The Draft Sheffield Plan: Our City, Our Future

Site Allocations Schedule

Draft for Transport, Regeneration and Climate Policy Committee - October 2022

> 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.

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 En	ployment Site area: 1.50 Hectares				
Net housing area: 0.00 He	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:

• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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 En	mployment Site area: 0.06 Hectares			6 Hectares
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Clas B8 & E(g)(iii)) area: 0. 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	03 Address: Wickes, 2 Rutland Road, S3 8DQ				
Allocated use: Housing	Site area: 1.10 Hectares) Hectares	
Net housing area: 0.99 He	ctares	Tota	I housing capa	acity: 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		
Conditions on developme	nt:				
 allowance) of floor A detailed Air Quality exceedance area sufficient mitigation Site is within 2500 (including identify landfill may have stage. A detailed assess identifying sufficient application stage. A detailed assess identifying sufficient stage. A buffer is require (rivers and stream Connective ecolo Local Nature Record opportunity maps developable area within the connection stage. A staged archaeo undertaken prior for the stage of the stage	dzone 3b shou 25 and 1 in 10 ading should ne ality Assessme to detail the e ce area. Resid if there are ov on measures. m of a historic ing any neces on developme sment of the ex ent mitigation/r ed to the adjac ns) require a 1 gical corridors overy Strategy are to be mai . Biodiversity I tive ecologica be supported ied as impaction ould be given t	Id not 0 pro ot be ent wi xtent dentia /erridi landf sary r ent wil ent wil ent wil ent corri femed /area y and ntaine Vet G I corri tion a sion o d by th ng on	be developed. bability (includin developed. Il be required at of residential us al development of ng regeneration ill site. An asses mitigation/remed be required at of land contamin liation will be red bcal Wildlife Site tre buffer. s (including buff combined natured an site and re ain should be de dor/area. nd/or building a f any planning a ne results of this a Heritage Ass	ag climate change planning es within the air can only occur in the benefits and sment of the impact diation works) the planning application nation and quired at planning e. Watercourses ers) shown on the ral capital emoved from the elivered on site ppraisal should be pplication; the s evaluative work. et and due	

Site Reference: KN04Address: Land at Russell Street and Bowling Green Street, S3 8RW	l
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Allocated use: Housing		Site area: 0.86	6 Hectares
Net housing area: 0.77 Hec	lectares 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
Conditions on developmer	nt:		
 exceedance area i sufficient mitigation Assessment will be the impact of nearl mitigation required A detailed assess identification of suf at planning applica Connective ecolog Local Nature Reco opportunity maps a developable area. within the connecti A staged archaeol undertaken prior to application should 	o detail the exten e area. Resident f there are overric n measures. e required at plan by Environment A l. ment of the extent fficient mitigation ation stage. jical corridors/are overy Strategy and are to be maintair Biodiversity Net (ive ecological cor ogical evaluation be supported by 00 probability (ind t be developed. ed as impacting o ald be given to the	t of residential us al development of ding regeneration ning application s gency waste per of land contamir and / or remediat as (including buff d combined natur ed on site and re Gain should be de ridor/area. and/or building a the results of this cluding climate ch n a Heritage Ass	ses within the air can only occur in the benefits and stage to determine mit sites and any nation and tion will be required fers) shown on the ral capital emoved from the elivered on site ppraisal should be application; the s evaluative work. nange allowance) of et and due

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

- A 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.

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

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A 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	Allocated use: Housing Site area: 0.94 Hectares				
Net housing area: 0.81 He	ectares	Tota	I housing capa	acity: 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 developme	ent:				
 flooding should n A Level 2 Strateg the exception tes A detailed Air Qu application stage quality exceedance exceedance area sufficient mitigation A detailed assess identifying sufficient application stage A detailed assess identifying sufficient application stage A buffer is required (rivers and stream) Connective ecolon Local Nature Reconstruction opportunity maps developable arean within the connection A suitably detailed archaeological imininformation is available 	ot be develope ic Flood Risk t. ality Assessme to detail the e ce area. Resic if there are ov on measures. sment of the e ent mitigation/r ed to the adjac ns) require a 1 gical corridors covery Strategi are to be mai be be mai be be mai covery Strategi are to be mai covery Strategi are to be mai be diversity le cive ecologica d Heritage Sta pacts have be allable to inform igation may be designated he nt is desirable fied as impaction build be given t	ed. Asses ent wi xtent lential verridi xtent of emed cent Lo o me s/areas y and ntaine Net G l corri atemel een ac m the e reque ritage ng on	ssment (SFRA) i Il be required at of residential us development c ng regeneration of land contamir liation will be red ocal Wildlife Site tre buffer. s (including buff combined natur ed on site and re ain should be de dor/area. nt that explains ldressed is required Heritag ired. e assets and the a Heritage Ass	es within the air an only occur in the benefits and nation and quired at planning e. Watercourses fers) shown on the ral capital emoved from the elivered on site how potential uired. If insufficient ge Statement, then eir integration into a et and due	

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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.

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 He	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	

- 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.

Address: Buildings at Shalesmoor and Cotton Mill Road, S3 8RG				
Site area: 0.26 Hectares				
lectares Total housing capacity: 96 Homes				
Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
	Road, S3 8R ctares Net employ B8 & E(g)(ii	Road, S3 8RG ctares Tota Net employment B8 & E(g)(iii)) are hectares	Road, S3 8RG Site area: 0.2 ctares Total housing cap Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	

- 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.

