annual (Policy NC6)
- Average density of residential developments completed (by location type) – annual (Policy NC9)
- Amount and percentage of new retail/leisure floorspace developed in District Centres – annual (Policy NC10)
- Number of planning permissions for takeaways within/ more than 400m from a secondary school – annual (Policy NC12)

A Strong and Growing Economy

- Employment land supply by type and location – annual (Policy SP1)
- Number of years' supply of deliverable employment sites – annual (Policy SP1)
- Amount of new office and industrial floorspace completed (sqm) – annual (Policy SP1)

- Number of major-employment generating schemes approved with local employment including number of jobs or training places where known – annual (Policy EC7)

A Vibrant City Centre

- Amount and percentage of new retail/leisure floorspace developed the City Centre – annual (Policy VC1)
- Amount and percentage of new retail/leisure floorspace developed outside 'town centres' (Policy EC5)
- Amount and percentage of new office space developed in the City Centre and in the City Centre Office Zone – annual (Policies SP1 and EC2)
- Annual percentage of non-commercial (Use Class E) uses on ground floor frontages in the Central Primary Shopping Area – annual (Policy VC1)

A Connected City

- Transport modal split – annual (Policy T1)
- Number of Travel Plans agreed – annual (Policy CO1)
- Number of developments that include provide gigabit-capable, full fibre connections – annual (CO3)

A Green City

- Net change in the total area of open space – every 5 years (Policy GS1)
- Percentage of new developments providing at least 10% Biodiversity Net Gain, along with the amount and type of BNG provided through development. – annual (Policy GS6)
- Number of permissions granted contrary to the advice of the Environment Agency on flood risk grounds – annual (Policy GS9)

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A Well-Designed City

- Number of tall buildings developed in the City Centre – annual (Policy DE6)
- Change in the number of designated heritage assets (Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas) identified as being at risk – annual (Policy DE9)

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Infrastructure Provision

- Amount of developer contributions paid through the Community Infrastructure Levy and other developer contributions – quarterly/annually (Policy DC1)

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

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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*

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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 Employment	Site area: 1.50 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: 1.20 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> 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 hectares	Net (Other employment uses) area: 0.06 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.

Site Reference: KN03	Address: Wickes, 2 Rutland Road, S3 8DQ	
Allocated use: Housing		Site area: 1.10 Hectares
Net housing area: 0.99 Hectares		Total housing capacity: 191 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • Open space should be provided in accordance with Policy NC15. • Areas within floodzone 3b should not be developed. • Areas within 1 in 25 and 1 in 100 probability (including climate change allowance) of flooding should not be developed. • 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 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 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. • <u>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</u> 		

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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 [SV3]: LM36

Site Reference: KN04*_	Address: Land at Russell Street and Bowling Green Street, S3 8RW	
Allocated use: Housing		Site area: 0.86 Hectares
Net housing area: 0.77 Hectares		Total housing capacity: 200 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • <u>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</u> 		

~~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 [LM4]: LM37

Site Reference: KN05	Address: Former Canon Brewery, Rutland Road, S3 8DP	
Allocated use: Housing		Site area: 0.81 Hectares
Net housing area: 0.73 Hectares		Total housing capacity: 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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.

Commented [LM5]: LM38

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 Hectares		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:			
<ul style="list-style-type: none"> • 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 Hectares		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	
Conditions on development:			
<ul style="list-style-type: none"> • 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. 			

- 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 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.
- Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.

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Site Reference: KN08	Address: Sheffield Community Transport, Montgomery Terrace Road, S6 3BU	
Allocated use: Housing	Site area: 0.32 Hectares	
Net housing area: 0.30 Hectares	Total 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

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.

Site Reference: KN09	Address: Buildings at Shalesmoor and Cotton Mill Road, S3 8RG	
Allocated use: Housing		Site area: 0.26 Hectares
Net housing area: 0.26 Hectares		Total 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
Conditions on development:		
<ul style="list-style-type: none"> • A detailed assessment of the extent of land contamination and identification of sufficient mitigation/remediation will be required at planning application stage. • 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. • A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. • 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.

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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 Hectares		Total housing capacity: 90 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.
- 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: KN11	Address: Safestore Self Storage, S3 8RW	
Allocated use: Housing		Site area: 0.62 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 87 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • <u>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> • <u>This site is identified as impacting on a Heritage Assets and due consideration should be given to the impact of any proposal at the planning application stage.</u> • 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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Site Reference: KN12	Address: Land Between Cotton Mill Row, Cotton Street And Alma Street Sheffield S3 4RD	
Allocated use: Housing		Site area: 0.19 Hectares
Net housing area: 0.19 Hectares		Total housing capacity: 86 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: <ul style="list-style-type: none"> • 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	Address: Warehouse, Boyland Street, S3 8AS	
Allocated use: Housing	Site area: 0.79 Hectares	
Net housing area: 0.71 Hectares	Total 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: <ul style="list-style-type: none"> • 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. • <u>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.</u> 		
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Commented [LM10]: LM96

Site Reference: KN14	Address: Land Between Swinton Street And Chatham Street	
Allocated use: Housing		Site area: 0.20 Hectares
Net housing area: 0.19 Hectares		Total housing capacity: 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
Conditions on development: <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • 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. • <u>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.</u> 		

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Site Reference: KN16	Address: 120 Henry Street Shalesmoor Sheffield S3 7EQ	
Allocated use: Housing		Site area: 0.11 Hectares
Net housing area: 0.11 Hectares		Total housing capacity: 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 development:		
<ul style="list-style-type: none"> • None 		

Site Reference: KN17	Address: 2 Lock Street, Sheffield S6 3BJ	
Allocated use: Housing		Site area: 0.15 Hectares
Net housing area: 0.15 Hectares		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 uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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
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 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	
Conditions on development:			
<ul style="list-style-type: none"> • 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 Hectares		Total 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
Conditions on development: <ul style="list-style-type: none"> • 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
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: <ul style="list-style-type: none"> • 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. • <u>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</u> 		

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 Building is required.
- 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 Hectares	
Net housing area: 0.07 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:			
<ul style="list-style-type: none"> • 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		Address: Buildings at South Parade, Bowling Green Street and Ward Street, S3 8SR	
Allocated use: Housing		Site area: 0.16 Hectares	
Net housing area: 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:			

- 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.

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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 employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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. • <u>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</u> 		

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.
- 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 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.
- Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.

Commented [LM16]: LM43

Commented [SV17]: SV32

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	
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:			
<ul style="list-style-type: none"> • A flood risk assessment should be carried out prior to planning permission being granted. • 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 (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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 Hectares		Total housing 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: <ul style="list-style-type: none"> • 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 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.

Commented [SV18]: LM44

Site Reference: KN28	Address: Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	
Allocated use: Housing	Site area: 0.10 Hectares	
Net housing area: 0.10 Hectares	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:		
<ul style="list-style-type: none"> • 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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Allocated use: Housing		Site area: 0.10 Hectares	
Net housing area: 0.10 Hectares		Total housing capacity: 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: <ul style="list-style-type: none"> • 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: KN30	Address: Land at Hicks Street and Rutland Road, S3 8BD		
Allocated use: Housing		Site area: 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 employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development: <ul style="list-style-type: none"> • <u>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.</u> 			

Commented [LM19]: LM99

Site Reference: KN31	Address: Site Of Watery Street Sheffield
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S3 7ES		
Allocated use: Housing		Site area: 0.10 Hectares
Net housing area: 0.10 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: <ul style="list-style-type: none"> • 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: 0.10 Hectares
Net housing area: 0.10 Hectares		Total 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: <ul style="list-style-type: none"> • 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. • <u>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</u> 		

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: KN33	Address: 284 Shalesmoor, S3 8UL		
Allocated use: Housing		Site area: 0.07 Hectares	
Net housing area: 0.02 Hectares		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:			
<ul style="list-style-type: none"> • 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	
Net housing area: 0.23 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:

- 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
Net housing area: 0.13 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:		
<ul style="list-style-type: none"> • 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 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 and Open Space		Site area: 3.07 Hectares
Net housing area: 1.30 Hectares		Total housing capacity: 572 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:		
<ul style="list-style-type: none"> • 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.
- 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.
- 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 Employment		Site area: 0.12 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.08 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares

Conditions on development: <ul style="list-style-type: none"> • None
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Site Reference: CW02*	Address: Castlegate (Shude Hill)	
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
Conditions on development: <ul style="list-style-type: none"> • None 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. ###Add condition about impact on historic environment 		

Commented [HT22]: HT6

Site Reference: CW03*	Address: West Bar Square	
Allocated use: Mixed Use	Site area: 3.13 Hectares	
Net housing area: 1.30 Hectares	Total housing capacity: 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: <ul style="list-style-type: none"> • None 		

Site Reference: CW04*	Address: Buildings at Dixon Lane and Haymarket, S2 5TS	
Allocated use: Mixed Use	Site area: 0.83 Hectares	
Net housing area: 0.30 Hectares	Total housing capacity: 75 Homes	
Net employment (Class E(g)(i & ii)) area: 0.53 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.
- 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.
- No development should take place over the Sheaf culvert or within the area with 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area.
- 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.
- 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 [LM23]: LM17

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 Hectares		Total housing capacity: 56 Homes	
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	
Conditions on development:			
<ul style="list-style-type: none"> • None 			

Site Reference: CW06		Address: 29-57 King Street, S3 8LF	
Allocated use: Mixed Use		Site area: 0.11 Hectares	
Net housing area: 0.04 Hectares		Total housing capacity: 19 Homes	
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	
Conditions on development: <ul style="list-style-type: none"> 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use. <u>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.</u> 			

Commented [LM24]: LM100

Site Reference: CW07		Address: 2 Haymarket And 5-7 Commercial Street, S1 1PF	
Allocated use: Mixed Use		Site area: 0.05 Hectares	
Net housing area: 0.02 Hectares		Total housing capacity: 5 Homes	
Net employment (Class E(g)(i & ii)) area: 0.03 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development: <ul style="list-style-type: none"> 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use. 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 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.
- Retention and repair of the Listed Building 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. Retention and repair of the Listed Building is required.

Commented [LM25]: LM18

Site Reference: CW08		Address: First Floor To Third Floors, 19 - 21 Haymarket, S1 2AW	
Allocated use: Mixed Use		Site area: 0.03 Hectares	
Net housing area: 0.01 Hectares		Total housing capacity: 3 Homes	
Net employment (Class E(g)(i & ii)) area: 0.02 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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: Land to the north of Derek Dooley Way, S3 8EN	
Allocated use: Housing		Site area: 1.75 Hectares
Net housing area: 0.90 Hectares		Total housing capacity: 336 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: <ul style="list-style-type: none"> • Open space should be provided in accordance with Policy NC15. • Flood risk assessment will be required as part of planning application. • A detailed assessment of the extent of land contamination and identification of sufficient mitigation and/or remediation will be required at planning application stage. • Development should enhance habitat connectivity between the 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. • 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. • <u>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.</u> 		

Commented [LM26]: LM19

Site Reference: CW10*	Address: Site Of Sheffield Testing Laboratories Ltd And 58 Nursery Street And Car Park On Johnson Lane, Sheffield S3 8GP	
Allocated use: Housing		Site area: 0.33 Hectares
Net housing area: 0.24 Hectares		Total housing capacity: 268 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:		
<ul style="list-style-type: none"> • 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: CW11*	Address: 51-57 High Street And Second Floor Of 59-73 High Street	
Allocated use: Housing	Site area: 0.07 Hectares	
Net housing area: 0.07 Hectares	Total housing capacity: 206 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:		
<ul style="list-style-type: none"> • 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. • Ecological enhancement measures are required, such as suitable bird and bat boxes attached to the building. • Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second. 		

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 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.
- 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 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.
- Views of the adjacent Conservation Area and Listed Buildings from the ring road should be enhanced.

Commented [LM27]: LM20

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	
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:		
<ul style="list-style-type: none"> • 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.
- 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.~~
- Provide opportunities for views of Aizlewoods Mill and the New Testament Church of God through the site from the A61. Provide opportunities for views of Aizlewoods Mill and the New Testament Church of God through the site from the A61.

Commented [LM28]: LM21

Site Reference: CW14	Address: Land at Spitalfields and Nursery Street, S3 8HQ	
Allocated use: Housing	Site area: 0.19 Hectares	
Net housing area: 0.19 Hectares	Total housing capacity: 65 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:		
<ul style="list-style-type: none"> • 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 [LM29]: LM22

Site Reference: CW15	Address: Land at Windrush Way, S3 8JD	
Allocated use: Housing		Site area: 0.24 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 development:		
<ul style="list-style-type: none"> • 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: 0.26 Hectares
Net housing area: 0.26 Hectares		Total 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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 supported by the results of this evaluative work. • <u>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.</u> 		

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Site Reference: CW17	Address: Former Coroners Court, Nursery Street, S3 8GG	
Allocated use: Housing		Site area: 0.10 Hectares

Net housing area: 0.10 Hectares		Total housing capacity: 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 development: <ul style="list-style-type: none"> • 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
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: <ul style="list-style-type: none"> • 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: CW19	Address: Sheaf Quay, 1 North Quay Drive, Victoria Quay, Sheffield, S2 5SW	
Allocated use: Housing		Site area: 0.45 Hectares
Net housing area: 0.30 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 hectares	Net (Other employment uses) area: 0.00 hectares

Conditions on development:

- None

Site Reference: CW20	Address: 23-41 Wicker and 1-5 Stanley Street, S3 8HS	
Allocated use: Housing		Site area: 0.23 Hectares
Net housing area: 0.22 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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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. • <u>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.</u> • Retention of any early 19th Century properties facing the Wicker would be desirable. 		

Commented [LM31]: LM24

Site Reference: CW21	Address: 29-33 Nursery Street, S3 8GF	
Allocated use: Housing		Site area: 0.06 Hectares
Net housing area: 0.05 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 hectares	Net (Other employment uses) area: 0.00 hectares
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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.
- 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.
- 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.

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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	Total 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.
- 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: 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 employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development: <ul style="list-style-type: none">• None			

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		
Allocated use: General Employment		Site area: 0.05 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: 0.05 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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 Hectares		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:		
<ul style="list-style-type: none"> • 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 mixed-use 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		Total 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
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: SU04*	Address: Site of former HSBC 79 Hoyle Street Sheffield S3 7EW	
Allocated use: Housing		Site area: 1.01 Hectares
Net housing area: 0.91 Hectares		Total housing capacity: 355 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: <ul style="list-style-type: none"> • 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		Site area: 0.48 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: <ul style="list-style-type: none"> • 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.

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Site Reference: SU06	Address: Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield	
Allocated use: Housing	Site area: 0.43 Hectares	
Net housing area: 0.43 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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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
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Allocated use: Housing		Site area: 0.48 Hectares	
Net housing area: 0.48 Hectares		Total housing capacity: 284 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: <ul style="list-style-type: none"> • 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 Hectares	
Net housing area: 0.60 Hectares		Total housing capacity: 225 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: <ul style="list-style-type: none"> • 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		Site area: 0.30 Hectares
Net 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:		
<ul style="list-style-type: none"> • None 		

Site Reference: SU10	Address: 175-173 Gibraltar Street and 9 Cupola, S3 8UA	
Allocated use: Housing		Site area: 0.11 Hectares
Net housing area: 0.11 Hectares		Total housing capacity: 34 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:		
<ul style="list-style-type: none"> • 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: SU11	Address: Greenfield House, 32 Scotland Street, S3 7AF	
Allocated use: Housing		Site area: 0.67 Hectares
Net housing area: 0.59 Hectares		Total housing capacity: 118 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • 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. • <u>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.</u> 		

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Site Reference: SU12*	Address: 134 West Bar, 10 Bower Spring and 83 Steelhouse Lane, S3 8PB	
Allocated use: Housing		Site area: 0.50 Hectares
Net housing area: 0.49 Hectares		Total housing capacity: 216 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: <ul style="list-style-type: none"> • 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 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. • <u>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.</u> • Retention of traditional Conservation Area property would be desirable. • <u>Retain and incorporate the existing buildings along West Bar that are within the Conservation Area.</u> 		

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Site Reference: SU13	Address: Land at Bailey Street, S1 4EH	
Allocated use: Housing	Site area: 0.11 Hectares	
Net housing area: 0.00 Hectares	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 Hectares		Total housing capacity: 118 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:		
<ul style="list-style-type: none"> • 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 Hectares		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 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.

Site Reference: SU16	Address: Buildings at Meadow Street and Morpeth Street, S3 7EZ	
Allocated use: Housing		Site area: 0.40 Hectares
Net housing area: 0.00 Hectares		Total 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:		
<ul style="list-style-type: none"> • 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. • Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites 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. • 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: SU17	Address: 30-32 Edward Street and 139 Upper Allen Street, S3 7GW	
Allocated use: Housing		Site area: 0.29 Hectares

Net housing area: 0.28 Hectares		Total housing capacity: 88 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:			
<ul style="list-style-type: none"> • 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. • Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site 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. • 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 Hectares		Total housing capacity: 85 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:			
<ul style="list-style-type: none"> • 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	Site area: 0.28 Hectares	
Net housing area: 0.28 Hectares	Total housing capacity: 84 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:		
<ul style="list-style-type: none"> • 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: Buildings at Meetinghouse Lane and Harts Head, S1 2DR	
Allocated use: Housing		Site area: 0.20 Hectares
Net housing area: 0.20 Hectares		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 uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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. • <u>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.</u> 		

Commented [LM38]: 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 Hectares		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 planning application stage.
- Retention and repair of the Listed Building is required.