Site Reference: KN10	Address: 300-310 Shalesmoor, S3 8UL				
Allocated use: Housing	Site area: 0.09 Hectares			9 Hectares	
Net housing area: 0.08 He	Hectares Total housing capacity: 90 Ho			acity: 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		
 the impact of the mitigation require A detailed Air Qu application stage quality exceedance area sufficient mitigatio A detailed assess identifying sufficient stage 	nt: pe required at plar nearby Environme d. ality Assessment v to detail the exter ce area. Residenti if there are overri on measures. ment of the exter ent mitigation/reme		t Agency waste Il be required a of residential us development o ng regeneration of land contami	ses within the air can only occur in the n benefits and	

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

Site Reference: KN11	Address: Safestore Self Storage, S3 8RW			
Allocated use: Housing	Site a	Site area: 0.62 Hectares		
Net housing area: 0.00 He	ctares	Total hous	ing capa	city: 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
Conditions on developme	nt:			
 exceedance area sufficient mitigation A Level 2 Stratego the exception test A detailed assess identifying sufficient application stage. Connective ecology Local Nature Rec opportunity maps developable area within the connective 	to detail the e ce area. Resid if there are over on measures. ic Flood Risk ment of the e ment of the e ment of the e gical corridors overy Strateg are to be mai . Biodiversity tive ecologica logical evalua o the submiss	xtent of resid lential develo verriding rege Assessment xtent of land emediation v vand combir ntained on si Net Gain sho I corridor/are tion and/or b sion of any pl	iential use opment ca eneration (SFRA) is contamin vill be req ding buffe ned natura te and rep ould be de a. uilding ap anning ap	es within the air an only occur in the benefits and s required to inform ation and quired at planning ers) shown on the al capital moved from the elivered on site opraisal should be oplication; the

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		Tota	I housing capacity: 86 Homes

- 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			reet, S3 8AS
Allocated use: Housing			Site area: 0.79	Hectares
Net housing area: 0.71 He	ctares	Tota	I housing capa	acity: 93 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			
 mitigation measur development to m and nearby listed A Level 2 Strategi inform the excepti Assessment will b 	es are require inimise harm buildings. c Flood Risk on test. e required at nearby Enviro d. ment of the e ifficient mitiga on stage. ed as impacti uld be given t	ed, or to the Asses plann nmen xtent o tion/re	conditions requ Kelham Island sment (SFRA) v ing application s t Agency waste of land contamir emediation will b a Heritage Ass	stage to determine permit site and any nation and be required at et and due

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

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

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

	Address: 120 Henry Street			
Site Reference: KN16	Shalesmoor			
	Sheffield			
	S3 7EQ			
Allocated use: Housing			Site area: 0.11 Hectares	
Net housing area: 0.11 Hectares		Tota	I 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:						

None

Site Reference: KN17	Address: 2 Lock Street, Sheffield S6 3BJ			
Allocated use: Housing	Site area: 0.15 Hectares			
Net housing area: 0.15 He	lectares 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:				

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 He	ectares Total housing capacity: 60 Homes			acity: 60 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

- 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.

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Site Reference: KN19	Address: 100 Harvest Lane, S3 8EQ			
Allocated use: Housing	Site area: 0.91 Hectares		1 Hectares	
Net housing area: 0.72 He	ectares Total housing capacity: 60 Homes			acity: 60 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
 A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required. 				

- A detailed assessment of the extent of any land contamination and identification of sufficient mitigation/remediation will be required at planning application stage.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: KN20	Address: Buildings at Gilpin Street, S6 3BL				
Allocated use: Housing	Site area: 1.01 Hectares				
Net housing area: 0.87 He	ectares 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:

• 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			1 Hectares			
Net housing area: 0.30 He	ctares	Tota	I housing capa	acity: 33 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2 B8 & E(g)(iii)) area: 0.00 hectares		•	Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:					
 Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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. 						

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 He	using area: 0.07 Hectares		I 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
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- 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: Hectare	res 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	

- 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.

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 He	ctares	Total	housing capa	icity: 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			
 information is avain some prior investion This site is identific consideration shop planning application A flood risk assess permission being A detailed Air Quation stage. 	d Heritage Sta pacts have be ilable to inforr gation may be ied as impacti ould be given to on stage. sment should granted. ality Assessm gical corridors overy Strateg are to be mai . Biodiversity	een ado m the re e requi ing on a to the in be can ent will s/areas y and co ntained Net Ga	dressed is required Heritag red. a Heritage Assempact of any pro- rried out prior to be required at (including buff combined natured an site and re-	ired. If insufficient ge Statement, then et and due roposal at the o planning planning ers) shown on the al capital emoved from the		

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 He	lectares 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 hectaresNet (Other employment uses) area: 0.0 hectares			employment uses) area: 0.00		
Conditions on development:						
 A flood risk assessment should be carried out prior to planning permission being granted. 						

- Assessment will be required at planning application stage to determine 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 He	ectares 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 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00	
Conditions on development:					

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

Site Reference: KN27	Address: Buildings at Rutland Way, S3 8DG				
Allocated use: Housing	Site area: 0.87 Hectares				
Net housing area: 0.87 He	ectares Total housing capacity: 28 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00 uses) ar			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
Areas within 1 in 25 probability (including climate change allowance) of					

flooding should not be developed.

٠	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

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 He	ectares Total housing capacity: 35 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		

planning application stage.

- 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				
Allocated use: Housing			Site area: 0.10) Hectares	
Net housing area: 0.10 He	ctares	Tota	I housing capa	acity: 23 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00 uses		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: KN30	Address: Land at Hicks Street and Rutland Road, S3 8BD				
Allocated use: Housing	Site area: 0.08 Hectares				
Net housing area: 0.00 He	lectares Total housing capacity: 30 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employ B8 & E(g)(i hectares			(Class B2, ea: 0.00	Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: This site is identified as impacting on a Heritage Asset and due 					

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

Site Reference: KN31	Address: Site Of Watery Street Sheffield 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		ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A 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				Address: Land at Acorn Street, S3 8UR		3 8UR
Allocated use: Housing			Site area: 0.10) Hectares			
Net housing area: 0.10 He	ctares	Tota	I housing capa	acity: 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 developme	nt:						
 exceedance area sufficient mitigatio Assessment will b the impact of the mitigation require A detailed assess identifying sufficie application stage. 	to detail the e ce area. Resid if there are over on measures. be required at nearby Enviro d. ment of the ex- ent mitigation/r logical evaluation to the submiss be supported ied as impaction uld be given t	xtent of lential verridi plann nmen xtent of remed tion a sion of d by th ng on	of residential us development c ng regeneration ing application s t Agency waste of land contamin liation will be red nd/or building a f any planning a ne results of this a Heritage Ass	es within the air an only occur in the benefits and stage to determine permit site and any nation and quired at planning ppraisal should be pplication; the s evaluative work. et and due			

Site Reference: KN33	Address: 284 Shalesmoor, S3 8UL
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Allocated use: Housing		Site area: 0.07 Hectares		7 Hectares
Net housing area: 0.02 Hec	tares	Tota	I housing capa	icity: 13 Homes
		yment (Class B2, iii)) area: 0.00 hectares		employment uses) area: 0.00
Conditions on developmer	nt:			
 mitigation required A detailed Air Qua application stage t 	nearby Enviro d. ality Assessme to detail the e e area. Resid if there are ov n measures. ment of the ex nt mitigation/r gical corridors overy Strategy are to be mai Biodiversity I	ent wi xtent lential verridi xtent o emed s/areas y and ntaine Net G	t Agency waste Il be required at of residential us development can ng regeneration of land contamir liation will be red s (including buff combined natured an should be de	permit site and any planning es within the air an only occur in the benefits and nation and quired at planning ers) shown on the cal capital emoved from the

Site Reference: KN34	Address: 132 Rugby Street, S3 9PP			
Allocated use: Housing	Site area: 0.23 Hectares			
Net housing area: 0.23 He	ectares Total housing capacity: 12 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: 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 He	rea: 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:					

- 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 an	nd Open Space Site area: 3.07 Hectares				
Net housing area: 1.30 He	ectares Total housing capacity: 572 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares	

- Open space should be provided in accordance with Policy NC15.
- A detailed 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.

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

Site Reference: CW01	Address: Castlegate (Exchange Place)				
Allocated use: General Em	ployment		Site area: 0.12 Hectares		
Net housing area: 0.00 He	lectares 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: • None					

Site Reference: CW02	Address: Castlegate (Shude Hill)			
Allocated use: Office	Site area: 0.31 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.26 hectares	B8 & E(g)(iii)) area: 0.00			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
None				

Site Reference: CW03	Address: West Bar Square				
Allocated use: Mixed Use	Site area: 3.13			3 Hectares	
Net housing area: 1.30 He	lectares 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: • 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 B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- 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 assertain 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.

Site Reference: CW05	Address: George Marshall (Power Tools) Ltd, 18 Johnson Street			
Allocated use: Mixed Use		Site area: 0.07 Hectares		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:				

None

Site Reference: CW06	Address: 29-57 King Street, S3 8LF			
Allocated use: Mixed Use		Site area: 0.11 Hectares		1 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 E 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. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the 				

planning application stage.

Site Reference: CW07	Address: 2 Haymarket And 5-7 Commercial Street, S1 1PF		
Allocated use: Mixed Use	: Mixed Use		Site area: 0.05 Hectares
Net housing area: 0.02 Hectares		Tota	I 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 developmen	nt:			
 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 				

- 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.

Site Reference: CW08	Address: First Floor To Third Floors, 19 - 21 Haymarket, S1 2AW				
Allocated use: Mixed Use	Site area: 0.0			3 Hectares	
Net housing area: 0.01 He	ectares To		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	

- 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: 1.7	5 Hectares
Net housing area: 0.90 He	ectares	Tota	I housing cap	acity: 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	
 A detailed assess identification of s at planning applid Development sho Don and Cattle S Connective ecolor Local Nature Rec opportunity maps developable area within the connection 	uld be provided sment will be re- sment of the e- ufficient mitiga cation stage. ould enhance h idings. ogical corridors covery Strateg are to be mai a. Biodiversity ctive ecological ological evalue	equire xtent of ition a nabita s/areas y and ntaine Net G I corri- ation a	d as part of pla of land contami nd/or remediati t connectivity be s (including buf combined natu ed on site and re ain should be d dor/area. nd/or building a	nning application. nation and on will be required etween the River fers) shown on the ral capital emoved from the elivered on site

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		Tota	I housing capacity: 268 Homes

- 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	7 Hectares	
Net housing area: 0.07 He	Hectares To		Total housing capacity: 206 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- 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.
•	Views of the adjacent Conservation Area and Listed Buildings from the

• Views of the adjacent Conservation Area and Listed Buildings from the ring road should be enhanced.

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 He	lectares Total housing capacity: 83 Homes			bacity: 83 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares

- 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.

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 He	ctares	Tota	I housing capa	acity: 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
detailed assessm sufficient mitigation stage. • Areas within 1 in flooding should no • The riverbank sho connectivity main	n identified as ent of the extent on/remediation 100 probabilit ot be develope ould be natura tained and/or gical corridors overy Strateg are to be mai . Biodiversity tive ecologica ied as impaction	ent of n will k y (incl ed. ilised/ enhar s/areas y and intaine Net G il corri ing on	land contaminate be required at pl uding climate ch enhanced and b nced. s (including buff combined nature ed on site and re ain should be de dor/area. a Heritage Ass	ers) shown on the ral capital emoved from the elivered on site et and due

Site Reference: CW15	Address: Land at Windrush Way, S3 8JD		
Allocated use: Housing	Site area: 0.24 Hectares		
Net housing area: 0.19 He	ectares Tota		I housing capacity: 46 Homes

- 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 He	ectares Total housing capacity: 43 Homes			acity: 43 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		• •	Net (Other employment uses) area: 0.00 hectares

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation 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.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: CW17	Address: Former Coroners Court, Nursery Street, S3 8GG			
Allocated use: Housing			Site area: 0.10) Hectares
Net housing area: 0.10 He	ctares	Tota	I housing capa	acity: 77 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on 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. Commercial finished floor levels should be set no lower than 46.74 				