Commented [LM39]: LM64

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 (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • None 		

Site Reference: SU23	Address: Hayes House, Edward Street, S1 4BB	
Allocated use: Housing	Site area: 0.19 Hectares	
Net housing area: 0.18 Hectares	Total housing capacity: 56 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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 supported by the results of this evaluative work. • <u>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.</u> 		

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Site Reference: SU24	Address: 1-3 Broad Lane, S1 1YG	
Allocated use: Housing	Site area: 0.16 Hectares	
Net housing area: 0.00 Hectares	Total housing capacity: 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:

- 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 Hectares		Total housing capacity: 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:		
<ul style="list-style-type: none"> • 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 Hectares		Total housing 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:		

- 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 Hectares		Total housing capacity: 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: <ul style="list-style-type: none"> • 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. • <u>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</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.

Commented [LM41]: LM66

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 Hectares		Total 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 development: <ul style="list-style-type: none"> 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
Net housing area: 0.18 Hectares		Total housing capacity: 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: <ul style="list-style-type: none"> 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.~~

Commented [LM42]: LM102

Site Reference: SU30		Address: Land adjacent to Shakespeare's, 146-148 Gibraltar Street, S3 8UB	
Allocated use: Housing		Site area: 0.13 Hectares	
Net housing area: 0.13 Hectares		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 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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 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. • Repair/stabilisation of Bower Spring Cementation Furnace required as part of redevelopment. • 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. 			

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Site Reference: SU31	Address: 11-25 High Street, S1 2ER	
Allocated use: Housing		Site area: 0.13 Hectares
Net housing area: 0.00 Hectares		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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • 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. • <u>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.</u> • Retention of non designated buildings, if of suitable quality would be desirable. • <u>Retention and repair of the Listed Building is required.</u> 		

Commented [LM44]: LM68

Commented [LM45]: LM68

Site Reference: SU32	Address: 123-125 Queen Street, S1 2DU	
Allocated use: Housing		Site area: 0.13 Hectares
Net housing area: 0.00 Hectares		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: <ul style="list-style-type: none"> • 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: 0.31 Hectares	
Net housing area: 0.00 Hectares	Total housing capacity: 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: <ul style="list-style-type: none"> • 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 Hectares	
Net housing area: 0.10 Hectares		Total housing capacity: 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 development: <ul style="list-style-type: none"> • 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 sites 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. • 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: SU35	Address: Land to the south of Furnace Hill, S3 7BG		
Allocated use: Housing		Site area: 0.11 Hectares	
Net housing area: 0.10 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: <ul style="list-style-type: none"> • 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 [LM46]: LM69

Site Reference: SU36	Address: Works at 25-31 Allen Street	
Allocated use: Housing		Site area: 0.07 Hectares
Net housing area: 0.06 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:		
<ul style="list-style-type: none"> • <u>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.</u> 		

Commented [LM47]: LM103

Site Reference: SU37	Address: Buildings at Allen Street and Snow Lane, S3 7AF	
Allocated use: Housing		Site area: 0.32 Hectares
Net housing area: 0.32 Hectares		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

		uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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. • <u>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.</u> • Retention of early 20th Century brick buildings would be desirable. 		

Commented [LM48]: LM70

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 Hectares	Total housing capacity: 29 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.
- 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 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 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 [LM49]: LM104

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	Total housing capacity: 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
Conditions on development: <ul style="list-style-type: none"> • 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. • <u>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.</u> 		

Commented [LM50]: LM71

Site Reference: SU41	Address: Courtwood House, Silver Street, S1 2DD	
Allocated use: Housing		Site area: 0.08 Hectares
Net housing area: 0.08 Hectares		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 development: <ul style="list-style-type: none"> • 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 [LM51]: LM72

Site Reference: SU42		Address: Portland House, Moorfields, S3 7BA	
Allocated use: Housing		Site area: 0.27 Hectares	
Net housing area: 0.14 Hectares		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 development:			
<ul style="list-style-type: none"> • 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. • <u>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</u> 			

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]: LM73

Site Reference: SU43	Address: Land to the south of Allen Street, S3 7AG	
Allocated use: Housing		Site area: 0.08 Hectares
Net housing area: 0.07 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
Conditions on development: <ul style="list-style-type: none"> • 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 Hectares		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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • None 		

Site Reference: SU45	Address: 39-41 Snig Hill and 4-8 Bank Street, S3 8NA	
Allocated use: Housing		Site area: 0.07 Hectares
Net housing area: 0.07 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • 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. • <u>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.</u> 		

Commented [LM53]: LM74

Site Reference: SU46	Address: Old County Court House 56 Bank Street Sheffield
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S1 2DS		
Allocated use: Housing		Site area: 0.07 Hectares
Net housing area: 0.06 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:		
<ul style="list-style-type: none"> • 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	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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. • <u>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.</u> 		

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- 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 Hectares
Net housing area: 0.07 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: <ul style="list-style-type: none"> • 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: SU49	Address: Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF	
Allocated use: Housing		Site area: 0.10 Hectares
Net housing area: 0.10 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: <ul style="list-style-type: none"> • 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: SU50	Address: Industrial Tribunals Central Office Property Centre, 14 East Parade, S1 2ET
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Allocated use: Housing		Site area: 0.03 Hectares	
Net housing area: 0.00 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:			
<ul style="list-style-type: none"> • None 			

Site Reference: SU51		Address: 22 Copper Street and St Judes Church, Copper Street, S3 7AH	
Allocated 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	
Conditions on development:			
<ul style="list-style-type: none"> • 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. • <u>This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the</u> 			

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.

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Site Reference: SU52	Address: 90 Trippet Lane/8 Bailey Lane Sheffield S1 4EL	
Allocated use: Housing		Site area: 0.03 Hectares
Net housing area: 0.03 Hectares		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:		
<ul style="list-style-type: none"> 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:		
<ul style="list-style-type: none"> 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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Allocated use: Open Space		Site area: 0.26 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: <ul style="list-style-type: none"> • 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. • 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: SU55	Address: Paradise Square, S1 2DE		
Allocated use: Open Space		Site area: 0.18 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: <ul style="list-style-type: none"> • 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 supported by the results of this evaluative work. • <u>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</u> 			

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.

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Site Reference: SU56	Address: Car Park, Solly Street, S1 4BA	
Allocated use: Open Space		Site area: 0.09 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:		
<ul style="list-style-type: none"> • 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. 		

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: OfficeMixed Use		Site area: 1.450.3 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:		
<ul style="list-style-type: none"> • A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air 		

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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 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.~~
- 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.

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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	
Net employment (Class E(g)(i & ii)) area: 0.53 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. 		

- 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.
- 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.

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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 Hectares		Total housing capacity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.15 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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 developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. • <u>This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the</u> 			

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: SV04*	Address: Decathlon, Eyre Street, S1 3HU	
Allocated use: Mixed Use		Site area: 0.84 Hectares
Net housing area: 0.76 Hectares		Total housing capacity: 303 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: 0.84 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • No development should take place over Porter culvert or within the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area and to inform if exception test can be passed. • 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. • <u>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</u> 		

~~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: SV05		Address: K.T Precision Engineering and land adjacent, Turner Street, S2 4AB	
Allocated use: Mixed Use		Site area: 0.35 Hectares	
Net housing area: 0.14 Hectares		Total housing capacity: 42 Homes	
Net employment (Class E(g)(i & ii)) area: 0.21 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use or compatible commercial uses on the ground floor, to allow for ground floor active uses. • 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. • 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 any non-designated heritage assets would be desirable. • <u>The 60% office requirement is to be delivered in conjunction with SV02.</u> • <u>Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.</u> 			

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Site Reference: SV06*	Address: Klausners Site, Sylvester Street / Mary Street
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Allocated use: Housing		Site area: 0.59 Hectares	
Net housing area: 0.59 Hectares		Total housing capacity: 335 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: <ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 149 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: <ul style="list-style-type: none"> • 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 required to the adjacent watercourse. Watercourses (rivers and streams) require a 10 metre buffer.</u> 			

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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.

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Site Reference: SV08		Address: Mecca Bingo, Flat Street, S1 2BA	
Allocated use: Housing		Site area: 0.20 Hectares	
Net housing area: 0.19 Hectares		Total housing capacity: 121 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:			
<ul style="list-style-type: none"> • 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. • <u>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</u> 			

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: SV09	Address: 3-7 Sidney Street and land adjacent, S1 4RG	
Allocated use: Housing		Site area: 0.39 Hectares
Net housing area: 0.39 Hectares		Total housing capacity: 117 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • Open space should be provided in accordance with Policy NC15. • The publicly accessible Porter Brook Trail should be extended along the riverside and connected with the adjacent section of trail. • Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed. • 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. • 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: SV10	Address: Land at Sylvester Street and Arundel Street, Sheffield, S1 4RH
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Allocated use: Housing		Site area: 0.36 Hectares	
Net housing area: 0.18 Hectares		Total housing capacity: 108 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	
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • 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. • <u>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.</u> 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: SV11	Address: 48 Suffolk Road, S2 4AL		
Allocated use: Housing		Site area: 0.29 Hectares	
Net housing area: 0.16 Hectares		Total housing capacity: 102 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. 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.

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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 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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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		Total 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
Conditions on development:		
<ul style="list-style-type: none"> • 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 than 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 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:		
<ul style="list-style-type: none"> • None 		

Site Reference: SV15	Address: 125-157 Eyre Street and land adjacent, S1 4QW	
Allocated use: Housing		Site area: 0.47 Hectares
Net housing area: 0.47 Hectares		Total housing capacity: 89 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.
- 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.

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Site Reference: SV16		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 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:			
<ul style="list-style-type: none"> • 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. • <u>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</u> 			

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 [LM76]: LM88

Site Reference: SV17		Address: Buildings at Arundel Street and Eyre Street, S1 4PY	
Allocated use: Housing		Site area: 0.25 Hectares	
Net housing area: 0.00 Hectares		Total housing capacity: 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	
Conditions on development:			
<ul style="list-style-type: none"> 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. 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. 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 the non designated heritage The Lord Nelson public house would be desirable. 			

Commented [LM77]: LM89

Site Reference: SV18	Address: 66-76 Sidney Street, S1 4RG	
Allocated use: Housing		Site area: 0.22 Hectares
Net housing area: 0.00 Hectares		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 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • <u>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.</u> • Retention of any non designated heritage assets would be desirable. 		

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

		uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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. 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. <u>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.</u> 		

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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 (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> None 		

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

Net housing area: 1.19 Hectares		Total housing capacity: 40 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:

- Green links into the Cholera Monument and Claywoods greenspace should be provided.
- 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.
- 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 5 metre buffer and 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.
- 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.
- Retain tree belt onto Shrewsbury Road.
- View towards Cholera Monument from South Street not to be obstructed.
- Green transition space needed to protect the historic garden (southeast boundary) and setting of the Cholera Monument (along the south west boundary).

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Site Reference: SV22	Address: 93-97 Mary Street, S1 4RT
Allocated use: Housing	Site area: 0.15 Hectares
Net housing area: 0.09 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
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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.
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- The watercourse should be protected and enhanced. A natural buffer is required to the adjacent watercourse. 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.
- 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 assets would be desirable.

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Site Reference: SV23	Address: 40-50 Castle Square Sheffield S1 2GF	
Allocated use: Housing		Site area: 0.09 Hectares
Net housing area: 0.09 Hectares		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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • None 		

Site Reference: SV24	Address: 121 Duke Street, S2 5QL	
Allocated use: Housing		Site area: 0.07 Hectares
Net housing area: 0.07 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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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. • 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 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 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	
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • <u>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.</u> 			

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Site Reference: HC02	Address: Orchard Square Shopping Centre, S1 2FB	
Allocated use: Retail		Site area: 0.61 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: 0.61 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • 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. • <u>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.</u> 		

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Site Reference: HC03*	Address: Land and buildings at St Mary's Gate and Eyre Street, S1 4QZ	
Allocated use: Mixed Use		Site area: 1.60 Hectares
Net housing area: 1.42 Hectares		Total housing capacity: 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

		uses) area: 1.60 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • Community, Commercial and/or Retail uses should be provided at ground floor level. • 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. • No development should take place over the Porter culvert or within the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area. • 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: 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 hectares	Net (Other employment uses) area: 0.34 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 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: 0.30 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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: HC06	Address: 113-125, Pinstone Street, S1 2HL		
Allocated use: Mixed Use		Site area: 0.08 Hectares	
Net housing area: 0.03 Hectares		Total housing capacity: 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:			
<ul style="list-style-type: none"> • 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 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
Conditions on development: <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • Areas within 1 in 25 and 1 in 100 probability (including climate change allowance) of flooding should not be developed. • 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. • 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: HC09*	Address: Milton Street Car Park Milton Street Sheffield S3 7UF	
Allocated use: Housing		Site area: 0.51 Hectares
Net housing area: 0.50 Hectares		Total housing capacity: 410 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • 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 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. • <u>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.</u> 		

Commented [LM86]: LM28

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 Hectares	Total housing capacity: 298 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: <ul style="list-style-type: none"> • None 		

Site Reference: HC13*	Address: 999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP	
Allocated use: Housing		Site area: 0.12 Hectares
Net housing area: 0.12 Hectares		Total housing capacity: 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
Conditions on development:		
<ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 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	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • None 		

Site Reference: HC15	Address: Land and Buildings at Fitzwilliam Street, Egerton Street and Thomas Street, S1 4JR	
Allocated use: Housing		Site area: 0.32 Hectares
Net housing area: 0.32 Hectares		Total housing capacity: 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

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 [LM87]: LM29

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 Hectares		Total housing capacity: 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:			
<ul style="list-style-type: none"> • 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 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 [LM88]: LM30

Site Reference: HC17	Address: Car Park, Eldon Street, S3 7SF	
Allocated use: Housing		Site area: 0.16 Hectares
Net housing area: 0.16 Hectares		Total housing capacity: 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:		
<ul style="list-style-type: none"> • 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. • 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. • <u>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.</u>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 [LM89]: LM31

Site Reference: HC18	Address: 50 High Street City Centre Sheffield S1 1QH	
Allocated use: Housing		Site area: 0.27 Hectares
Net housing area: 0.20 Hectares		Total housing capacity: 101 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:		
<ul style="list-style-type: none"> • None 		

Site Reference: HC19	Address: Eye Witness Works, Milton St	
Allocated use: Housing		Site area: 0.34 Hectares
Net housing area: 0.33 Hectares		Total housing capacity: 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:		
<ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 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: <ul style="list-style-type: none"> • None
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Site Reference: HC21	Address: Site Of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR	
Allocated use: Housing		Site area: 0.07 Hectares
Net housing area: 0.06 Hectares		Total 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: <ul style="list-style-type: none"> • None 		

Site Reference: HC22	Address: Building adjacent to 20 Headford Street, S3 7WB	
Allocated use: Housing		Site area: 0.22 Hectares
Net housing area: 0.21 Hectares		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: <ul style="list-style-type: none"> • 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. • <u>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</u> 		

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 [LM90]: LM32

Site Reference: HC23	Address: Charter Works 20 Hodgson Street Sheffield S3 7WQ	
Allocated use: Housing		Site area: 0.06 Hectares
Net housing area: 0.06 Hectares		Total housing capacity: 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 development:		
<ul style="list-style-type: none"> • None 		

Site Reference: HC24	Address: Buildings at Egerton Lane, S1 4AF	
Allocated use: Housing		Site area: 0.14 Hectares
Net housing area: 0.14 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 development:		
<ul style="list-style-type: none"> • 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.

Commented [CH91]: LM33

Site Reference: HC25	Address: Milton Street Car Park, Milton Street, S3 7WJ		
Allocated use: Housing		Site area: 0.29 Hectares	
Net housing area: 0.29 Hectares		Total housing 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:			
<ul style="list-style-type: none"> • 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.~~

Commented [LM92]: LM34

Site Reference: HC26	Address: Land at Headford Street and Egerton Street, S3 7XF	
Allocated use: Housing		Site area: 0.14 Hectares
Net housing area: 0.14 Hectares		Total housing 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. 		

Commented [LM93]: LM35

Site Reference: HC27	Address: Land at Cavendish Street, S3 7RZ	
Allocated use: Housing		Site area: 0.11 Hectares
Net housing area: 0.11 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:		
<ul style="list-style-type: none"> 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 area: 0.04 Hectares
Net housing area: 0.00 Hectares		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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> None 		

Site Reference: HC29	Address: 162-170 Devonshire Street Sheffield S3 7SG	
Allocated use: Housing		Site area: 0.05 Hectares
Net housing area: 0.05 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:		
<ul style="list-style-type: none"> 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:		
<ul style="list-style-type: none"> • 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:		
<ul style="list-style-type: none"> • 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 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.
- 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 100 probability (including climate change allowance) of flooding should not be developed.
- The adjacent watercourse should be protected 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.
- 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 the non designated heritage The Royal Standard public house would be desirable.