 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 He	ectares Total housing capacity: 28 Homes			acity: 28 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Clas B8 & E(g)(iii)) area: 0.0 hectares		•	Net (Other employment uses) area: 0.00 hectares

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

Site Reference: 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 He	.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	B Hectares	
Net housing area: 0.22 He	ctares	Tota	I housing capa	city: 16 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & $E(q)(iii)$ area: 0.00 employing			Net (Other employment uses) area: 0.00 hectares	
 detailed assessm sufficient mitigation stage. A Level 2 Strateg the exception test A staged archaeon undertaken prior the application should This site is identific consideration should planning application 	n identified as ent of the extern on/remediation ic Flood Risk t logical evalua to the submiss d be supported ied as impaction ould be given to on stage.	ent of will b Asses tion a sion of d by th ng on o the	and contaminat be required at pl sment (SFRA) i nd/or building a f any planning a ne results of this a Heritage Asso impact of any pl	evaluative work. et and due	

Site Reference: CW21	Address: 29-33 Nursery Street, S3 8GF		
Allocated use: Housing		Site area: 0.06 Hectares	

Net housing area: 0.05 Hea	et housing area: 0.05 Hectares Total I		acity: 16 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares
Conditions on developmer	nt:		
 detailed assessme sufficient mitigatio stage. Areas within 1 in 2 flooding should no A Level 2 Strategin the exception test. A buffer is required (rivers and stream) Connective ecolog Local Nature Reco opportunity maps developable area. within the connect A suitably detailed archaeological imp information is avai some prior investig This site is identified 	ent of the extent n/remediation 25 probability of be develope c Flood Risk d to the adjact s) require a r gical corridors overy Strateg are to be mai Biodiversity l ive ecologica Heritage Sta bacts have be lable to inforr gation may be ed as impacti uld be given t	Assessment (SFRA) cent Local Wildlife Site ninimum 10 metre bu s/areas (including buff y and combined natur ntained on site and re Net Gain should be de I corridor/area atement that explains een addressed is required Heritag	tion and identifying lanning application ange allowance) of is required to inform e. Watercourses ffer. fers) shown on the ral capital emoved from the elivered on site how potential uired. If insufficient ge Statement, then et and due

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 He	ectares Total housing capacity: 15 Homes			oacity: 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.

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:					
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		Tota	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:					

SITA RATATANCA. SUUZ	Address: 10-22 Regent Street and 2 Pitt Street, S1 4EU
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Allocated use: Mixed Use		S	Site area: 0.11 Hectares	
Net housing area: 0.11 Hectares T		Total housing capacity: 32 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.11 hectares
Conditions on development:				
 Community, Commercial and/or Retail uses should be provided at ground floor level. The site has been identified as having potentially contaminated land. A 				

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

Site Reference: SU03	Address: Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street Sheffield S3 7BE				
Allocated use: Housing	Site area: 0.83 Hectares				
Net housing area: 0.80 He	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 developme	ent:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A 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 Tot		Tota	Total housing capacity: 355 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares		· ·	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
This site already	has planning p	permis	sion. The follov	ving conditions on	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- 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 He	ectares Total housing capacity: 116 Homes			icity: 116 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- 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.

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 He	lectares Total housing capacity: 100 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

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

Site Reference: SU07	Address: Radford Street/ Upper Allen Street/ Netherthorpe Road			
Allocated use: Housing	Site area: 0.48 Hectares			
Net housing area: 0.48 He	ectares Total housing capacity: 284 Homes			acity: 284 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.00 hectares		•	Net (Other employment uses) area: 0.00 hectares

- 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.

	Address: Buildings at Scotland Street and Cross Smithfield, S3 7DE
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Allocated use: Housing		Site area: 0.72 Hectares			
Net housing area: 0.60 Hee	tares Tot	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 developmer	it:				
 A detailed Air Quality exceedance area sufficient mitigatio Assessment will b the impact of the rimitigation required A detailed assess identifying sufficie application stage. Connective ecolog Local Nature Record opportunity maps developable area. within the connect A suitably detailed archaeological implication is available area. 	uld be provided in accordance with Policy NC15. Juality Assessment will be required at planning to detail the extent of residential uses within the air face area. Residential development can only occur in t a if there are overriding regeneration benefits and fon measures. be required at planning application stage to determin mearby Environment Agency waste permit site and a ed. sment of the extent of land contamination and ent mitigation/remediation will be required at planning				

Site Reference: SU09	Address: Queens Hotel, 85 Scotland Street, S1 4BA				
Allocated use: Housing	Site area: 0.30 Hectares				
Net housing area: 0.30 He	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 hectaresNet (Other employment uses) area: 0. hectares			employment uses) area: 0.00	
Conditions on development:					
None					

Site Reference: SU10	Address: 175-173 Gibraltar Street and 9 Cupola, S3 8UA					
Allocated use: Housing			Site area: 0.1	1 Hectares		
Net housing area: 0.11 He	ctares	Tota	I housing capa	acity: 34 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.0 hectares					
 Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site 						

Site Reference: SU11	Address: Greenfield House, 32 Scotland Street, S3 7AF				
Allocated use: Housing	Site area: 0.67 Hectares				
Net housing area: 0.59 He	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	
 Conditions on development: A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 					

• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the

	exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
•	Open space should be provided in accordance with Policy NC15.
•	Connective ecological corridors/areas (including buffers) shown on the
	Local Nature Recovery Strategy and combined natural capital
	opportunity maps are to 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.

Site Reference: SU12	Address: 134 West Bar, 10 Bower Spring and 83 Steelhouse Lane, S3 8PB					
Allocated use: Housing	Site area: 0.5			50 Hectares		
Net housing area: 0.49 He	let housing area: 0.49 Hectares			Total housing capacity: 216 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Clas B8 & E(g)(iii)) area: 0.0 hectares			Net (Other employment uses) area: 0.00 hectares		

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

Site Reference: SU13 Address: Land a			d at Bailey Street, S1 4EH		
Allocated use: Housing			Site area: 0.1	1 Hectares	
Net housing area: 0.00 He	ctares	Tota	I housing cap	acity: 120 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employme B8 & E(g)(iii)) hectares		•	Net (Other employment uses) area: 0.00 hectares	

Site Reference: SU14	Address: Land Bounded By Hollis Croft And Broad Lane Sheffield S1 3BU			
Allocated use: Housing			Site area: 0.1	4 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:				

• 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	2 Hectares
Net housing area: 0.12 He	ctares	Tota	I housing capa	acity: 27 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (0 B8 & E(g)(iii)) area 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 Hectares
Net housing area: 0.00 He	ectares	Total housing capacity: 93 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		· ·	Net (Other employment uses) area: 0.00 hectares

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- 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: SU17Address: 30- Street, S3 7G			-32 Edward Street and 139 Upper Allen GW		
Allocated use: Housing			Site area: 0.29	9 Hectares	
Net housing area: 0.28 He	ctares	Tota	I housing capa	acity: 88 Homes	
		employment (Class B2, a E(g)(iii)) area: 0.00 ares Net (Other employment uses) area: 0.00 hectares		employment uses) area: 0.00	
Conditions on developme	nt:				
 Conditions on development: A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 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 					

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		B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
Conditions on developmen	nt:					
 Conditions on development: Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required. A detailed 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 HectaresTotal housing capacity: 84 Hor			acity: 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:					

- 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 He	0.20 Hectares Total housing capacity: 61 Homes			acity: 61 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00 use			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.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: 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		Tota	Il housing capacity: 58 Homes

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

Net (Other employment uses) area: 0.00 hectares

- 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.

Site Reference: SU22	Address: North Church House 84 Queen Street City Centre Sheffield S1 2DW			
Allocated use: Housing		Site area: 0.00		06 Hectares
Net housing area: 0.06 He	ectares	Tota	I housing cap	acity: 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 developme	ent:			

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

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

Site Reference: SU24	Address: 1-3 Broad Lane, S1 1YG			
Allocated use: Housing	Site area: 0.16 Hectares			16 Hectares
Net housing area: 0.00 He	ectares Total housing capacity: 48 Homes			bacity: 48 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares

- 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: Th	Address: The Nichols building, Shalesmoor			
Allocated use: Housing		Site area: 0.10 Hectares			
Net housing area: 0.10 He	ctares Total housing capacity: 48 Hom		acity: 48 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:				

Site Reference: SU26	Address: 65-69 Broad Lane and 1-10 Rockingham Street, S1 4EA			
Allocated use: Housing	Site area: 0.15 Hectares			5 Hectares
Net housing area: 0.00 He	ctares Total housing capacity: 45 Homes			acity: 45 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares

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

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
 - A 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: 0.1	5 Hectares
Net housing area: 0.15 He	ctares	Tota	I housing capa	acity: 23 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 exceedance area sufficient mitigatio A detailed assess identifying sufficie application stage. A suitably detailed archaeological im 	ality Assessm to detail the e ce area. Resid if there are or on benefits. ment of the e ent mitigation/f d Heritage Sta pacts have be ilable to inform gation may be ied as impaction	extent dential verridi xtent of remed atemade atemed atemed atemade atemed atemed atemade atemed atemade atem	of residential us development c ng regeneration of land contamin liation will be red nt that explains ldressed is required Heritag ired. a Heritage Ass	how potential uired. If insufficient ge Statement, then benefits and how potential uired. If insufficient ge Statement, then

Site Reference: SU28	Address: Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB		
Allocated use: Housing	Site area: 0.05 Hectares		Site area: 0.05 Hectares
Net housing area: 0.05 He	ectares	s 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
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: SU29	Address: B Braun, 43 Allen Street, Sheffield S3 7A			t, Sheffield S3 7AW
Allocated use: Housing			Site area: 0.18	3 Hectares
Net housing area: 0.18 He	ctares	Tota	I housing capa	acity: 47 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 development wou to be proposed or A Written Scheme archaeological inv The site shall be o and surface water 	has planning p Id apply if any the site. of Investigat vestigation is r developed with r on and off sit m the comple w rate of 10 lit ied as impacti uld be given t	r furth ion (M require h sepa te. The ted de res pe ng on	er or amended of /SI) that sets ou ed. arate systems o e total dischargo evelopment site er second. a Heritage Ass	f drainage for foul e rate of surface shall be restricted et and due

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 He	ectares	Total housing capacity: 22 Homes	

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

- 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.
- 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.

Site Reference: SU31	Address: 11-25 High Street, S1 2ER			
Allocated use: Housing	Site area: 0.13 Hectares			3 Hectares
Net housing area: 0.00 He	ectares Total housing capacity: 39 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares

- 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.
- Retention of non designated buildings, if of suitable quality would be desirable.

Site Reference: SU32	Address: 123-125 Queen Street, S1 2DU			
Allocated use: Housing			Site area: 0.13	3 Hectares
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 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	
 exceedance area sufficient mitigatio The site has been detailed assessm sufficient mitigatio stage. 	ality Assessm to detail the e ce area. Resid if there are ov on measures. i dentified as ent of the extern on/remediation gical corridors overy Strateg are to be mai . Biodiversity	xtent of lential verridi having ent of n will b s/areas y and ntaine Net Ga	of residential us development c ng regeneration g potentially con land contamina be required at pl s (including buff combined nature ad on site and re ain should be de	ses within the air can only occur in the benefits and ntaminated land. A tion and identifying lanning application fers) shown on the ral capital emoved from the