Commented [LM94]: LM47

Site Reference: LR03*	Address: Land at Queens Road and Farm Road, S2 4DR
Allocated use: Housing	Site area: 0.45 Hectares
Net housing area: 0.21 Hectares	Total housing capacity: 336 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: <ul style="list-style-type: none"> • 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: 0.88 Hectares
Net housing area: 0.00 Hectares		Total housing 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
Conditions on development: <ul style="list-style-type: none"> • 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 Duchess Road and Edmund Road, S2 4AW	
Allocated use: Housing		Site area: 0.60 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 84 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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 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. • <u>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.</u> 		

Commented [LM95]: LM48

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

Net housing area: 0.12 Hectares		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 uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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. • Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed. • <u>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> • <u>A natural buffer is required to the adjacent watercourse. Watercourses (rivers and streams) require a 10 metre buffer.</u> 		

Commented [HT96]: HT3

Site Reference: LR07	Address: Wheatsheaf Works, 55-57 John Street, S2 4QS	
Allocated use: Housing	Site area: 0.86 Hectares	
Net housing area: 0.80 Hectares	Total housing capacity: 56 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: <ul style="list-style-type: none"> • 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.~~
- Retention of any non designated heritage assets would be desirable.

Commented [LM97]: LM49

Site Reference: LR08	Address: 89 London Road, S2 4LE	
Allocated use: Housing		Site area: 0.10 Hectares
Net housing area: 0.00 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:		
<ul style="list-style-type: none"> • 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. 		

Policy SA2 - Northwest Sheffield Sub-Area Site Allocations

Site Reference: NWS01*		Address: Land and buildings at Penistone Road North, S6 1QW	
Allocated use: General Employment		Site area: 4.58 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: 2.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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*		Address: Land at Wallace Road, S3 9SR	
Allocated use: Industrial		Site area: 4.04 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 E(g)(iii) only) area: 4.04 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			

- 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
- 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 sits within an existing, established industrial context and future new employment development should reinforce the neighbouring roofscape and integrate high quality landscaping.

Commented [LM98]: LM106

Site Reference: NWS03*	Address: Airflow Site, Land at Beeley Wood Lane, S6 1QT	
Allocated use: General Employment	Site area: 2.62 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: 2.36 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.
- 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.

Commented [PAG99]: PG9

Site Reference: NWS04*		Address: Allotments to the south of Wardsend Road North, S6 1LX	
Allocated use: Industrial		Site area: 2.3543 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 E(g)(iii) only) area: 2.3543 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development: <ul style="list-style-type: none"> • A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at the 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. 			

Commented [CH100]: PG10

Commented [CH101]: PG10

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 Hectares	Total housing capacity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class E(g)(iii) only) area: 0.74 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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: NWS06	Address: Land at Wardsend Road, S6 1RQ	
Allocated use: Industrial	Site area: 0.64 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 (Class E(g)(iii) only) area: 0.50 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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 Employment		Site area: 0.42 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: 0.42 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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: NWS08	Address: Land At Junction With Cobden View Road, Northfield S10 1QQ	
Allocated use: Mixed Use		Site area: 0.06 Hectares
Net housing area: 0.00 Hectares		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: 0.06 hectares
Conditions on development: <ul style="list-style-type: none"> • 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. • An Ecological Enhancements plan or similar is required, and should include: Green / brown roofs and green 'living' walls where design permits, Native species landscaping / planting, bird boxes: at least 2x swift box and 2x house sparrow terrace, bat boxes: at least 2x discreet 'brick' or 'tile' type boxes to be incorporated in the fabric of the building. • 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 Hectares		Total housing 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:			
<ul style="list-style-type: none"> • None 			

Site Reference: NWS10*		Address: Land at Oughtibridge Lane and Platts Lane, S35 0HN	
Allocated use: Housing		Site area: 6.02 Hectares	
Net housing area: 4.82 Hectares		Total housing capacity: 169 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:			
<ul style="list-style-type: none"> • 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 ascertain 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. 			

- A 15 metre buffer is required from the edge of the canopy of Ancient Woodland/ Woodland on or adjacent to the site. Any Ancient Woodland/ Woodland and its buffer within the site must be excluded from the developable area. Views of the woodland edge adjacent to the site's northern boundary should be preserved from Oughtibridge Lane.
- 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.
- An assessment of the non-designated heritage assets (e.g., Silical Fire Brick Works) in this area should be undertaken to better understand its significance, and where appropriate consideration given to its conversion to preserve legibility of former industry.
- The undeveloped land to the south is more sensitive to the character of the area and setting of nearby listed assets and development here should be carefully considered in terms of its layout, form and massing.
- 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.
- Retain and repair the drystone wall along Oughtibridge Lane.

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Site Reference: NWS11	Address: The Hillsborough Arcade And Site Of Former Old Blue Ball Public House, Middlewood Road And Bradfield Road, Sheffield S6 4HL	
Allocated use: Housing	Site area: 1.13 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 (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.
- 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	
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:			
<ul style="list-style-type: none"> • None 			

Site Reference: NWS13	Address: Wiggan Farm, S35 0AR		
Allocated use: Housing		Site area: 2.03 Hectares	
Net housing area: 1.83 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 uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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.
- 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.

Commented [LM106]: LM56

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	
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:			
<ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 41 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:			
<ul style="list-style-type: none"> • 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 Hectares		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: <ul style="list-style-type: none"> • 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. • <u>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</u> 		

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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 Hectares		Total housing capacity: 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: <ul style="list-style-type: none"> • 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 early 20th Century non-designated heritage assets including the brick wall fronting Winter Street and Dart Street would be desirable.

Commented [LM108]: 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
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:		
<ul style="list-style-type: none"> • 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 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:		
<ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • 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 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:		
<ul style="list-style-type: none"> 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: 0.40 Hectares
Net housing area: 0.34 Hectares		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:		
<ul style="list-style-type: none"> None 		

Site Reference: NWS24	Address: Cloverleaf Cars Land Adjacent To 237a Main Road Wharnccliffe 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 employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> 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. 		

- 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 development.
- 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 Uppertorpe Medical Centre, Uppertorpe, Sheffield, S6 3FT	
Allocated use: Housing		Site area: 0.04 Hectares	
Net housing area: 0.04 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:			
<ul style="list-style-type: none"> • None 			

Site Reference: NWS26		Address: Land at Trickett Road, S6 2NP	
Allocated use: Housing		Site area: 0.23 Hectares	
Net housing area: 0.23 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:			
<ul style="list-style-type: none"> • 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		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:		
<ul style="list-style-type: none"> 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 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:		
<ul style="list-style-type: none"> None 		

Site Reference: NWS29*	Address: Former Sheffield Ski Village, S3 9QX	
Allocated use: Leisure and Recreation		Site area: 10.91 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: 10.91 hectares
Conditions on development:		
<ul style="list-style-type: none"> 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 (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.
- No development should take place within the Local Wildlife Site.
- No development should take place within the Local Geological Site
- 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 sits within an existing, established industrial context and future new employment development should reinforce the neighbouring roofscape and integrate high quality landscaping.~~

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Policy SA3 - Northeast Sheffield Sub-Area Site Allocations

Site Reference: NES01*		Address: Smithywood, Cowley Hill, Chapeltown	
Allocated use: General Employment		Site area: 13.32 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: 11.32 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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 required 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.
- 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 [PAG114]: PG6

Site Reference: NES02		Address: Land adjacent to Chapelton Academy, Nether Lane, S35 9ZX	
Allocated use: General Employment		Site area: 0.67 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: 0.67 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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 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: 6.45 hectares	Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- Sufficient enabling works to satisfactorily reduce the risk of flooding on-site (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 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.

Commented [RH115]: RH66

Site Reference: NES04*		Address: Gas Works, Newman Road, S9 1BT	
Allocated use: Industrial		Site area: 3.91 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: 3.91 hectares	Net (Other employment uses) area: 0.00 hectares	
<p>Conditions on development:</p> <ul style="list-style-type: none"> • No development should take place over the Blackburn Brook culvert or within the area with 1 in 25 probability (including Climate Change allowance) of flooding. • A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from the culvert, identifying the extent of any non-developable area. • 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. 			

- Proposals for development on key sites within the [Advanced Manufacturing Innovation District \(AMID\)](#) 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.

Commented [RH116]: RH67

Site Reference: NES05*		Address: Land between Grange Mill Lane and Ecclesfield Road, S9 1HW	
Allocated use: Industrial		Site area: 2.01 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: 2.01 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed. 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. 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 [LM117]: 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	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.06 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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	Net employment (Class B2, B8 & E(g)(iii)) area: 1.27 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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 innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses. 			

Commented [RH118]: 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 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: 0.40 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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 Hectares		Total housing capacity: 53 Homes
Net employment (Class E(g)(i & ii)) area: 0.84 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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. <u>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</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. The non-designated heritage assets with particular weight given to 35 Spital Hill (former Wicker Engineering and Steel Works) and 47 Spital Hill (former Lodge Public House), are to be retained with options for conversion considered. 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.

Commented [LM119]: LM51

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 Hectares		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: 0.05 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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		Total housing capacity: 88 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: <ul style="list-style-type: none"> • 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 demolition of structures that may be used by breeding birds, shall take place between 1st March and 31st August inclusive. • <u>A heritage impact assessment that highlights any detrimental impacts development will have on the listed buildings and on any other designated or non-designated heritage assets in the area, and which suggests appropriate mitigation measures shall be submitted in support of a planning application for the building's development.</u> • <u>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. A heritage impact assessment that highlights any detrimental impacts development will have on the listed buildings and on any other designated or non-designated heritage assets in the area, and which suggests appropriate mitigation measures shall be submitted in support of a planning application for the building's development.</u> • <u>This site is identified as impacting on Heritage Assets and due consideration should be given to the impact of any proposal at the planning application stage.</u> 		

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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	
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: <ul style="list-style-type: none"> • A detailed assessment of the extent of land 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: 2.16 Hectares
Net housing area: 1.94 Hectares		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 development: <ul style="list-style-type: none"> • A detailed assessment of the extent of land contamination and identifying sufficient/mitigation/remediation will be required at planning application stage. • 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. • 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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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 (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment

		uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> 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:		
<ul style="list-style-type: none"> 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 Hectares		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:		
<ul style="list-style-type: none"> 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 Hectares		Total housing capacity: 29 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: <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • 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. • <u>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</u> 		

~~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.

Commented [LM122]: LM52

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 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:		
<ul style="list-style-type: none"> • 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 employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • Maintain links to adjacent open space. 		

- 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		Site area: 0.17 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 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:		
<ul style="list-style-type: none"> • 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:		
<ul style="list-style-type: none"> • 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 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. 		

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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.
- 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: 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	
Net housing area: 0.00 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:			
<ul style="list-style-type: none"> • None 			

Site Reference: NES24		Address: Parson Cross Hotel, Buchanan Crescent, S5 8AG	
Allocated use: Housing		Site area: 0.40 Hectares	
Net housing area: 0.40 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:			

- 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	Address: Land At The Junction Of Abbeyfield Road And Holtwood Road Including 11 Holtwood Road Sheffield S4 7AY	
Allocated use: Housing		Site area: 0.38 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:		
<ul style="list-style-type: none"> • None 		

Site Reference: NES26	Address: Eden Park Service Station, Penistone Road, Grenoside, Sheffield S35 8QG	
Allocated use: Housing		Site area: 0.24 Hectares
Net housing area: 0.24 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:		
<ul style="list-style-type: none"> • None 		

Site Reference: NES27	Address: Land adjacent to 264 Deerlands Avenue S5 7WX	
Allocated use: Housing		Site area: 0.80 Hectares
Net housing area: 0.72 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: <ul style="list-style-type: none"> • Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed. • <u>A buffer is required to the 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.</u> • 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 [LS125]: LS36

Site Reference: NES28	Address: Land adjacent to 177 Deerlands Avenue, S5 7WU	
Allocated use: Housing		Site area: 0.59 Hectares
Net housing area: 0.59 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: <ul style="list-style-type: none"> • Pedestrian links and views to the adjacent park should be provided. • <u>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.</u> • 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 [PAG126]: PG5

Site Reference: NES29	Address: Land at 16-42 Buchanan Road, S5 8AL	
Allocated use: Housing		Site area: 0.35 Hectares

Net housing area: 0.35 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:		
<ul style="list-style-type: none"> 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 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:		
<ul style="list-style-type: none"> 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:		
<ul style="list-style-type: none"> 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 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
Conditions on development: <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • 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>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</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.

Commented [LM127]: LM54

Site Reference: NES34	Address: Site Of Norbury, 2 Crabtree Road, Sheffield, S5 7BB		
Allocated use: Housing		Site area: 0.60 Hectares	
Net housing area: 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:			
<ul style="list-style-type: none"> • 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:			
<ul style="list-style-type: none"> • 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

Site Reference: ES01*	Address: Land to the south of Meadowhall Way, S9 2FU
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Allocated use: General Employment		Site area: 17.10 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: 16.60 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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 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. • No development should take place over Car Brook 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 ascertain any residual risk from culvert, identifying the extent of any non-developable area. • The watercourse should be deculverted and enhance where possible. • 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. 		

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Site Reference: ES02*	Address: Alsing Road Car Park and Meadowhall Interchange, S9 1EA	
Allocated use: General Employment		Site area: 9.98 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: 5.54 hectares	Net (Other employment

		uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • No development should take place over Blackburn Brook culvert or within the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area . • The watercourse should be deculverted and enhance where possible. • 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. • A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a 10 metre buffer. • 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. 		

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Site Reference: ES03*	Address: M1 Distribution Centre and The Source, Vulcan Road, S9 1EW	
Allocated use: General Employment	Site area: 3.24 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: 3.24 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 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.

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Site Reference: ES04*	Address: Land at Sheffield Road, S9 2YL	
Allocated use: Industrial		Site area: 1.22 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 E(g)(iii) only) area: 1.22 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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. 		

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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		Total housing capacity: 0 Homes

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
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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.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required.
- Development proposals should be designed to accommodate an 132kV major overhead cable which affects a small portion of the site, and if needed provide access for maintenance. Plans should include a 30m buffer around the power line.
- Site layout should respect that the canal is an important ecological designation.
- 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.](#)
- [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.](#)

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Site Reference: ES06*	Address: Outokumpu, Shepcote Lane	
Allocated use: 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 (Class B2, B8 & E(g)(iii)) area: 15.78 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.

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Site Reference: ES07*	Address: Land at Europa Way, S9 1TQ	
Allocated use: Industrial	Site area: 3.38 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: 3.38 hectares	Net (Other employment uses) area: 0.00 hectares

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 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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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	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: 2.60 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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. 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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Site Reference: ES09*	Address: 710 Brightside Lane, S9 2UB	
Allocated use: Industrial	Site area: 2.14 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: 2.14 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. 		

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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.

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Site Reference: ES10*		Address: Land to the north of Europa Link, S9 1TN	
Allocated use: Industrial		Site area: 1.60 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 (Class B2, B8 & E(g)(iii)) area: 1.60 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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 <u>Advanced Manufacturing Innovation District</u> 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. 			

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Site Reference: ES11*		Address: Land at Shepcote Lane, S9 5DE	
Allocated use: Industrial		Site area: 1.52 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: 1.37 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • Unless any outstanding hazardous use consents (Avesta Tinsley Park Works) are revoked, development is restricted to no more than 100 occupants in each building and no more than 3 occupied storeys. • 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. • 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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Site Reference: ES12*	Address: Land adjacent to 232 Woodbourn Road, S9 3LQ	
Allocated use: Industrial	Site area: 1.36 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: 1.19 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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 		

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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.

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Site Reference: ES13*	Address: Land at Lumley Street, S4 7ZJ	
Allocated use: Industrial	Site area: 1.10 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: 1.10 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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 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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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	

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: 0.89 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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. 		

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Site Reference: ES15	Address: Land to the northeast of Barleywood Road, S9 5FJ	
Allocated use: Industrial		Site area: 0.89 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: 0.67 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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 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. 		

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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.
- ~~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.

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Site Reference: ES16		Address: Former Dr John Worrall School, Land at Brompton Road, S9 2PF	
Allocated use: Industrial		Site area: 0.68 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: 0.64 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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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Site Reference: ES17	Address: Land at Ripon Street, S9 3LX	
Allocated use: Industrial		Site area: 0.65 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: 0.59 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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. 		

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Site Reference: ES18	Address: Land at Catley Road, S9 5NF	
Allocated use: Industrial		Site area: 0.55 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: 0.48 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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 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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Site Reference: ES19	Address: Land adjacent to 58-64 Broad Oaks, S9 3HJ	
Allocated use: Industrial		Site area: 0.45 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: 0.41 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> 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. 		

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Site Reference: ES20*	Address: Darnall Works, Darnall Road, S9 5AB	
Allocated use: Mixed Use		Site area: 6.51 Hectares
Net housing area: 2.00 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
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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.
- 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.
- Further archaeological work is required to ensure the site layout is sensitive to archaeological remains, and mitigates impact to the on site Scheduled Monument, and other Grade II Listed structures within, and adjacent to the site.
- 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.
- Non-designated heritage assets on-site require further assessment and consideration given to their retention and where appropriate reuse.
- Any future industrial scale development should occupy the ~~western~~ **eastern** area of the site.
- Important view corridor along Wilfrid Road bordering Scheduled Monument to be protected.
- 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.
- 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.

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- [Open space should be provided in accordance with Policy NC15.](#)

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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 employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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. 		

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Site Reference: ES22*	Address: Attercliffe Canalside, Land to the north of Worthing Road, S9 3JN	
Allocated use: Housing		Site area: 4.73 Hectares
Net housing area: 4.26 Hectares		Total housing capacity: 596 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.
- 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 Hectares		Total housing capacity: 371 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:		
<ul style="list-style-type: none"> • 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		Total housing capacity: 210 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: <ul style="list-style-type: none"> • 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: 5.60 Hectares	
Net housing area: 4.20 Hectares	Total housing capacity: 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: <ul style="list-style-type: none"> • 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 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. • <u>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</u> 		

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: 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
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: <ul style="list-style-type: none"> • 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
Net housing area: 3.08 Hectares		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: <ul style="list-style-type: none"> • 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 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 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • <u>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</u> 		

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.
- 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.

Commented [LM175]: LM10

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Site Reference: ES29	Address: Pennine Village, Land at Manor Park Avenue, S2 1UH	
Allocated use: Housing		Site area: 3.74 Hectares
Net housing area: 3.37 Hectares		Total housing capacity: 101 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:		
<ul style="list-style-type: none"> • 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 Hectares		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

		uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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 Hectares
Net housing area: 2.99 Hectares		Total 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: <ul style="list-style-type: none"> • 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. • <u>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> • <u>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.</u> 		

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

Net housing area: 2.52 Hectares		Total 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:		
<ul style="list-style-type: none"> • 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		Site area: 0.66 Hectares
Net housing area: 0.59 Hectares		Total housing capacity: 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:		
<ul style="list-style-type: none"> • 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. • <u>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</u> 		

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.

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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 Hectares		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 development:		
<ul style="list-style-type: none"> • 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 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

		uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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 individual drives shall be surfaced in a permeable, yet bound, material. • Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second. • 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: ES36	Address: Land at Daresbury Drive, S2 2BL	
Allocated use: Housing	Site area: 1.31 Hectares	
Net housing area: 1.18 Hectares	Total housing capacity: 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 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: <ul style="list-style-type: none"> • 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 within the connective ecological corridor/area. 			

Site Reference: ES38	Address: Land at Prince of Wales Road, S9 4ET		
Allocated use: Housing		Site area: 1.03 Hectares	
Net housing area: 0.93 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 development: <ul style="list-style-type: none"> • No development should take place over Car Brook 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 ascertain any residual risk from culvert, identifying the extent of any non-developable 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: 1.18 Hectares
Net housing area: 1.06 Hectares		Total housing capacity: 42 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: <ul style="list-style-type: none"> • 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: ES40	Address: Stadia Technology Park, Shirland Lane, S9 3SP	
Allocated use: Housing		Site area: 0.64 Hectares
Net housing area: 0.58 Hectares		Total housing capacity: 41 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: ES41	Address: Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG	
Allocated use: Housing		Site area: 0.19 Hectares
Net housing area: 0.09 Hectares		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:		
<ul style="list-style-type: none"> • None 		

Site Reference: ES42	Address: Buildings at Blagden Street, S2 5QS	
Allocated use: Housing		Site area: 1.02 Hectares
Net housing area: 0.92 Hectares		Total housing capacity: 37 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:		
<ul style="list-style-type: none"> • 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 Hectares		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: <ul style="list-style-type: none"> • 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
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: <ul style="list-style-type: none"> • 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		Total housing capacity: 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
Conditions on development:		
<ul style="list-style-type: none"> • 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:		
<ul style="list-style-type: none"> • 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: 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 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: Windsor Hotel, 25-39 Southend Road	
Allocated 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 employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • None 		

Site Reference: ES50	Address: Land at Spring Close Mount, S14 1RB
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Allocated use: Housing		Site area: 0.40 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 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development: <ul style="list-style-type: none"> 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: ES51	Address: 331 & 333 Manor Oaks Road, And 7 & 8 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 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development: <ul style="list-style-type: none"> 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. 			

Site Reference: ES52	Address: Land Opposite 299 To 315 Main Road, Darnall, Sheffield S9 5HNS9Q 4QL		
Allocated use: Housing		Site area: 0.16 Hectares	
Net housing area: 0.15 Hectares		Total housing capacity: 11 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:		
<ul style="list-style-type: none"> • 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 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:		
<ul style="list-style-type: none"> • None 		

Policy SA5 - Southeast Sheffield Sub-Area Site Allocations

Site Reference: SES01*	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 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.29 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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: Land adjacent to the River Rother, Rotherham Road, S20 1AH	
Allocated use: General Employment		Site area: 1.10 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: 0.82 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed. • 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. • Future development is restricted to the existing developed area only. • <u>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.</u> • 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. 			

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Site Reference: SES03*		Address: Land to the east of Eckington Way, S20 1XE	
Allocated use: Industrial and Traveller Site		Site area: 6.85 Hectares	
Net housing area: 1.50.00 Hectares		Total housing capacity: 120 Homes	

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Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class E(g)(iii) only) area: 4.95-35 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> Agricultural land surveys required at planning application stage to determine whether land is Grade 3a, and if so whether it should be protected. 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. 1.5 Hectares of the site is required for Gypsy and Traveller/Travelling Showpeople use. High pressure gas pipe runs across site. Some development uses may be restricted on (or in direct vicinity of) the pipe. Development should provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines and towers present within the site which demonstrates how the National Grid Electricity Transmission Design Guide and Principles have been applied at the design stage and how the impact of the assets has been reduced through good design. Habitat connectivity must be maintained from Crystal Peaks Meadows, Linley Bank to Beighton Orchard Local Wildlife Site (LWS). Hedgerows to be retained as wildlife corridors. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area which should also act as an environmental buffer between the development and neighbouring housing. 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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Site Reference: SES04*	Address: Mosborough Wood Business Park, Land to the north of Station Road, S20 3GR	
Allocated use: Industrial	Site area: 9.41 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: 7.90 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> 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.

- 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.
- 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), 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.**
- 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.

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Site Reference: SES05*		Address: Land to the east of New Street, S20 3GH	
Allocated use: Industrial		Site area: 3.75 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: 3.75 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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. • A buffer is required to the adjacent Local Wildlife Site (s). Grassland 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.

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- 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 (Class B2, B8 & E(g)(iii)) area: 0.57 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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		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: 0.51 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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 Hectares	Total housing capacity: 272 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: <ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 218 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:			
<ul style="list-style-type: none"> • 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: 4.20 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:			
<ul style="list-style-type: none"> • 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 (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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. 			

Site Reference: SES12	Address: Land at Vikinglea Drive, S2 1FD
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Allocated use: Housing		Site area: 2.54 Hectares	
Net housing area: 2.29 Hectares		Total housing capacity: 90 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: <ul style="list-style-type: none"> • 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 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: 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	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development: <ul style="list-style-type: none"> • 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 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
Net housing area: 2.80 Hectares		Total housing capacity: 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 development: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • 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. • 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, S2 1BQ	
Allocated use: Housing		Site area: 1.08 Hectares
Net housing area: 0.97 Hectares		Total housing capacity: 34 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
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 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. • 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: 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		Total housing capacity: 31 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: <ul style="list-style-type: none"> • 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 Hectares		Total housing 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: <ul style="list-style-type: none"> • 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		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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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 Hectares		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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 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

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.
- The tree line between the site and cemetery should be retained and if necessary reinforced.
- Retention of any non designated heritage assets would be desirable.

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Site Reference: SES22	Address: Land at Smelter Wood Road, S13 8RY	
Allocated use: Housing		Site area: 0.52 Hectares
Net housing area: 0.52 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:		
<ul style="list-style-type: none"> • 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		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:		
<ul style="list-style-type: none"> 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	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> 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: SES25	Address: 363 Richmond Road Sheffield S13 8LT	
Allocated use: Housing	Site area: 0.18 Hectares	
Net housing area: 0.18 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:		
<ul style="list-style-type: none"> 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 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:			
<ul style="list-style-type: none"> 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	
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:			
<ul style="list-style-type: none"> <u>None</u> Development 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. 			

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Site Reference: SES28*	Address: Woodhouse East, Land to the north of Beighton Road, S13 7SA		
Allocated use: Housing and Open Space		Site area: 10.53 Hectares	
Net housing area: 7.41 Hectares		Total housing capacity: 258 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(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 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.
- A buffer is required to the 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.

Commented [LS195]: LS44

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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 Hectares		Total housing capacity: 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: <ul style="list-style-type: none"> • 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 Hectares		Total housing 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:		
<ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 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:		
<ul style="list-style-type: none"> • 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		Total housing capacity: 37 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: <ul style="list-style-type: none"> • 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	
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: <ul style="list-style-type: none"> • None 		

Site Reference: SS06	Address: Land at Gaunt Road, S14 1GF	
Allocated use: Housing	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: 0.12 Hectares
Net housing area: 0.12 Hectares		Total housing 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:		
<ul style="list-style-type: none"> • 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
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:		
<ul style="list-style-type: none"> • 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 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
Conditions on development:		
<ul style="list-style-type: none"> • None 		

Site Reference: SS10	Address: S R Gents, 53 East Road, S2 3PP	
Allocated use: Housing		Site area: 0.43 Hectares
Net housing area: 0.43 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
Conditions on development:		
<ul style="list-style-type: none"> • 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: 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
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
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: <ul style="list-style-type: none"> • 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: 0.20 Hectares
Net housing area: 0.20 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: <ul style="list-style-type: none"> • 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 the non designated heritage The Ball Inn would be desirable.

Commented [LM197]: LM107

Site Reference: SS14	Address: Goodman Sparks Ltd, Fulwood House, Cliffe Road, S8 9DH	
Allocated use: Housing		Site area: 0.17 Hectares
Net housing area: 0.00 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:		
<ul style="list-style-type: none"> • 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 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

		uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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
Net housing area: 0.16 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:		
<ul style="list-style-type: none"> • 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 and Open Space		Site area: 8.40 Hectares
Net housing area: 6.72 Hectares		Total housing capacity: 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:		
<ul style="list-style-type: none"> • 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 [LM198]: LM108

Site Reference: SS18		Address: Hemsworth Primary School, Land at Constable Road, S14 1FA	
Allocated use: Housing and Open Space		Site area: 2.47 Hectares	
Net housing area: 1.50 Hectares		Total housing capacity: 81 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:			
<ul style="list-style-type: none"> • 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. • Before above ground works are commenced a Biodiversity Enhancement Management Plan (BEMP) shall be submitted. • Maintain/enhance habitat connectivity between Oakes Park and Rollestone Wood. • <u>The playing field in the eastern part of the site is to be retained</u> • <u>Ancient woodland to be excluded from development and protected by a 15 metre buffer measured from the edge of the canopy.</u> 			

Commented [GD199]: GD21

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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 Hectares		Total 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: <ul style="list-style-type: none"> 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 capacity: 369 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: <ul style="list-style-type: none"> 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 [DH201]: DH54

Site Reference: SWS03	Address: 245 Ecclesall Road Sheffield S11 8JE	
Allocated use: Housing		Site area: 0.46 Hectares
Net housing area: 0.40 Hectares		Total housing capacity: 184 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: <ul style="list-style-type: none"> • 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 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
Conditions on development: <ul style="list-style-type: none"> • 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
Net housing area: 0.16 Hectares		Total 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: <ul style="list-style-type: none"> • 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. • <u>All occupiers shall be informed of the Environment Agency's Flood Warning Service, and advised to sign up to it.</u> • <u>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> 		

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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 Hectares		Total 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 development: <ul style="list-style-type: none"> • 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: SWS07		Address: Willis House Peel Street Sheffield S10 2PQ	
Allocated use: Housing		Site area: 0.16 Hectares	
Net housing area: 0.16 Hectares		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:			
<ul style="list-style-type: none"> • 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 Hectares		Total housing capacity: 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:			
<ul style="list-style-type: none"> • 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.
- 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.
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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 Hectares		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 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • 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 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:

- 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
Net housing area: 0.62 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:		
<ul style="list-style-type: none"> • 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 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:		
<ul style="list-style-type: none"> • 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 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: 0.07 Hectares
Net housing area: 0.07 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:		
<ul style="list-style-type: none"> • None 		

Site Reference: SWS14	Address: Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN	
Allocated use: Housing		Site area: 0.66 Hectares
Net housing area: 0.66 Hectares		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:		
<ul style="list-style-type: none"> • <u>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.</u> • <u>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> 		
<ul style="list-style-type: none"> • None 		

Commented [DH206]: DH57

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		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:		
<ul style="list-style-type: none"> • None 		

Site Reference: SWS16	Address: 83 Redmires Road Sheffield S10 4LB	
Allocated use: Housing		Site area: 0.22 Hectares
Net housing area: 0.00 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:		
<ul style="list-style-type: none"> • 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 per second. 		

Site Reference: SWS17	Address: Land at Banner Cross Hall, Ecclesall Road South, S11 9PD	
Allocated use: Housing		Site area: 0.52 Hectares
Net housing area: 0.46 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:		
<ul style="list-style-type: none"> • 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. 		

- 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.~~
- No additional buildings/development will be allowed on site, outside of conversion 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 adjacent 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	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.89 hectares	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:			
<ul style="list-style-type: none"> • 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: Former Steins Tip, Station Road, Deepcar	
Allocated use: Housing		Site area: 24.21 Hectares	
Net housing area: 17.26 Hectares		Total housing capacity: 428 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: <ul style="list-style-type: none"> • 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: SD03*		Address: Site A, Stocksbridge Steelworks, Manchester Road, S36 1FT	
Allocated use: Housing		Site area: 6.80 Hectares	
Net housing area: 5.28 Hectares		Total housing capacity: 190 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: <ul style="list-style-type: none"> • 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 permission 11/02930/FUL is required. • Provision of new or re-routed bus public 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 at planning application stage. 			

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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.**
- 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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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	
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:			
<ul style="list-style-type: none"> • 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 Hectares		Total 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
Conditions on development:		
<ul style="list-style-type: none"> • 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: 34 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:		
<ul style="list-style-type: none"> • 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: 0.73 Hectares
Net housing area: 0.66 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:		
<ul style="list-style-type: none"> • 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 ascertain 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		Site area: 0.27 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 (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none"> • 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
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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> 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. 		

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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 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: <ul style="list-style-type: none"> 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

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:		
<ul style="list-style-type: none"> • 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:		
<ul style="list-style-type: none"> • 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 Hectares
Net housing area: 0.31 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.
- 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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The Draft Sheffield Plan: Our City, Our Future

Parking Guidelines

Tracked Changes post Public Consultation

**Planning Service
City Futures Department**

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

Parking Standards

~~The Guidelines will be kept under review during the Plan period and adjusted as necessary in the light of experience and any further Government guidance.~~

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Car Parking

The car parking requirements reflect the relative accessibility of the Central Sub-Area and the rest of the urban area. Standards for all Use Classes are maximums, except for residential development outside of the Central Sub-Area which also includes an expected level to be achieved.

Expected parking standards apply only to residential development in the urban area outside of the Central Area. This is the level of parking provision expected to be provided to reduce the level of overspill that any development may generate. Provision below the expected standard will be supported in accordance with the criteria in Policy CO2, where developers can demonstrate that a development will have minimal impact on local on-street parking.

Operational parking is only that which is required to enable the site to operate for its approved use. For example, this could include servicing and goods vehicles, collection points, or parking for vehicles which are required for employees to fulfil duties directly associated with the site use. It does not include visitor or general employee parking. The number of spaces provided will be considered on a case-by-case basis.

Allocated parking is expected to be provided within the curtilage of the development.

Parking provision for developments not included in the Parking Guidelines table, or developments within the Green Belt, will be considered individually, taking account of the location, accessibility, existing highway conditions, and individual circumstances in each case.

~~The Guidelines will be kept under review during the Plan period and adjusted as necessary in the light of experience and any further Government guidance.~~

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Use Class	Land use	Central Area (Floorspace in m ² is gross)	Urban Areas ¹ and Oughtibridge, Wharnccliffe Side & Worrall (Floorspace in m ² is gross)
E(a)	Food Retail	Operational only	Up to 2,000m² - 1 space/20 m ² 2,000 – 7,000m² - 1 space/18 m ² Above 7,000 m² - Applications will be discussed individually
E(a)	Non-food Retail (excluding DIY)	Operational only	Up to 1,000m² - 1 space/35 m ² 1,000 – 2,000m² - As above plus 1 space per additional 20 m ² Above 2,000 m² - As above plus 1 space per additional 10 m ²
E(a)	DIY	Operational only	Above 2,000m² - 1 space/25 m ²
E(c)	Financial and Professional Services	Operational only	Up to 1,000m² - 1 space/35 m ² 1,000 – 2,000m² - As above plus 1 space per additional 20 m ² Above 2,000 m² - As above plus 1 space per additional 10 m ²
E(b)/C1	Restaurants and Cafes Hotels	Operational only 1 space per 3 bedrooms	1 space per 10m ² of public floor space in urban area. 1 space per bedroom, plus 1 space per 3 staff on duty at the busiest time
E(g)	Business	Operational only	1 space/60m ² <u>or</u> 1 space/100m ² if within easy walking distance of high frequency public transport.

¹ The Urban Areas means non-Green Belt areas within the main urban area of Sheffield (the Regional City) and the Principal Towns (Chapelton/ High Green and Stocksbridge/ Deepcar).