Site Reference: SU33	Address: Hanover Works, Scotland Street, S3 7DB			
Allocated use: Housing	Site area: 0.31 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 38 Homes			acity: 38 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- 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			
Allocated use: Housing			Site area: 0.36	6 Hectares
Net housing area: 0.10 He	ctares	Tota	I housing capa	acity: 77 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			
 application stage. Assessment will be the impact of the any mitigation reconstruction stage application stage quality exceedance area sufficient mitigation. Connective ecolo Local Nature Reconstruction poportunity maps developable area within the connective ecolo connective ecolo connective ecolo connective ecolo contention the connective ecolo connective ecolo contention the connective ecolo connective ecolo contention the contention contention the contention contention the contention content the content of the the con	ent mitigation/i be required at nearby Enviro quired. ality Assessm to detail the e ce area. Resid if there are ov on measures. gical corridors overy Strateg are to be mai . Biodiversity tive ecologica blogical evalua to the submiss	remed plann onmen ent wi xtent dential verridi verridi s/areas y and ntaine Net G l corri- tion a sion of	iation will be re- ing application s t Agency waste Il be required at of residential us development c ng regeneration s (including buff combined natured on site and re- ain should be de dor/area. nd/or building a f any planning a	quired at planning stage to determine permit sites and planning es within the air an only occur in the benefits and ers) shown on the ral capital emoved from the elivered on site ppraisal should be pplication; the

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

- sufficient mitigation measures.
 A 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.

Site Reference: SU36	Address: Works at 25-31 Allen Street				
Allocated use: Housing			Site area: 0.07 Hectares		
Net housing area: 0.06 He	ectares Total housing capacity: 20 Homes			acity: 20 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 Conditions on 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. 					

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 He	ectares 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 develo	Conditions on development:						
 application st quality excee exceedance a sufficient mitie Assessment of the impact of mitigation req A detailed ass identifying su application st Connective e Local Nature opportunity m developable a within the cor A suitably det archaeologica information is some prior im This site is id consideration planning application 	dance area. Residential d area if there are overriding gation measures. will be required at planning the nearby Environment A quired. sessment of the extent of fficient mitigation/remedia age. cological corridors/areas (Recovery Strategy and co aps are to be maintained area. Biodiversity Net Gain mective ecological corridor cailed Heritage Statement al impacts have been add available to inform the re- vestigation may be require entified as impacting on a should be given to the im- ication stage.	residential uses within the air evelopment can only occur in the gregeneration benefits and g application stage to determine Agency waste permit site and any land contamination and tion will be required at planning (including buffers) shown on the bombined natural capital on site and removed from the n should be delivered on site or/area. that explains how potential ressed is required. If insufficient quired Heritage Statement, then ed.					

Site Reference: SU38	Address: 86-90 Queen Street and 35-47 North Church Street, S1 2DH				
Allocated use: Housing			Site area: 0.10 Hectares		
Net housing area: 0.09 He	lectares Total housing capacity: 29 Homes			acity: 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 He	area: 0.10 Hectares Total housing capacity: 46 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		· ·	Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. 					

Site Reference: SU40	Address: Buildings at Lee Croft and Campo Lane, S1 2DY			
Allocated use: Housing	Site area: 0.09 Hec			9 Hectares
Net housing area: 0.08 He	ectares Total housing capacity: 26 Homes			acity: 26 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

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

sufficient mitigation/remediation will be required at planning application stage.

- The Sheffield Central Elim Pentecostal Church is an important community facility that should be retained as part of redevelopment of the site. For the purpose of future proposals, the church is classified as a non-developable area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: SU41	Address: Courtwood House, Silver Street, S1 2DD			
Allocated use: Housing			Site area: 0.08	3 Hectares
Net housing area: 0.08 He	ctares	Tota	I housing capa	acity: 25 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			
 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in th 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. 				

Site Reference: SU42	Address: Portland House, Moorfields, S3 7BA			
Allocated use: Housing	Site area: 0.27			7 Hectares
Net housing area: 0.14 He	ctares Total housing capa			acity: 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 develo	opment:	
 the impact of any mitigation A detailed and identifying state and iden	of the nearby Environment on required. ssessment of the extent ufficient mitigation/remed stage. ecological corridors/area e Recovery Strategy and maps are to be maintaine e area. Biodiversity Net G onnective ecological corri chaeological evaluation a prior to the submission of should be supported by the dentified as impacting on	ning application stage to determine nt Agency waste permit sites and of land contamination and diation will be required at planning as (including buffers) shown on the combined natural capital ed on site and removed from the Gain should be delivered on site idor/area. and/or building appraisal should be of any planning application; the he results of this evaluative work. In a Heritage Asset and due impact of any proposal at the

Site Reference: SU43	Address: Land to the south of Allen Street, S3 7AG			
Allocated use: Housing	Site area: 0.0			08 Hectares
Net housing area: 0.07 He	ctares	Tota	Total housing capacity: 17 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

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

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

Site Reference: SU45	Address: 39-41 Snig Hill and 4-8 Bank Street, S3 8NA			Bank Street, S3
Allocated use: Housing		Site	area: 0.07	7 Hectares
Net housing area: 0.07 He	ectares	Total hou	ising capa	acity: 21 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
 exceedance area sufficient mitigation The site has been detailed assessm sufficient mitigation stage. Connective ecolor Local Nature Reconstruction opportunity maps developable area 	ality Assessme to detail the ei- ce area. Resid if there are ov on measures. n identified as nent of the exter on/remediation ogical corridors covery Strategy are to be main . Biodiversity N	xtent of res ential deve verriding re having pot ent of land will be rec /areas (inc / and comb ntained on Net Gain sl	sidential us elopment c generation entially con contamina quired at pl luding buff pined natur site and re nould be de	es within the air an only occur in the benefits and ntaminated land. A tion and identifying anning application fers) shown on the ral capital emoved from the
 A staged archaec undertaken prior 	ctive ecological corridor/area. blogical evaluation and/or building appraisal should be to the submission of any planning application; the d 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.

Site Reference: SU46	Address: Old County Court House 56 Bank Street Sheffield S1 2DS			
Allocated use: Housing	Site area: 0.07 Hectares			
Net housing area: 0.06 He	ectares Total housing capac			acity: 21 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			

None

Site Reference: SU47	Address: 129-135 West Bar, S3 8PT				
Allocated use: Housing	Site area: 0.0			07 Hectares	
Net housing area: 0.07 He	ctares Total housing ca			pacity: 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		

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

- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
 - 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: (7 Hectares
Net housing area: 0.07 He	ctares	Tota	al housing capacity: 20 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

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

Site Reference: SU49	Address: Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF				
Allocated use: Housing	Site area: 0.7		Site area: 0.10 Hectares		
Net housing area: 0.10 He	ectares	ctares Total housing ca		pacity: 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:					

- 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				
Allocated use: Housing	Site area: 0.03			3 Hectares	
Net housing area: 0.00 He	ectares	ctares Total housing cap		acity: 18 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development: • 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 He	ctares Total housing ca			acity: 17 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

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

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

- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Retention of non-designated heritage asset would be desirable.

Site Reference: SU52	Address: 90 Trippet Lane/8 Bailey Lane Sheffield S1 4EL			
Allocated use: Housing			Site area: 0.03	3 Hectares
Net housing area: 0.03 He	ectares	Tota	I housing capa	acity: 13 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:			
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 (Other **Net employment (Class** Net employment (Class B2, employment E(g)(i & ii)) area: 0.00 B8 & E(g)(iii)) area: 0.00 uses) area: 0.00 hectares hectares hectares Conditions on development: This site already has planning permission. The following conditions on
 - This site already has planning permission. The following conditions of 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		
Allocated use: Open Space		Site area: 0.26 Hectares	
Net housing area: 0.00 Hectares		Tota	I housing capacity: 0 Homes

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

- 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 2D			DE
Allocated use: Open Spac	е		Site area: 0.18	3 Hectares
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
 Conditions on development: The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. A staged archaeological evaluation and/or building appraisal should be 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. No buildings ancillary to open space use will be allowed within Paradise 				tion and identifying anning application ppraisal should be pplication; the evaluative work. et and due roposal at the

Site Reference: SU56	Address: Car Park, Solly Street, S1 4BA			S1 4BA
Allocated use: Open Spac	Allocated use: Open Space		Site area: 0.09	9 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	
application stage	sment of the e ent mitigation/i blogical evalua to the submiss	remed ation a sion of	liation will be reand nd/or building a f any planning a	quired at planning ppraisal should be pplication; the

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

Site Reference: SV01	Address: Buildings at Cross Turner Street, S2 4AB			er Street, S2 4AB
Allocated use: Office	Site area: 1.4			5 Hectares
Net housing area: 0.00 He	tares Total housing cap			acity: 0 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	

- 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.
- 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.

Site Reference: SV02	Address: Land at Midland Station, Street, S1 2BP			, Cross Turner
Allocated use: Office			Site area: 0.53	3 Hectares
Net housing area: 0.00 He	ctares	Tota	I housing capa	icity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.53 hectares		yment (Class B2, (iii)) area: 0.00 Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test. 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 				

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		Tota	I housing capacity: 0 Homes

Net (Other employment uses) area: 0.00 hectares

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- 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.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: SV04	Address: Decathlon, Eyre Street, S1 3HU			S1 3HU
Allocated use: Mixed Use			Site area: 0.84	4 Hectares
Net housing area: 0.76 He	ctares	Total housing capacity: 303 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.84 hectares	
 Conditions on development: Community, Commercial and/or Retail uses should be provided at ground floor level. The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 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 assertain any residual risk from culvert, identifying the extent of any non- 				

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

Site Reference: SV05	Address: K.T Precision Engineering and land adjacent, Turner Street, S2 4AB					
Allocated use: Mixed Use			Site area: 0.35	5 Hectares		
Net housing area: 0.14 He	ctares	Tota	I housing capa	acity: 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		
Conditions on developme	Conditions on development:					
 application stage A Level 2 Strateg the exception test 	or Housing use sment of the e ent mitigation/i ic Flood Risk to the submise d be supported ied as impaction ould be given to on stage.	e. xtent of remed Asses ation a sion of d by th ing on to the	of land contamir liation will be red sment (SFRA) i nd/or building a f any planning a ne results of this a Heritage Ass impact of any pl	nation and quired at planning s required to inform ppraisal should be pplication; the s evaluative work. et and due roposal at the		

Site Reference: SV06	Address: Klausners Site, Sylvester Street / Mary Street			
Allocated use: Housing	Site area: 0.59 Hectares			Hectares
Net housing area: 0.59 He	ctares Total housing cap		I housing capa	icity: 335 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares			Net (Other employment	

		uses) area: 0.00 hectares)
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.

Site Reference: 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				
		ment (Class B2, ii)) area: 0.00		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. A reas 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. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.

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

Site Reference: SV09	Address: 3-7 Sidney Street and land adjacent, S1 4RG			
Allocated use: Housing			Site area: 0.3	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
Conditions on development:				

- 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			
Allocated use: Housing	Site area: 0.36 Hectares			
Net housing area: 0.18 He	ectares Total housing capacity: 108 Homes			acity: 108 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.00 hectares		· ·	Net (Other employment uses) area: 0.00 hectares

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

Site Reference: SV11	Address: 48 Suffolk Road, S2 4AL				
Allocated use: Housing		Site area: 0.2	9 Hectares		
Net housing area: 0.16 He	ctares 1	otal housing cap	acity: 102 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employm B8 & E(g)(iii)) hectares	ent (Class B2, area: 0.00	Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:				
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 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. 					