Use Class	Land use	Central Area (Floorspace in m ² is gross)	Urban Areas ¹ and Oughtibridge, Wharnccliffe Side & Worrall (Floorspace in m ² is gross)
B2	General Industry	Applications will be discussed individually	1 space/3 staff on duty at busiest time, or 1 space/75m ²
B8	Warehouse	Applications will be discussed individually	1 space/3 staff on duty at busiest time
C2Sui generis	Purpose built student accommodation	Car free OR up to 1 space per 10 residents where this can be justified.	Car free OR up to 1 space per 10 residents where this can be justified
C3/C4 ²	Housing (including flats) 1 – 2 bed	Car free OR maximum 1 space per 10 dwellings where need can be demonstrated	Expected - 1 space per dwelling with a maximum of 2 spaces, plus 1 unallocated space per 4 dwellings. Lower levels may be considered where it can be demonstrated that this will not impact on the network.

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² Garages will not be included in car parking allocation

Use Class	Land use	Central Area (Floorspace in m ² is gross)	Urban Areas ¹ and Oughtibridge, Wharnccliffe Side & Worrall (Floorspace in m ² is gross)
C3/C4²	Housing (including flats)	Maximum 1 off-street space per dwelling	Expected - 2 spaces per dwelling, with a maximum of 3 spaces, plus 1 unallocated space per 4 dwellings.
	3-4 bed		Except within easy walking distance of a District Centre where expected provision will be 1 space per dwelling, plus 1 unallocated space per 4 dwellings.
	5+ bed	To be determined on an individual basis	To be determined on an individual basis
E(e)	Doctor's surgeries, Health Centres, Opticians, Dentists, Walk-in Centres	Applications will be discussed individually	1 space per medical practitioner on duty at the busiest time plus 1-2 spaces per consulting room in use at the busiest time.
F1(a)	Primary schools	Applications will be discussed individually	Up to 1 per 1-6 staff
F1(a)	Secondary schools	Applications will be discussed individually	Up to 1 per 1-6 staff
F1(a)	Higher and Further education ³	Applications will be discussed individually	1 per 2-4 staff Plus visitor parking: 10% of staff parking
E(d)/F2(c)-(d) & Sui Generis	Leisure (indoor and outdoor)	Up to 2000m ² – operational only Above 2,000m ² – 1 space/50m ² major applications to be determined on an individual basis Operational only	Above 2,000m ² – 1 space/50m ²
	Cinemas		1 space/5 seats

³ Parking provision within the University and Hospitals Central Campus and Rail Station area (both outside the Inner Ring Road) will be set through negotiation.

Electric Vehicle Charging Infrastructure

Electric Vehicle Charge Point (EVCP) infrastructure must be provided in accordance with the Building Regulations Part S and all relevant BSI and technical standards. Additional provision will also be required to support the Council's net zero carbon target of 2030. In summary:

- Residential:
 - For all dwellings with ~~dedicated off-street associated~~ parking at least 1 EVCP per dwelling, ~~plus the necessary infrastructure to enable installation of charging points in the future~~⁴
~~For developments which include shared parking provision 10% of spaces will include EVCP's, and 40% to include the necessary infrastructure to enable installation of charging points in the future.~~
- Non-residential:
 - In all developments where parking is provided⁵, EVCP's to be installed in 10% of the parking spaces, or a minimum of 1 space (whichever is greatest), plus where commercially sustainable an additional 30% of the total spaces will be required to include the necessary infrastructure to enable installation of charging points in the future

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If it is not possible to achieve these requirements ~~off-highway~~ a contribution will be required to support the development of a citywide network of public chargers.

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In addition, where commercially sustainable:

50% of the Accessible parking (as set out in the guidelines) must include active EVCP's, and the remaining spaces must include the infrastructure to enable provision of EVCP's in future.

- Within the general allocation of EVCP parking the following proportion must be designed to be accessible for all users (although not reserved for blue badge holders):
 - 1 to 4 EVCP spaces – 1 accessible space
 - 5-25 EVCP spaces – 2 accessible spaces
 - 26-50 EVCP spaces – 3 accessible spaces

All developments must ensure that electricity infrastructure is sufficient to enable further points to be added at a later stage. Facilities must be maintained in good working order.

Sites with future ready bays (providing cable routing for future provision of an EVCP) must provide an annual report on the demand for additional EV Charge Points either through a car park management plan or a travel plan. When additional demand is present, the site owner must provide additional EV Charge Point's to the bays.

⁴ As a minimum this should include cable routes for future electric vehicle charge points

⁵ Including Motorway Service Stations, Park and Ride sites and public off-street car parks.

Definition: 'associated parking' - any parking space that is available within the site boundary of the building, for the use by the occupant of, or a visitor to, a dwelling in the building, including any parking space which is for the use of any occupant of, or any visitor to, any dwelling in a building containing more than one dwelling

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Cycle Parking

Developments will need to address the needs of both long stay (staff, residents) and short stay (visitor) cyclists. Allocated spaces for non-standard cycles should also be provided. Cycle parking should be secure, well overlooked and within 20m of main entrances. In order to be considered 'secure', parking related to residential development should be in a secure building (with a roof) or a locker with an ability to lock the cycles to a fixture inside.

Where it is not possible to provide suitable visitor parking within the curtilage of a development or in a suitable location in the vicinity agreed by the planning authority, the planning authority may at their discretion instead accept, additional long-stay provision or, contributions to provide cycle parking in an appropriate location in the vicinity of the site. Developers should liaise with neighbouring premises and the local planning authority to identify potential for off-site visitor cycle parking.

- Secure cycle lockers should be provided for long stay cycle parking. Sheffield Stands⁶ should be provided for short stay and visitor parking.
- Short-stay cycle parking should be available for shoppers, customers, messengers and other visitors to a site, and should be convenient and readily accessible. Short-stay cycle parking should have step-free access and be located within 15 metres of the main site entrance, where possible.
- For both long-stay and short-stay parking, consideration should be given to providing spaces accessible to less conventional cycle types, such as tricycles, hand cycles, electric cycles, cargo cycles and cycles with trailers and other adapted cycles. This should include consideration of re-charging facilities for electric cycles.
- It is recommended that supporting facilities are provided at land uses where long stay cyclists require them, (i.e. places of employment). Supporting facilities include secure lockers, showers and changing/drying rooms.
- Where it is not possible to provide adequate cycle parking within residential dwellings, **including Purpose Built Student Accommodation**, the City Council will engage with developers to propose innovative alternatives that meet the objectives of these standards. This may include options such as providing the required spaces in secure, conveniently located, on-street parking such as cycle hangars. Where there is a lack of space within the curtilage of the proposed development developers will be expected to contribute to the cost of providing cycle parking on the highway.

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⁶ A type of bicycle stand consisting of an inverted U-shaped metal bar *that* is mounted onto or embedded into the ground.

- Where cyclists share surfaces with pedestrians, the safety and accessibility of the environment for disabled and older people must be assured.

Land use		Minimum Provision
E(a)	Food retail	from a threshold of 30m ² : 2 spaces per 30m ² thereafter: 1 space per 30 m ²
	Non-food retail	from a threshold of 100 sqm: first 1000 m ² : 1 space per 250 m ² thereafter: 1 space per 1000 m ²
E (b-c)/sui generis	Financial/professional services	from a threshold of 100 m ² : 1 space per 40 m ²
	Cafes & restaurants	
	Drinking establishments	
	Take-aways	
E(g)(i)	Business offices	Within City Centre: 1 space per 90 m ² Business Parks Outside City Centre: 1 space per 150 m ²
E(g)(ii-iii)	Light industry and research and development	1 space per 250 m ²
B2-B8	General industrial, storage or distribution	1 space per 250 m ²
C1	Hotels (bars, restaurants, gyms etc open to the public should be considered individually under relevant standards)	1 space per 20 bedrooms
C2	Hospitals	1 space per 5 staff

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Land use		Minimum Provision
		1 space per 3 visitors
C2 (A)	Care homes/secure accommodation	1 space per 5 staff 1 space per 5 visitors
C2	Student accommodation	1 space per 2 beds
C3-C4	Dwellings (all)	1 space per studio and 1 bedroom unit 2 spaces per all other dwellings Plus 1 space per 40 units for visitors
E(e)/F1 (a-g)	Nurseries/schools (primary and secondary)	1 space per 8 staff + 1 space per 8 students Plus 1 space per 100 students for visitors
	Universities and colleges	1 space per 4 staff + 1 space per 20 FTE students Plus 1 space per 7 FTE students for visitors
	Health centre, including dentists	1 space per 5 staff Plus 1 space per 3 staff for patients
	Other (e.g. library, church, etc.)	1 space per 8 staff Plus 1 space per 100 sqm for visitors
F2(c-d)/E(d)	Other (e.g. cinema, bingo, etc.)	1 space per 8 staff Plus 1 per 30 seats for visitors
	sports (e.g. sports hall, swimming, gymnasium, etc.)	1 space per 8 staff Plus 1 space per 100 sqm for visitors
Stations		To be agreed case by case

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Accessible **Car** Parking

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This should be provided as set out in the table below, and at least in accordance with the provisions of the current BS8300. With the exception of housing (Use Class C3), this is in addition to the general parking provision. The following minimum disabled parking standards apply:

Use category	Accessible spaces (2.4m wide x 4.8m long plus 1.2m wide marked access and safety zones on 3 sides)	Enlarged spaces (3.6m wide x 6m long)
Retail/Recreation/Leisure/Religious buildings and Crematoria / Doctors' surgeries, health centres and other health buildings.	A minimum of 3 accessible spaces or 6% of the overall capacity, whichever is greater.	A minimum of 4% of the overall capacity.
Schools and other education facilities.	A minimum of 3 accessible spaces or 5% of the overall capacity, whichever is greater.	A minimum of 5% of the overall capacity.
Sports facilities	6% or 8% of the overall capacity. The minimum will depend on the sports facilities provided, see table 2 of Sport England's 'Accessible Sports Facilities'.	A minimum of 4% of the overall capacity.
Hotels, Student accommodation	A minimum of 3 accessible spaces, or 1 accessible space for each accessible bedroom (or other bedspace), or 6% of the overall capacity, whichever is greater.	A minimum of 4% of the overall capacity

Use category	Accessible spaces (2.4m wide x 4.8m long plus 1.2m wide marked access and safety zones on 3 sides)	Enlarged spaces (3.6m wide x 6m long)
Workplaces	A minimum of 1 accessible space for each employee who is a disabled motorist plus 2 accessible spaces, or 5% of the overall capacity, whichever is greatest	A minimum of 5% of the overall capacity
Staff car parks at other use categories	A minimum of 1 accessible space for each employee who is a disabled motorist	
Railway car parks and public transport interchanges	A minimum of 3 accessible spaces or 5% of the overall capacity, whichever is greatest	A minimum of 5% of the overall capacity
Housing	<p>Car parking spaces will be provided in accordance with category 2 and category 3 of the Building Regulations Approved Document M: Volume 1. This should be provided within the overall parking capacity for the development as set out in the Parking Guidelines.</p> <p>Each category 3 wheelchair accessible dwelling should be provided with a minimum of 1 accessible on-site, allocated space. This includes developments where car parking is</p>	

Use category	Accessible spaces (2.4m wide x 4.8m long plus 1.2m wide marked access and safety zones on 3 sides)	Enlarged spaces (3.6m wide x 6m long)
	<p>provided at less than 1 space per dwelling, <u>including in car free developments.</u></p> <p>The remaining residential parking capacity for the development should be provided in the same proportion as the dwellings in the development, with parking for category 3 wheelchair adaptable dwellings and category 2 dwellings taking priority over any other parking which is provided. Where these are provided in communal parking areas, it would be preferable that these are not permanently allocated to allow for flexible use depending on resident's needs.</p> <p><u>Where a development is otherwise car free, accessible car parking spaces must be provided for 5% of the total number of dwellings, or a minimum of 1 space, whichever is greatest.</u></p> <p>Where parking for category 2 and 3 dwellings cannot be provided within the</p>	

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Use category	Accessible spaces (2.4m wide x 4.8m long plus 1.2m wide marked access and safety zones on 3 sides)	Enlarged spaces (3.6m wide x 6m long)
	curtilage of the dwelling or block of flats, equivalent provision on-street will be considered.	
Accessible drop off areas should also be provided at workplaces and all buildings used or visited by members of the public, including public transport interchanges, and to serve category 2 and 3 dwellings.		

The location of accessible parking, drop off areas and enlarged spaces should be agreed before the location of parking for cycles, motorcycles and electric vehicles is considered.

Disabled parking spaces and drop-off facilities should be sited as close to the main entrance as possible, and preferably within 20 metres. Drop-off facilities should be within 20 metres of the entrance.

Where it is not possible to provide accessible parking on site, the developer may be required to meet the cost of providing on-street accessible parking.

All developments should consider whether some designated parent & child parking spaces are required. These will need to be agreed with the Planning/Highway Authority

50% of the Accessible parking (as set out in the guidelines) must include active EVCP's, and the remaining spaces must include the infrastructure to enable provision of EVCP's in future.

Motorcycle parking and Micro-mobility vehicles

Developers are encouraged to consider the needs of all transport users, including motorcycle parking, as well as providing facilities for micro-mobility vehicles⁷. This will be negotiated on site-by-site basis.

⁷ Small lightweight vehicles operating at low speeds, usually single-person, for example electric bicycles, shared bicycles.

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

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The Draft Sheffield Plan: Our City, Our Future

Glossary

Tracked Changes post Public Consultation

**Planning Service
City Futures Department**

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

Glossary

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

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

Term	Abbreviation	Policy(s)
Article 4 Direction: an Article 4 Direction restricts the scope of permitted development rights (under the Town and Country Planning (General Permitted Development) Order (2015) either in relation to a particular area or type of development.		NC5
Asset of Community Value: is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011. It has been established through case law that it does not cover places of worship.		NC13
Best and most versatile agricultural land: the National Planning Policy Framework defines this as 'land in Grades 1, 2 and 3a of the Agricultural Land Classification. The land is the most flexible, productive and efficient in response to inputs and can best deliver food and non-food crops for future generations.'		ES2; GS4
Biodiversity The variability among living organisms from all sources including, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part: this includes diversity within species, between species and of ecosystems.		BG1; ES2; GS5, GS6, GS9, GS10, GS11, DE2; DE3
Biodiversity Net Gain: Biodiversity Net Gain (BNG) is an approach which aims to leave the natural environment in a measurably better state than beforehand.		GS5, GS6, GS7
Blue and Green infrastructure: see introduction to Policy BG1 in Part 1.		SP1, BG1; CA2A; NC1; GS1; GS7; D1; IN1;
Blue roof: roofs designed to temporarily store then gradually release stormwater.		ES4
Broad Locations for Growth: <u>areas which are transitioning, or have potential to transition, from employment to housing, sometimes with public sector support.</u>		<u>SP1, SA2, SA3, SA4, SA5, SA6</u> <u>SA8, H1</u>
Brownfield: see 'previously developed land/ sites'.		SP1; SP2, SA6; H1, GS4

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Term	Abbreviation	Policy(s)
Brown roof: roofs designed to allow the substrate surface to self colonise with vegetation e.g. windblown seeds.		ES4
Build to Rent - this is defined in the National Planning Policy Framework as: <u>Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.</u>		CA3
Catalyst Site – <u>these are sites that, if delivered, are considered to have the greatest potential impact on the acceleration of regeneration in the vicinity of the location within which they are located. Delivery of these catalyst sites are deemed to bring the greatest spatial benefits to the priority area and the wider Central Area.</u>		SA1, CA1, CA1B, CA3, CA3B, CA4, CA4A, CA5, CA5B,
Central Sub-Area – as shown on the Policies Map and as described in Part 1, Section 4.1.		SP3; SA1, NC9
Central Area Flexible Use Zones: a mix of commercial, leisure and residential uses. Expected to be the main locations for new residential development over the plan period. They are shown on the Policies Map.		SP3, SA1; H1, VC3
City Centre: as shown on the Policies Map and Map 4 in Part 1.		SP1; SP2, SP3; SA1; CA1, CA2, CA2A, CA2B, CA3, CA4, CA5, CA6, H1, T1, IN1, NC5; NC14 VC1, VC2, VC3
City Centre Nighttime Quiet Areas – as shown on the Policies Map		NC14

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Term	Abbreviation	Policy(s)
City Centre Primary Shopping Area: the main location for retail and leisure uses but as part of a mix of uses including residential (mainly on upper floors). They are shown on the Policies Map and Map 4 in Part 1.	PSA	SP3; SA1; CA3, CA5; H1; VC1, DE1, DE3
City Policies and Sites document: this was a previous draft Local Plan document which the Council consulted on in 2013. It was not submitted to the Government for public examination and is effectively superseded by the Draft Sheffield Plan - see Part 1 of the Plan, page 6 for more information.		
Community facilities: providing for a community's day-to-day needs or which further the community's social wellbeing or social, recreational, cultural and sporting interests. It includes local shops, meeting places, sports venues, cultural buildings, public houses, places of worship and other local services which enhance the sustainability of communities and residential environments such as; community centres, youth clubs, libraries, information and advice centres, lecture theatres, drop in centres, crèches and nurseries, training centres and toilets.		SP1, SP3; CA1A; CA2A; CA2B; CA3; CA3A; CA5B, CA6; IN1, NC7, NC11; NC13
Community Infrastructure Levy (CIL): a levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Should the CIL be replaced with an alternative Infrastructure Levy, this definition will apply to the new Levy.	CIL	IN1, DC1,
Connecting Sheffield: A programme of projects to create high-quality, convenient and safer routes into and around the city for cycling, walking and public transport. This is part of the long term vision to transform the transport infrastructure that people use to get around the city as part of their everyday lives.		SP1, SA1, CA1, CA2, CA3, CA4, CA5, CA6, SA2, SA7, T1
Conservation Area: a designated area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.		CA1B, CA3B, CA6, NC9; DE1; DE5; DE7; DE9
Convenience shop: selling everyday items including food, drinks and newspapers		NC11

Term	Abbreviation	Policy(s)
Core Strategy: the previous version of the strategic policies published in 2009. It forms part of the current adopted Local Plan for Sheffield.		
Cultural Zone: the part of the City Centre where arts and cultural facilities such as the theatres and Central Library are located. It is shown on the Policies Map and on Map 5 in Part 2.		SP3, SA1; CA5; VC2
Cultural Industries Quarter: an area of the City Centre area adjacent to Sheffield Hallam University where creative, cultural and digital industries are encouraged. See the Map in Section 4.1.4 of Part 1.		SA1, CA4; CA4A, CA5
Dementia friendly design: a series of design principles that can be applied to the built and natural environment that help enable people living with dementia to maintain their well being and independence. The principles are Familiar, Legible, Distinctive, Accessible, Comfortable and Safe.		D1; NC1; NC15; DE3, DE4
Density (for housing): this is expressed as dwellings per hectare. It relates to the net site area; those parts of the site which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.		NC9; CO2
Developer contributions: either a planning obligation under Section 106 of the Town and Country Planning Act (1990) or a highway agreement under Section 278 of the Highways Act (1990).		IN1, DC1
Digital infrastructure: the physical resources needed to enable the use of technologies such as digital communication, computing or data storage.		IN1, CO3
District Centre: provide retail, leisure and community facilities for residential areas within the City. They are shown on the Policies Map. See also introduction to Policy NC10.		SP1; SP2; SP3, SA2 to SA9, NC1; NC9; NC10; NC12, NC14 EC5;

Term	Abbreviation	Policy(s)
		CO2; DE1; DE3
<p>Easy walking distance: within 5 minutes' walk (400 metres) for bus stops, centres, community facilities and local convenience shops, and within 10 minutes' walk (800 metres) for tram stops or and rail stations. The distances are calculated from the centre of the site and may be reduced to account of local topography and barriers such as major roads, railways and rivers. Walking routes should be safe, attractive and convenient.</p> <p>The walking times and distances quoted are for a healthy adult. Separate guidelines apply to specialist housing designated for older or disabled people (see Policy NC4).</p>		NC7; NC9; NC10; CO2
Easily accessible on foot: see easy walking distance.		NC1
<p>Edge of centre: the National Planning Policy Framework defines this as:</p> <p>'For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.'</p>		EC5
Education facilities: include nursery and preschool, primary, secondary, further and higher education.		IN1, NC11, EC8, DC1,
Environmental buffer: landscaping and/ or siting of appropriate uses between sensitive and other uses to reduce harm or potential nuisance.		ES5; GS1
Environmental Net Gain: Environmental Net Gain (ENG) follows the same ideas as biodiversity net gain but requires developers to deliver a wider range of environmental benefits over and above the full environmental impact of the proposed development (e.g. air quality, flood risk management).	ENG	BG1
Equality Impact Assessment: a process designed to ensure that a policy, project or scheme does not discriminate against any disadvantaged or vulnerable people.	EIA	

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Term	Abbreviation	Policy(s)
Flexible Use Zones (outside the Central Area): areas where a mix of housing, employment uses and community facilities will be permitted. Typically, areas that are transitioning to residential use but a range of other uses that are compatible with residential uses are acceptable. They are shown on the Policies Map.		H1, NC16
Flood Plain: <u>land with a high probability of being partly or wholly covered with water during flooding from rivers – ignoring the presence of flood defences.</u>		CA1, CA5B
General Employment Zones: areas where non-office business, industry and warehouses/storage or other employment uses will be permitted. Provide flexibility for a range of employment uses, including retail and leisure uses that cannot be accommodated in centres. Residential and other sensitive uses are not permitted. They are shown on the Policies Map.		SP3, SA1; EC3; EC6
Geodiversity: the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them.		ES2, GS8
Green Belt: open countryside and other open land outside the existing built-up areas (including open space within the urban fringe). It is a planning designation, the fundamental aim of which is to prevent urban sprawl and keep land permanently open. The National Planning Policy Framework (paragraph 138) defines the purposes of Green Belts. The Green Belt in Sheffield is shown on the Policies Map.		SP1; SA2, SA6, SA7, SA8, SA9, BG1; GS2, DE7
Green roofs: roofs on which vegetation is grown and/or wildlife habitats are established.		ES4
Grey to Green: a high quality public realm scheme connecting parts of the City Centre. It is focused on turning hard (“grey”) areas into high quality landscaped areas with sustainable urban drainage to counter the impact of climate change. The route from Park Square roundabout to West Bar Green, next to Sheffield Crown Court, has already been improved. Other routes will be similarly improved as opportunities arise.		CA2, CA2A, CA3, CA3A, CA5A
Gross floorspace: the total internal floor space of the building but excluding balconies, roof gardens and ancillary covered car parking or garages.		AS1; ES4, Table 1 in Part 2, EC5
Gypsies and Travellers: this covers:		SP1; H1; NC7

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Term	Abbreviation	Policy(s)
<ul style="list-style-type: none"> - 'Gypsies and Travellers' – persons with a cultural tradition of nomadism, or who live in a caravan and all other persons of a nomadic habit of life, whatever their race or origin; - 'New Age Travellers' – persons who either choose to live or end up living as a Traveller for a variety of reasons that can include strong personal or political convictions or a positive choice to live an alternative more sustainable lifestyle. 		
<p>Habitat: the specific surroundings within which an organism, a species or a community lives. This includes physical factors such as temperature, moisture and light together with biological factors such as the presence of food or predator organisms.</p>		ES1, GS5; GS6; GS7, DE3
<p>Health care facilities: uses that fall under Class E(e)</p>		IN1, NC11
<p>Heart of the City 2: a major regeneration scheme planned for the heart of the City Centre, formerly called the Sheffield Retail Quarter. It will provide a wide range of shops and leisure uses, create new jobs, increase visitors to the city, and introduce new homes.</p>	HotC2	CA5; VC1
<p>Heritage Asset: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). Sheffield's historic parks, gardens and cemeteries are also included under the term heritage assets.</p>		CA2A, SA2, D1; ES2; NC9; DE1; DE6, DE9
<p>High frequency bus routes: those with at least 6 buses per hour in both directions between 7.30am and 6.00pm Monday-Saturday.</p>		NC9 CO2
<p>Highly accessible locations: within 400m of the City Centre, a District Centre or a high frequency bus route, or within 800m of a tram stop or a railway station.</p>		NC5
<p>Homes for larger households- larger homes with 2 or more bedrooms which are designed for occupation by families or households with 3 or more people.</p>		NC5
<p>Hospital Zones: the core areas for the major hospitals and associated facilities. They are shown on the Policies Map.</p>		H1, NC17

Term	Abbreviation	Policy(s)
Hostels: generally non-self-contained residential accommodation for an identified group of people such as students, travellers, people who would otherwise be homeless and so on. They tend to be low cost and may be self-catering or provide meals. Hostels fall within the sui generis use class for the purposes of planning permission, meaning that they do not fall in any other particular use class.		NC4, NC5, NC14
Houses in Multiple Occupation: shared homes that are occupied by three or more unrelated people, a detailed definition is set out in the Housing Act (2004), sections 254-260.	HMOs	NC2, NC5, NC16, EC3, EC4, EC8, VC1, VC3
Housing developments: see 'Residential developments'.		
Important local services: includes schools, libraries, health facilities, local offices of the City Council or other local service providers.		NC7; NC11
Inclusive design: the design of environments, products or services that are accessible to, and useable by, as many people as reasonably possible without the need for special adaptation or specialised design. This applies particularly to disabled people, older people, younger people and people with young children.		D1; NC1; NC15; DE3; DE4
Industrial Zones: main locations for general industrial uses, including open storage. Residential and other sensitive uses are not permitted. They are shown on the Policies Map.		ES8, EC4; EC6
Infrastructure: includes roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces (Planning Act 2008 (as amended)).		SP1; T1, BG1, IN1, DC1
Landscape character area: 16 distinct typologies defined by their dominant landscape characteristics, including upland, valleys and lowland areas as set out in the Sheffield Preliminary Landscape Character Assessment.		NC9; GS3
Larger Villages: Oughtibridge, Wharcliffe Side and Worrall. They are inset within the Green Belt.		SP2; SA2; NC9
Leisure development and leisure uses: entertainment facilities and intensive sport and recreation uses. This includes cinemas, restaurants, drive-through restaurants, bars and		SP1, SP3; SA1, CA2A, CA3,

Term	Abbreviation	Policy(s)
pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls.		CA5, SA2; SA4; NC1, EC5; VC1, VC3
Lifetime neighbourhoods: a set of principles which describe the kind of physical environment, including the homes, streets and open spaces, movement network, neighbourhood facilities and local services which promote social inclusion, health and wellbeing, regardless of age, health or disability.		NC1
Local Centre: provide a basic range of shops, community facilities and services for a walk-in catchment based on a local community. They are shown on the Policies Map. .		SP1; SP2; SP3; CA3, SA2 to SA9, H1, NC1; NC10; NC14, EC5; DE3
Local Enterprise Partnership: a body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.	LEP	
Local Geological Sites: this term was introduced in 2006 to replace the previous term 'Regionally Important Geological Sites', although the latter is often still in use and the two terms are synonymous. They are locally-designated sites of local and regional importance to Earth science, and protected by Local Authorities.		GS8
<p>Local Green Space: this land use designation is set out in the NPPF, paragraphs 101-103, and allows communities to identify and protect green areas of particular importance to them. The designation should only be used where the green space is:</p> <ul style="list-style-type: none"> • in reasonably close proximity to the community it serves; • demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and • local in character and is not an extensive tract of land <p>Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	LGS	GS1
Local Nature Recovery Strategy/Network: is a mandatory system of spatial strategies for nature established by the Environment Act 2021. They are produced at a regional level		SP1; BG1, GS6

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Term	Abbreviation	Policy(s)
and are designed as tools to encourage more coordinated practical and focused action in nature. They will identify a 'Nature Recovery Network' (part of the national network) which will be delivered by restoring and enhancing wildlife-rich places.		
Local Nature Reserves: protected areas of land designated by a local authority because of their local special natural interest and, where applicable, educational and community value.	LNR	GS5
Local Plan: the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan document adopted under the Planning and Compulsory Purchase Act 2004. In Sheffield, we are calling this the 'Sheffield Plan'.		
Local Wildlife Sites: locally designated and protected by local authorities, they are sites of local nature conservation value, and can act as buffers, stepping stones and corridors between nationally-designated wildlife sites.		GS5
Mass Transit Corridors: <u>high quality public transport corridors where proposals will be brought forward to improve public transport journey speed and reliability, incorporating park and ride on key gateways to the city where viable. Mass Transit would use one or more high quality buses, trams, and/or tram-train vehicles.</u>		SP1; CA1; SA2; SA3; SA4; SA5; SA6; SA7; SA8; SA9; T12
Masterplan: a non-statutory plan for an area that is usually strategic and economic-focused, but is not usually a land-use plan.		CA4, CA5, SA6, NC1
Minimum service frequency standard (for buses): at least three buses or trams per hour in each direction, between 7:30am and 6pm (Monday to Friday). A lower service frequency may be accepted, within reason, in rural areas.		NC7; NC11; EC5; CO1; DE4
Mobility hub: spaces which are designed to bring together shared mobility with public transport and active travel, and assist with the integration and interchange between modes.		CA3A, CA5A, CA5B, SA4, T1
Multi-modal interchange: a transport interchange providing transfer between different modes of transport (e.g. bus, tram and rail).		CA5A,

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Term	Abbreviation	Policy(s)
National Planning Policy Framework: the document that sets out the Government's statutory planning policies.	NPPF	
Neighbourhood Plan: a development plan establishing the vision and planning policies for the use and development of land within a designated neighbourhood area and produced by a designated neighbourhood forum, with consultation with the community within the designated neighbourhood area.		SA7
New Age Travellers: see 'Travellers'		H1; NC7
Nuisance (that would be harmful to living conditions): includes noise, vibration, odours, dust, air pollution, litter or night-time disturbance. This definition is not limited to statutory nuisance.		NC14, EC6
Open space: this is defined in the National Planning Policy Framework as: 'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.'		CA1, CA2B, CA5B, SA3, IN1, NC1, NC15; GS1; DE2, DE7, DC1
Park and Ride: a system for reducing urban traffic congestion, in which drivers leave their cars in car parks on the outskirts of the city and travel to the City Centre on public transport.	P&R	T1
Planning obligations: also known as developer contributions such as Section 106 agreements (based on that section of the Town & Country Planning Act, 1990) are private agreements made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.		IN1, NC3, DC1
Previously developed land/sites: this is defined in the National Planning Policy Framework as: 'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development		SP1, SP2; SA6, H1, GS4

Term	Abbreviation	Policy(s)
management procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.'		
Primary health care centre: buildings including doctors' surgeries, and associated medical/ health facilities. They do not include free-standing optician, dentist and pharmacy provision but new primary health centres may also include some of those services.		NC11
Principal Towns: Chapeltown/High Green and Stocksbridge/Deepcar. These fulfil a strategically significant role as service, employment and transport hubs for their surrounding rural areas, complementing and supporting the roles of Sheffield as the Regional City.		SP2; SA8, SA9, H1
<u>Priority Location: Priority Locations are areas considered to have greatest potential for transformational change that can maximise long term regeneration benefits, including providing exemplary development for different market offerings</u>		SP1,SA1, CA1,CA1 A,CA2,CA 2A,CA2B, CA3, CA3A, CA4,CA4 A, CA5, CA5A
<u>Proactively managed flood risk: refers to mitigation measures that are planned and conducted in the area. Mitigation measures aim to reduce the probability and/or consequences of flood events on the built environment. This includes any measures that reduce the severity of human and material damage by constructing resilient infrastructure.</u>		CA1, CA6
Recycled and secondary aggregates: are usually by-products of other industrial processes that have not previously been used in construction, and can be natural or man-made. <i>Recycled aggregates</i> are made from reprocessed materials that have previously been used in construction.		ES8
Renewable and low carbon energy: the National Planning Policy Framework define this as: 'Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low		SP1; IN1; ES1, ES2, ES3, NC1

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Term	Abbreviation	Policy(s)
carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).'		
<p>Residential development: this means:</p> <ul style="list-style-type: none"> - housing developments (Use Class C3 or C4, including student 'cluster' flats <u>and co-living schemes</u>); - residential institutions (Use Class C2); - purpose-built student accommodation (sui-generis); - hostels providing 25 or more bed spaces (for residents and/or staff) - Travellers' sites 		SP3, H1; ES4; NC8, NC11; NC15; CO2, GS7
<p>Residential Zones: the main residential areas. Residential uses are dominant use but with schools and other local facilities to create sustainable neighbourhoods. They are shown on the Policies Map.</p>		H1; NC2; NC14
<p>Sensitive uses: includes residential institutions (C2), housing (C3, C4), purpose built student accommodation (PBSA) and certain non-residential institutions (schools, nurseries, hospitals) (D1). Other uses not listed may also be considered sensitive.</p>		ES5; NC14; EC6;
<p>Sequential approach (for main town centre uses): as set out in paragraphs 87-91 of the NPPF (2021) and related government guidance. For retail development proposals, the primary shopping area of any centre is the preferred location. If a centre does not have a primary shopping area, or if the proposal does not include any retail development, the centre as a whole will be the preferred location.</p>		SP3; EC5
<p>Shared housing: housing that is recorded by the City Council as local housing authority for the purposes of legislation and monitoring. This includes properties which may not be classed as a House in Multiple Occupation (HMO) for the purposes of the planning system (Use Class C4 or Sui Generis), but which do meet criteria set out in the Housing Act (2004), sections 254-260.</p>		NC5
<p>Former Sheffield City Region: the wider area that relies on Sheffield for many of its services – includes eight other Council areas – Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire and Rotherham. The area is shown on Map 1 in Part 1 of the Plan. See also the South Yorkshire Mayoral Combined Authority described in the Implementation Section of Part 1.</p>	SCR SYMCA	T1

Commented [LS14]: LS31

Commented [LS15]: LS9

Term	Abbreviation	Policy(s)
Sheffield Development Framework: the previous name for the Sheffield Plan.	SDF	
Significance (for Heritage Assets): this is defined in the National Planning Policy Framework as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also its setting'.		D1; DE9
Sites of Special Scientific Interest: sites designated by Natural England under the Wildlife and Countryside Act 1981. They are the best sites for wildlife and/or geology.	SSSI	GS5; GS8
Smaller Villages: Bolsterstone, Brightholmlee, Dungworth, Ewden Village, Midhopestones, Ringinglow, Whitley. They are 'washed over' by the Green Belt. They are shown on Map 3 in Part 1 of the Plan.		SP2, SA2, SA7, SA8, SA9
Social Value: <u>wider financial and nonfinancial value created in terms of the wellbeing of individuals and communities, social capital created and the environment.</u>		<u>DC1</u>
Special Areas of Conservation: Areas designated under the European Commission Habitats Directive, for the protection of particular habitats and/or species identified as being of European importance.	SAC	GS5
Special Protection Areas: areas designated under the European Union Directive on the Conservation of Wild Birds, for the protection of wild birds and their habitats	SPA	GS5
Steel Route: a public realm scheme to improve pedestrian connectivity across the City Centre. It is a high quality, free of street clutter, well-lit pedestrian route from London Road in the south, up The Moor, Pinstone Street through to Castlegate and Wicker. Most of the southern section of the route has been upgraded where pedestrians are given priority over other traffic. The remainder of the route will be completed as opportunities arise. The theme for public art on The Moor is around steel making.		CA2A, CA2B, CA5, CA5A
Strategic Economic Plan: South Yorkshire Mayoral Combined Authority's economic plan.	SEP	SP1
Strategic Housing Market Assessment: an assessment of housing needs and demands within the housing market.	SHMA	

Term	Abbreviation	Policy(s)
Strategic Roads - those roads where it is most important to manage traffic in order to reduce congestion and improve efficiency (Sheffield City Region Transport Strategy 2011-2026). The network is shown on the Policies Map and on Maps 15 and 16 in Part 1 of the Plan.		Map 15 & 16
Strategic Roads / Strategic Road Network: the roads managed by National Highways (M1 and A616) , those roads where it is most important to manage traffic in order to reduce congestion and improve efficiency (Sheffield City Region Transport Strategy 2011-2026). The network is shown on the Policies Map and on Map 6 in part 2 of the Plan.		NC7; NC14; CO1
Street tree: a tree planted within the public highway, rather than within a private plot, and associated with a footway, carriageway or public right of way.		CA2B, GS7; DE4
Supplementary Planning Document: a document which adds further detail to the policies in the Sheffield Plan. SPDs can be material considerations in planning decisions but are not part of the development plan.	SPD	
Surface minerals resources: mineral resources which may be extracted through surface mining methods.		ES7
Sustainable drainage systems (SuDS): drainage systems that are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to: <ul style="list-style-type: none"> • reduce the causes and impacts of flooding; • remove pollutants from urban run-off at source; • combine water management with green space with benefits for amenity, recreation and wildlife. 	SuDS	CA3A, ES4, NC1, NC15; GS9; GS11; DE3
Sustainable transport modes: this is defined in the National Planning Policy Framework as 'any efficient, safe, and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.'		SA2, to SA9, T1, IN1, NC1, CO2
Sustainability Appraisal/Strategic Environmental Assessment: a sustainability appraisal is an appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Since 2001, sustainability appraisals have had to be in conformity with the EU directive on strategic environmental assessment. This aims to ensure that environmental and possibly other sustainability	SA/SEA	GS6

Commented [GC17]: GC15

Commented [GC18]: GC16

Term	Abbreviation	Policy(s)
aspects are considered effectively in policy, plan or programme-making.		
Tall buildings (in the City Centre): see introduction to Policy DE6.		DE6
Travellers: see 'Gypsies and Travellers' and 'Travelling Showpeople'.		SP1; H1; NC7
Travelling Showpeople: members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). They are typically members of the Showmen's Guild of Great Britain.		SP1; H1; NC7
Travel Plan: this is defined in the National Planning Policy Framework as 'a long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.'		CO1; Table 3
Trunk Roads: the M1 Motorway and the Stocksbridge By Pass (A616):		NC14
Unclassified Uses: any land use that does not fall within any of the specified Use Classes in the 2020 Use Classes Order.		NC2; NC10; NC16; EC2; EC4; EC5; EC8
Unitary Development Plan: the original version of the Sheffield Plan, published in 1998. Certain 'saved policies' form part of the current adopted Local Plan.	UDP	
University/College Zones: the core teaching and research areas for the universities and Sheffield College. They are shown on the Policies Map.		SP3, SA1, CA3, H1, EC8
Urban areas: non-Green Belt areas within the main urban area of Sheffield (the Regional City) and the Principal Towns (Chapelton/ High Green and Stocksbridge/Deepcar) – see Policy SP2 and Map 1 in Part 1 of the Plan.		SP2; SA2, to SA7, H1, D1, ES2, NC9
Urban Green Space Zones: predominantly green and open areas within the main urban areas, and within the Larger Villages that are inset within the Green Belt. They cover a range of public and private areas, parks and outdoor recreation		BG1; GS1

Commented [SV19]: GC6

Commented [GC20]: GC18

Term	Abbreviation	Policy(s)
areas, natural green space and valuable amenity space. They are shown on the Policies Map.		
Use Classes: as set out in the Town and Country Planning (Use Classes) Order 1987 ¹ (as amended).		
Valued community facility: where there is evidence to indicate that in the past five years it has been well used and highly regarded by the community as a whole.		NC13
Veteran trees: defined by Natural England as trees that are of interest biologically, culturally or aesthetically because of their age, size or condition.		GS7
Windfall sites/windfalls: the National Planning Policy Framework defines these as sites not specifically identified in the development plan. They normally comprise previously-developed sites that have unexpectedly come available. In the Sheffield Plan we do not propose to allocate sites with capacity for fewer than 10 new homes.		CA1, SA7, H1; Table 1 (Part 1)

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

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

Sheffield Plan Team

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www.sheffield.gov.uk/sheffieldplan

Equality Impact Assessment – Ref Number: 2257

PART A Introductory Information

Proposal name Recommended Responses to Representations on the Publication Draft Sheffield Plan

Brief aim(s) of the proposal and the outcome(s) you want to achieve

The report and associated appendices recommend the Council's response to the representations received as a result of public consultation on the Publication Draft Sheffield Plan that took place from 9th January to 20th February 2023. The main body of the Committee report highlights the key issues that were raised during the consultation and outlines the recommended Council response. The Council's full response is set out in Appendix 1 – the Consultation Statement (which must be submitted to the Government with the Publication Draft Plan).

Appendix 2 recommends a schedule of suggested amendments to the Plan that are derived from the recommended responses set out in the Consultation Statement. Officers consider that these amendments are needed to make the Publication Draft Plan 'sound'. If approved by full Council, they would be submitted to the Government alongside the Draft Plan. The amendments will then be considered by an independent Planning Inspector as part of the public examination (following submission of the Plan to Government).

Appendix 3 of the report lists recommended other minor amendments to the Plan to correct errors (mainly typos) or update factual information that has altered since the Plan was approved by full Council in December 2022. These do not need to be considered by the Planning Inspector.

For ease of reference, the proposed amendments are set out in a tracked change version of the Publication Draft Sheffield Plan at Appendix 4 (showing all the suggested changes that are listed in Appendices 2 and 3).

Appendix 5 provides a list of the 'submission documents' and, when relevant, includes updated positions on these documents. Updates will generally have resulted in response to comments received as part of the public consultation, and/or owing to the iterative nature of these documents. An updated Infrastructure Delivery Plan is shown at Appendix 6.

The report also sets out the timetable and process for submitting the Sheffield Plan to the Government for public examination.

A demographic breakdown of respondents is included in Appendix 6.

This EIA updates the previous EIA undertaken when the Publication Draft Sheffield Plan was approved for public consultation in December 2022.

Proposal type

Budget Non Budget

If Budget, is it Entered on Q Tier?

Yes No

If yes what is the Q Tier reference

Year of proposal (s)

<input type="radio"/> 21/22	<input type="radio"/> 22/23	<input checked="" type="radio"/> 23/24	<input type="radio"/> 24/25	<input type="radio"/> other
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Decision Type

- Coop Exec
- Committee (e.g., Health Committee) which committee
- Leader
- Individual Coop Exec Member
- Executive Director/Director
- Officer Decisions (Non-Key)
- Council (e.g., Budget and Housing Revenue Account)
- Regulatory Committees (e.g. Licensing Committee)

Lead Committee Member

Cllr Tom Hunt

Lead Director for Proposal

Kate Martin

Person filling in this EIA form

Simon Vincent

EIA start date

17 July 2023 (update to EIA 3 Nov 2022)

Equality Lead Officer

- | | |
|--|--|
| <input type="radio"/> Adele Robinson | <input type="radio"/> Ed Sexton |
| <input type="radio"/> Annemarie Johnston | <input checked="" type="radio"/> Louise Nunn |
| <input type="radio"/> Bashir Khan | <input type="radio"/> Beverley Law |

Lead Equality Objective ([see for detail](#))

<input type="radio"/> Understanding Communities	<input type="radio"/> Workforce Diversity	<input type="radio"/> Leading the city in celebrating & promoting inclusion	<input checked="" type="radio"/> Break the cycle and improve life chances
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Portfolio, Service and Team

Is this Cross-Portfolio

- Yes No

Portfolio/s

City Futures

Is the EIA joint with another organisation (e.g. NHS)?

- Yes No Please specify

Consultation

Is consultation required? (Read the guidance in relation to this area)

- Yes No

If consultation is not required, please state why

If consultation has already been carried out, please provide details of the results with equalities analysis

Consultation on the Publication Draft Sheffield Plan took place between 9th January and 20th February 2023. This followed consultation previously undertaken on 'Issues and Options' between November 2015 and January 2016 and September to October 2020. The main purpose of the Issues and Options document was to seek views on what matters should be addressed in Sheffield's new local plan (what we are calling 'The Sheffield Plan'). The Issues and Option document was **not** a draft local plan but was an early step towards producing a plan. The document highlighted some of the main challenges and opportunities relating to future development and planning of the city, proposed an overall vision and aims, and set out 3 broad spatial options for meeting Sheffield's future development needs.

An EIA was carried out for the Issues and Options document and in relation to a report to the Co-operative Executive on the spatial options in February 2022.

The previous EIAs noted that the Local Plan is primarily concerned with the development and use of land but will have significant benefits in terms of advancing equality of opportunity. It will support economic growth and job creation, with a specific objective to increase the number of higher paid jobs and raise average incomes. It will help increase the supply of new homes, including affordable homes, homes for disabled people, homes for older people and sites for Travellers. The plan will help to deliver and support essential infrastructure - providing land for schools, health facilities, open space and other local services. It will also have positive impacts in terms of transport and travel – supporting enhancement of, and access to, public transport and promoting active travel (with associated health benefits). Better design and place-making can provide opportunities for communities to meet and interact, fostering better relations.

The purpose of the recent consultation on the Draft Plan was to assess whether it is 'sound'. The soundness tests are set out in national planning policy – a local plan has to be positively prepared, justified, effective and be consistent with national planning.

The Publication Draft Sheffield Plan was the subject of public consultation in accordance with national planning Regulations and the Statement of Community Involvement (July 2020).

Are Staff who may be affected by these proposals aware of them?

- Yes No

Are Customers who may be affected by these proposals aware of them?

- Yes No

If you have said no to either please say why

Initial Impact

Under the [Public Sector Equality Duty](#) we have to pay due regard to the need to:

- eliminate discrimination, harassment and victimisation
- advance equality of opportunity
- foster good relations

For a range of people who share protected characteristics, more information is available on the [Council website](#) including the [Community Knowledge Profiles](#).

Identify Impacts

Identify which characteristic the proposal has an impact on tick all that apply

<input checked="" type="radio"/> Health	<input type="radio"/> Transgender
<input checked="" type="radio"/> Age	<input checked="" type="radio"/> Carers
<input checked="" type="radio"/> Disability	<input checked="" type="radio"/> Voluntary/Community & Faith Sectors
<input checked="" type="radio"/> Pregnancy/Maternity	<input checked="" type="radio"/> Cohesion
<input checked="" type="radio"/> Race	<input checked="" type="radio"/> Partners
<input type="radio"/> Religion/Belief	<input checked="" type="radio"/> Poverty & Financial Inclusion
<input type="radio"/> Sex	<input type="radio"/> Armed Forces
<input type="radio"/> Sexual Orientation	<input type="radio"/> Other

Cumulative Impact

Does the Proposal have a cumulative impact?

- Yes No

<input checked="" type="radio"/> Year on Year	<input checked="" type="radio"/> Across a Community of Identity/Interest
<input checked="" type="radio"/> Geographical Area	<input type="radio"/> Other

If yes, details of impact

The Sheffield Plan sets out how the city will grow and develop over the period 2022-2039. It includes an annual requirement for both housing delivery and the development of employment land. New development will therefore accumulate year on year.

The Plan covers the whole city but certain areas are more affected by new development than others. The Central Sub-Area (covering the City Centre) is expected to accommodate over half of all new housing that is planned (over 18,600 homes by 2039). The other 6 Subs- Areas see lower levels of development, with relatively little change in Chapeltown/High Green.

Local Area Committee Area(s) impacted

- All Specific

If Specific, name of Local Committee Area(s) impacted

Initial Impact Overview

Based on the information about the proposal what will be the overall equality impact?

The Draft Sheffield Plan will have an overall positive impact, will support the duty to enhance equality of opportunity and will not result in discrimination of any equality impact group. There could be some negative impacts as a result of aiming to achieve the housing growth and economic growth required by the city, whilst trying to enable choice and opportunity. Achieving the level of growth set out in the Draft Sheffield Plan potentially has massive equality benefits for a large number of people through the provision of more, better quality homes and the provision of new jobs.

The Cooperative Executive made a decision on the overall spatial strategy in February 2022. At that point it was emphasised that there are some potentially negative equality impacts of pursuing a growth strategy that does not allow any release of greenfield sites in the Green Belt. Limiting development to the existing urban areas (with no outward expansion of the built-up areas) means that levels of growth are restricted in some areas. In particular, this is likely to reduce the overall number of affordable homes that can be delivered (because it is generally more viable to provide affordable housing on greenfield sites). However, the decision by the Cooperative Executive reflects the priority that has been given to the Climate and Biodiversity Emergencies – promoting more sustainable travel and protecting ecologically valuable areas. That said, development will take place in many locations across the whole city.

The decision to focus so much new growth in the Central Sub-Area is likely to disproportionately impact BAME communities who are more concentrated there. Whilst new development is potentially beneficial (in terms of access to new homes and jobs, etc), it needs to be supported by sufficient community services and facilities.

Attention is drawn to the following policies which are expected to have positive impacts:

- Policies SP1 and SP2 – promote new employment opportunities to meet future needs of the working age population
- Policy NC3 - requires provision of affordable housing on larger housing sites where economically viable
- Policy NC4 – 100% of new homes to be accessible and adaptable and, in larger developments (50 or more new homes), 2% to be wheelchair adaptable or accessible dwellings
- Policy NC4 - specialist housing designated for older or disabled people is promoted in areas of need; all such homes must be fully wheelchair accessible
- Policies H1 and NC7 – provision of accommodation for Gypsies & Travellers (including Travelling Showpeople)
- Policy NC11 - acceptable walking distances to local services and facilities varied to take account of the mobility of the intended residents
- Policy NC12 – controls over new hot-food takeaways close to secondary schools
- Policy NC15 – new open space including provision for children on new housing developments
- Policy EC7 - encourages the provision of jobs for local people
- Policy CO2 Parking Guidelines – accessible parking required for disabled people
- Policy DE3 – entrances to buildings to be accessible, avoiding the need for separate arrangements
- Policy DE4 – spaces around and between buildings to be inclusive and dementia friendly
- Policy DE5 - roads, pedestrian routes and areas, cycleways, and public spaces to adhere to the principles of inclusive design

The forecast future demographic changes will create some significant challenges for the city. In particular, the number of older people is expected to rise by 20% by 2035 meaning there will

be major demands on health facilities, social care and housing. In the Sheffield Plan, we seek to address these problems where it is possible to do so through new development.

Is a Full impact Assessment required at this stage? Yes No

If the impact is more than minor, in that it will impact on a particular protected characteristic you must complete a full impact assessment below.

Part B

Full Impact Assessment

Health

Does the Proposal have a significant impact on health and well-being (including effects on the wider determinants of health)?

Yes No *if Yes, complete section below*

Staff

Yes

No

Customers

Yes

No

Details of impact

There are four main aspects to how the spatial approach may impact on health:

- whether new development will take place in areas with poor air quality and whether it could increase vehicular emissions of harmful gases;
- related to (a) whether the location of development would enable and encourage more active travel (walking and cycling) but also reduce vehicular emissions
- whether new homes would be built where there is good access to open space and where there are opportunities for recreation – affecting both mental and physical health
- whether it can help to reduce child obesity by limiting the number of hot-food takeaways

The spatial strategy seeks to maximise the use of brownfield sites within the existing urban areas, especially within the Central Area of Sheffield (where 18,600 new homes are proposed, as well as significant office, retail and leisure development).

The strategy largely avoids development on sites in the Green Belt on the edge of the existing built-up areas where development is likely to be more car dependent and travel distances to jobs and services are likely to be greater. However, this will vary from location to location. People living in the Central Area and eastern side of the city are more likely to experience poorer air quality overall but the Central Area also offers greater opportunities to make trips on foot or by cycle. The Clean Air Zone and various transport initiatives are seeking to tackle air quality problems and provide more attractive alternatives to diesel and petrol vehicles. Over the period covered by the Local Plan, the switch to electrical vehicles should lead to marked improvements in air quality.

A number of the development management policies include criteria that support active travel or use of public transport:

- Policy NC1: Principles Guiding the Development of Strategic Housing Sites – promotes the creation of ‘walkable neighbourhoods’;
- Policy NC7: Criteria for Assessing New Gypsy and Traveller and Travelling Showpeople Sites – sites required to be within easy walking distance of a bus or tram stop on a route providing the minimum service frequency standard;
- Policy NC9: Housing Density – promotes higher densities (and therefore more people) in the most accessible locations;
- Policy NC10: Development in District and Local Centres – identified as the focus for the creation of ‘20-minute neighbourhoods where most of peoples’ daily needs can be met within a 10-minute walk or cycle ride;
- Policy NC11: Access to Key Local Services and Community Facilities in New Residential Developments – accessibility standards set out for access to public transport and local services and facilities for development of 10 or more new homes;
- Policy CO1: Development and Trip Generation - includes provisions and incentives to increase sustainable and active travel and reduce reliance on the car
- Policy CO2: Parking Provision in New Development – residential development in the Central Sub-Area should be car-free or provide 1 space per dwelling where a need can be demonstrated. Also covers provision for cycle parking and facilities for zero emission vehicles.

Access to recreational open space will also vary according to location. People living in the Central Area will generally have poorer access to open space than those living in suburban areas or on the edge of the built-up area. However, new open space or public spaces are planned in several of the Priority Locations for development in the Central Area.

The availability of open space in different locations has been assessed as part of the detailed site selection process. On-site open space is usually required in new housing developments of 100 or more new homes, except where it is not practical to do so (though in such cases a contribution to off-site provision will be required).

The plan includes a specific policy (NC12) that seeks to limit the number of hot-food takeaways close to secondary schools. This is part of the Council’s Food Strategy which seeks to reduce levels of obesity and associated ill health, enabling children and the wider community to make healthier food choices.

Comprehensive Health Impact Assessment being completed

Yes No

Please attach health impact assessment as a supporting document below.

Public Health Leads has signed off the health impact(s) of this EIA

Yes No

Name of Health Lead Officer

Age

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

The decision on where and how much previously undeveloped/Green Belt land to release for development is likely to impact on the type and affordability of housing that is provided. It is likely to be more economically viable to provide affordable homes on greenfield sites in areas where land values are higher. So, providing more greenfield land for development is likely to benefit younger people (and other households) on lower incomes.

The decision on whether to release greenfield land for development has been balanced with the need to promote more sustainable patterns of development (in response to the Climate and Biodiversity Emergencies).

The preferred spatial option (Option 3) will potentially enable some previously undeveloped land in the urban areas to be developed, including for affordable and specialist housing. These sites are likely to be more economically viable than many brownfield sites. Options 4 and 5 would, however, have enabled more sites to be provided for specialist housing in areas where suitable sites could otherwise be lacking.

Policy NC4 Housing for Independent and Supported Living – promotes the provision of specialist housing for older or disabled people in areas of need. We have proposed an amendment to this policy which states that proposals will be acceptable where the accommodation would be close to local facilities, particularly public transport, shops, and health services.

The Draft Plan includes a number of references to development being dementia-friendly:

- Policy NC1 Principles Guiding the Development of Strategic Housing Sites – development to be designed to be a ‘lifetime neighbourhood’ and dementia-friendly’
- Policy NC15 – requires new open space to be publicly accessible, safe and follow the principles of inclusive and dementia friendly design
- Policy DE3 Public Realm and Landscape Design – states that landscaping proposals should be inclusive, dementia friendly, improve vitality and safety, and encourage active and healthy lifestyles
- Policy DE4 Design of Streets, Roads and Parking – states that they should adhere to the principles of inclusive and dementia friendly design

Disability

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

The location of new development will affect the ease with which disabled people are able to travel to local services and facilities. However, this will vary from location to location depending on the distances involved and access to public transport. These matters have been considered fully through the detailed site selection process.

A large proportion of the housing that is proposed in the Central Area is likely to be apartments and much of that is likely to have limited or no off-street parking. This would potentially disadvantage disabled people who require a car for their mobility. This could, however, be mitigated by ensuring that new developments comply with the Parking Guidelines ensuring that appropriate parking provision is provided for disabled people. We have proposed an amendment to the Parking Guidelines in Annex B in relation to car free housing development which makes it clear that provision will be required for disabled parking in the Central Area.

Many disabled people also have lower incomes so providing more greenfield land for development would potentially have benefited disabled people (see comments in relation to Age above). The spatial approach of allowing some previously undeveloped land in the urban areas to be developed potentially increases the supply of affordable housing but the impact is quite limited.

Under the Draft Plan (Policy NC4) all new homes will be required to be 'accessible and adaptable' (complying with Building Regulations M4(2)). 2% of homes on developments of 50 or more new homes will be required to be wheelchair adaptable or accessible. There is some concern that this figure is too low and schemes of 49 homes or less would not be required to provide wheelchair adaptable or accessible homes. However, setting the requirement any higher would reduce the number of affordable homes that can be delivered. Affordable housing can be more readily targeted at those people who require wheelchair accessible housing (whereas there is no guarantee that wheelchair adaptable homes provided in market housing schemes will be purchased by someone who needs such housing. Nationally, 1.9% of households include someone who uses a wheelchair.

The proposed amendment to Policy NC4 (referred to under 'Age' above) should improve development outcomes for older people.

Sex

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

Pregnancy/Maternity

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

Race

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

The Draft Sheffield Plan seeks to maximise the use of brownfield sites within the existing urban areas, especially within the Central Area of Sheffield (where over 18,600 new homes are proposed and significant office, retail and leisure development). Many of the brownfield sites are concentrated in areas in east Sheffield where there are significant BAME communities and therefore new development should benefit these communities through employment and housing opportunities. Also see Health and Poverty & Inclusion sections.

The largest number of objections to the Publication Draft Sheffield Plan were in relation to the proposed employment and gypsy and traveller site at Eckington Way (Site Allocation SES03). Our conclusion is that there are no valid planning reasons for not allocating this site; the Council has a statutory responsibility to provide for Gypsies and Travellers that travel for work. Gypsies and Travellers have the same right to have their housing needs met as anyone else. The site is close to local services, shops and facilities, so is a sustainable location to live. A failure to allocate sufficient sites for Gypsies and Travellers would have a serious negative impact on that community.

Religion/Belief

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

Sexual Orientation

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

Gender Reassignment (Transgender)

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

Carers

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

The location of development will affect the ease with which staff providing care can reach their customers by different modes of transport. Access to sites by different modes has been assessed as part of the site selection process.

Concentrating future development in the existing urban areas and maintaining a compact city means that development is more likely to be well-served by public transport (although this will vary depending on the location). However, the Sheffield Plan has no direct control over the provision of public transport services.

Poverty & Financial Inclusion

Impact on Staff

Yes

No

Impact on Customers

Yes

No

Details of impact

The Sheffield Plan aims to create around 2,550 new jobs per year over the period 2022-2039, although whether this is achieved will depend to a considerable extent on wider economic conditions. The plan provides land for both office and general industrial uses. Particular emphasis is placed on delivering developments in the Innovation District that will deliver better paid jobs.

Policy EC7 'Promoting Local Employment in Development' recognises that new development often takes place in areas of high deprivation and there is a danger that the benefits of development are not fairly shared with these local residents. The Policy therefore expects local sustainable employment to be secured by major employment-generating developments providing employment and training opportunities, to be taken up by local people during both the construction phase and, when practical, the occupation phase.

The Draft Plan is therefore beneficial in terms of providing employment opportunities.

Cohesion

Impact on Staff

Yes

No

Impact on Customers

Yes

No

Details of impact

Partners

Impact on Staff

Yes

No

Impact on Customers

Yes

No

Details of impact

The Draft Plan provides a framework for determining planning applications in all areas of the city and for all types of development. In that sense the Plan will impact on the development proposals from a range of different partners (in particular, the universities, Registered Providers (or affordable housing) and a wide range of community organisations).

The Plan includes a policy which seeks to safeguard assets of community value.

Armed Forces

Impact on Staff

Yes

No

Impact on Customers

Yes

No

Details of impact

Other

Please specify

Impact on Staff

Yes

No

Impact on Customers

Yes

No

Details of impact

Action Plan and Supporting Evidence

What actions will you take to mitigate any equality impacts identified? Please include an Action Plan with timescales

As part of the consultation exercise, emails or letters were sent to all the organisations, businesses and individuals who are registered on the Sheffield Plan database, alerting them to the start of the consultation. The consultation was also publicised through social media and through Local Area Committee (LAC) mailings. A range of meetings and drop-in sessions were held during the consultation period, including presentations and/or staffed exhibitions with all 7 LACs.

Consultation events were held with the following organisations representing people with protected characteristics:

- The Access Liaison Group
- Sheffield and District African Caribbean Community Association (SADACCA)
- Celebrating Diversity Drop-in event
- Women's Wellbeing Café Q&A
- Age Uk

A number of the amendments outlined in the sections above address concerns made in representations from the Access Liaison Group. However, changes to the Plan have not been made where the change proposed was not necessary to make the Plan sound or where it would result in the Plan being overly detailed. In many cases these issues will be addressed in future supplementary planning documents or other strategies.

As part of the consultation, individuals who made comments through the Local Plan consultation portal were asked to provide details of their age, sex, ethnicity, disability, gender, sexual orientation and religion/belief. Respondents were also asked if they were a carer. A demographic breakdown of respondents is included in Appendix 7 of the report to the Strategy & Resources Policy Committee. Of those who responded to the questions:

- Only 3% were aged 24 or under;
- 62% of respondents were aged 55 or over;
- There were roughly equal numbers of male and female respondents;
- 1 was from a person whose gender identity is different to their sex registered at birth;
- 2 (1%) did not identify as male or female;
- 10% were from people who were gay/bisexual/lesbian/gay woman/another;
- 13.5% considered themselves to be disabled;
- 13.5% were carers;
- 60% had no religious belief;
- 36% were Christian (all denominations);
- 4% were from ethnic minorities.

Overall, therefore, the number of people from ethnic minorities who responded was disappointing. Older people, disabled people and women were generally well represented in terms of people who responded to the question.

A Integrated Impact Assessment (December 2022) was produced in support of the Publication Draft Sheffield Plan and has informed the assessment above.

Detail any changes made as a result of the EIA

[Redacted area]

Following mitigation is there still significant risk of impact on a protected characteristic. Yes No

If yes, the EIA will need corporate escalation? Please explain below

[Redacted area]

Sign Off – Part B (EIA Lead to complete)

EIAs must be agreed and signed off by the Equality lead Officer in your Portfolio or corporately. Has this been signed off?

Yes No

Date agreed

Name of EIA lead officer

Review Date

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Report to Policy Committee

Author/Lead Officer of Report: Jo Wright-Coe
(Programme Director)

Tel: (07929 463565)

Report of: *Claire Taylor – Chief Operating Officer*

Report to: *Strategy & Resources Committee*

Date of Decision: *2nd August 2023*

Subject: *Future Sheffield Members Assurance*

Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, what EIA reference number has it been given? (<i>Insert reference number</i>)				
Has appropriate consultation taken place?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-				

Purpose of Report:

Following the Strategy & Resources Committee on 31st May 2023, this paper seeks agreement to put in place Member assurance for the Future Sheffield change programme.

Recommendations:

That Strategy & Resources approve

1. *the establishment of a Future Sheffield Members Working Group*
2. *Cllr Fran Belbin – Deputy Leader, as the chair of said working group*
3. *the appended Terms of Reference for the Future Sheffield Members Working Group*

Background Papers:

[\(Public Pack\)Item 8 - Strategic Framework 2023/24 Agenda Supplement for Strategy and Resources Policy Committee, 31/05/2023 14:00 \(sheffield.gov.uk\)](#)

Lead Officer to complete:-		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: Tony Kirkham
		Legal: David Hollis
		Equalities & Consultation: <i>James Henderson</i>
		Climate: N/A
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	SLB member who approved submission:	Claire Taylor – Chief Operating Officer
3	Committee Chair consulted:	<i>Cllr Tom Hunt</i>
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Committee by the SLB member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: <i>(Insert name)</i> Jo Wright-Coe	Job Title: <i>(Insert job title)</i> Programme Director
Date: 24 th July 2023		

1. PROPOSAL

1.1 Future Sheffield is the city council's 3 year programme for organisational development, improvement and change.

It has been developed in response to our challenges and aspirations for the future and will deliver both pieces of rapid improvement work in the next 18 months and be a catalyst for longer term transformational change. With our values at the core, this programme aims simply to 'improve the way things are done around here'.

In order to ensure Members have an assurance role on delivery of the activities within Future Sheffield, it is intended to establish a Member Working Group led by Cllr Fran Belbin – Deputy Leader. The Member Working group will have representation from the three political groups, ensuring that input is reflective of the political make-up of the Council.

The draft Terms of Reference for this working group are attached in Appendix 1.

2. HOW DOES THIS DECISION CONTRIBUTE ?

2.1 The paper that was presented to S&R Committee on 31st May outlined the Future Sheffield programme and set out that through Future Sheffield our workforce and the people of Sheffield will see:

- A culture that is founded on trust, openness, and inclusivity
- Collective accountability
- A modern council where equality and diversity are celebrated, staff have a voice, are engaged in developing our future and are proud to work for SCC
- More connection to our communities, support to design and implement a new approach to working in neighbourhoods and improved community engagement
- Better outcomes for citizens by working in partnership with them and other partners; enabling staff to spend more time doing the right things
- A single change plan that is collectively owned, has senior level assurance and the right level of resources allocated to it to ensure outcomes are delivered
- Use of digital services and new technologies to improve our systems and processes.

The paper also suggested Strategy & Resources Committee might want to consider setting up a Member Working Group to provide assurance on delivery led by Cllr Fran Belbin – Deputy Leader

3. HAS THERE BEEN ANY CONSULTATION?

3.1 The council is not required to consult on this proposal.

The Strategic Leadership Board and the Future Sheffield Board have been briefed on the need to ensure there is Member involvement in the Future Sheffield change programme.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

4.1.1 There are no specific equality implications arising from the establishment of the Member working group.

Future Sheffield will have equality, diversity and inclusion embedded throughout and equalities is a standing agenda item on the Future Sheffield Board. It is suggested that equality, diversity and inclusion is also a standing agenda item for the Member Working Group.

EIAs will also be completed for all activities within scope of Future Sheffield and kept under review as the programme progresses.

4.2 Financial and Commercial Implications

4.2.1 There are no direct financial and commercial implications in establishing a Member working group.

4.3 Legal Implications

4.3.1 There are no direct legal implications of establishing a Member Working Group. The setting up of the group is permitted by the Council's constitution. As the group is not a formal committee the requirement of political proportionality does not apply.

4.4 Climate Implications

4.4.1 There are no direct climate implications as a result of this proposal however Climate Impact Assessments will be completed for all activities in scope of the change programme.

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 **Rely solely on officer assurance** – this was rejected because it would not provide Members with assurance over the delivery of activities in Future Sheffield and would prevent Member input.

Provide Member updates via newsletters or written briefs - this was rejected because this engagement method would prevent direct involvement and would not enable constructive discussions to take place.

Provide Member assurance via regular reports to Strategy and Resources Committee - this was rejected because the amount of time that could be dedicated to Future Sheffield at committee meetings would be insufficient for the scale of the programme. Regular update and monitoring reports will however be brought to the committee to provide broader public oversight and transparency about the progress being made.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The recommendations are critical in ensuring that Future Sheffield has Member oversight and assurance.

Draft Terms of Reference for the Future Sheffield Members Working Group (FSMWG)

Purpose

The “Future Sheffield” Members Working Group will be established to ensure that there is Member oversight and assurance over delivery of the Future Sheffield Change Programme. It will be a forum through which Members can fully engage in and help shape the activities and change resources within the change programme, ensuring that the Council’s improvement journey is taken together by Members and officers and reflects the priorities of the organisation.

Membership

The working group Chair will be Cllr Belbin – Deputy Leader of the Council

The working group will comprise of up to 2 Members (including the Chair) from the each of the three largest political parties. Membership will be by nomination of the relevant group.

Officer attendees will include Kate Martin (Executive Director City Futures and Senior Responsible Officer for Future Sheffield), Claire Taylor (Chief Operating Officer) and Jo Wright (Programme Director) plus any other officers as required dependant on agenda items.

Officers will provide relevant material for the meetings and take action notes for the working group.

Members in the working group will liaise with their relevant political parties in advance of meetings and be empowered to input within the remit of the working group.

Escalation if decision making is required

The group is not a decision-making group but will provide regular updates to the Strategy & Resources committee and may, if required to, any other relevant committee from time to time.

Officers will seek the advice of the Group where it is felt:

- a political steer is necessary due to the potential for an issue to be controversial
- a choice within the change programme could have a significant impact on the economy, the environment or social inclusion, or
- a choice within the change programme may have a significant impact on other services the Council provides

It will be open to Members of the Group to request certain issues in relation to Future Sheffield are considered by the Working Group where this is practicable.

Meeting Frequency and Format

Meetings will take place every 6 weeks and last for 2 hours maximum. The meetings will be in person where practicably possible but online options can be arranged with advance notice.

Additional meetings can be requested by working party members by exception.

In line with the proposed timelines for the Future Sheffield Change Programme, it is envisaged that the member working party will be in place for approximately 3 years but this will be reviewed on a regular basis.

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