Site Reference: SV12	Address: Stepney Street Car Park Stepney Street Sheffield S2 5TD			
Allocated use: Housing	Site area: 0.12 Hectares			
Net housing area: 0.12 He	ectares	ctares Total housing cap		acity: 100 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
None				

Site Reference: SV13	Address: Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP				
Allocated use: Housing			Site area: 0.20	6 Hectares	
Net housing area: 0.26 He	ctares	Tota	I housing capa	acity: 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 developme	nt:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. The finished floor levels for the residential accommodation shall be set no lower than 900mm above existing ground level. The finished floor levels to the commercial/retail units shall be set no lower tn 61.75m above Ordnance Datum. All new buildings shall be set back at least 1.2 metres from the river bank. The ground floor commercial finished floor levels shall be no lower than 300mm above existing pavement level on Sylvester Street. 					

Site Reference: SV14	Address: Park Hill (Phases 4-5)			
Allocated use: Housing	Site area: 2.22 Hectares			
Net housing area: 1.26 He	ectares 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:				
 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		Tota	I 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.

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 He	ectares Total housing capacity: 85 Homes			acity: 85 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- The St Mary's Wesleyan Reform Church is an important community facility that should be retained.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: SV17	Address: Buildings at Arundel Street and Eyre Street, S1 4PY			
Allocated use: Housing			Site area: 0.2	5 Hectares
Net housing area: 0.00 He	ctares	Tota	I housing cap	acity: 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 developme	nt:			
 detailed assessme sufficient mitigation stage. Connective ecology Local Nature Rector opportunity maps developable area. within the connection A Level 2 Strateging the exception test A staged archaeo undertaken prior to application should This site is identifition consideration should 	ent of the extern on/remediation gical corridors, overy Strategy are to be main . Biodiversity tive ecological ic Flood Risk A logical evaluation the submiss to the submiss to the submiss be supported ied as impactin uld be given to on stage.	ent of will b /areas / and ntaine Net G l corrid Asses tion a ion of by th ng on o the	land contamina be required at p s (including buff combined natu ed on site and re dor/area. sment (SFRA) nd/or building a f any planning a ne results of this a Heritage Ass impact of any p	emoved from the delivered on site is required to inform appraisal should be application; the s evaluative work. set and due

Site Reference: SV18	Address: 66-76 Sidney Street, S1 4RG			
Allocated use: Housing	Site area: 0.22 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 66 Homes			acity: 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	
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.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.
- Retantion of any non designated heritage assets would be desirable.

Site Reference: SV19	Address: 121 Eyre Street, S1 4QW			
Allocated use: Housing	Site area: 0.09 Hectares			
Net housing area: 0.09 He	et 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:				
The site has been identified as having potentially contaminated land. A				

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.

Site Reference: SV20	Address: Former Head Post Office Fitzalan Square Sheffield S1 1AB			
Allocated use: Housing		Site area: 0.44 Hect		
Net housing area: 0.44 He	ectares	ctares Total housing ca		acity: 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: • None				

Site Reference: SV21	Address: Land at Claywood Drive, S2 2UB			
Allocated use: Housing			Site area: 1.39	9 Hectares
Net housing area: 1.19 He	ctares	ctares Total housing capa		acity: 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.
- 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).

Site Reference: SV22	Address: 93-97 Mary Street, S1 4RT				
Allocated use: Housing		Site area: 0.15 Hectares		5 Hectares	
Net housing area: 0.09 He	ctares	Tota	I housing capa	acity: 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 developme	nt:				
 Conditions on development: The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 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 reas within 1 in 25 probability (including climate change allowance) of flooding should not be developed. The 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 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: 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:				

None

Site Reference: SV24 Address: 121 Duke Street, S2 5QL				
Allocated use: Housing		Site a	rea: 0.07 Hectares	
Net housing area: 0.07 He	ctares	Total hous	ing capacity: 16 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares			employment uses) area: 0.00	
Conditions on developme	nt:			
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 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 				

and 31st August.

Site Reference: SV25	Address: 95 Mary Street, Sheffield S1 4RT			
Allocated use: Housing	Site area: 0.04 Hectares			
Net housing area: 0.04 He	ectares Total housing capacity: 10 Homes			acity: 10 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
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	7 Hectares	
Net housing area: 0.00 He	ctares	Tota	I housing capa	icity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.37 hectares	B8 & E(g)(iii)) area: 0.00 employment			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. 					

Site Reference: 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	
Conditions on developmer	nt:			
 detailed assessme sufficient mitigation stage. Connective ecolog Local Nature Reco opportunity maps a developable area. within the connect A suitably detailed archaeological imp information is avai some prior investig This site is identified 	ent of the extent n/remediation gical corridors overy Strateg are to be mai Biodiversity ive ecologica Heritage Sta bacts have be lable to inforr gation may be ed as impacti uld be given t	atement that explains een addressed is requ m the required Heritag	tion and identifying anning application fers) shown on the ral capital emoved from the elivered on site how potential uired. If insufficient ge Statement, then et and due	

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 He	lectares Total housing capacity: 1006 Homes			acity: 1006 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares		•	Net (Other employment uses) area: 1.60 hectares

- 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 assertain 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	4 Hectares	
Net housing area: 0.34 He	ctares	Tota	I housing capa	acity: 100 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares				employment uses) area: 0.34	
Conditions on developme	nt:				
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Open space should be provided in accordance with Policy NC15. 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		Tota	I housing capacity: 52 Homes

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

Site Reference: HC06	Address: 113-125, Pinstone Street, S1 2HL			et, S1 2HL
Allocated use: Mixed Use			Site area: 0.08	3 Hectares
Net housing area: 0.03 He	ctares	Total housing capacity: 9 Homes		
Net employment (Class E(g)(i & ii)) area: 0.05 hectares	Net employmen B8 & E(g)(iii)) ar hectares		•	Net (Other employment uses) area: 0.00 hectares
 Conditions on development: 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 				

Site Reference: HC07	Address: Buildings at Wellington Street and Trafalgar Street, S1 4ED			
Allocated use: Housing			Site area: 0.5	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:				

- 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:				
 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: 0.5			1 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 B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- 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			3 Hectares
Net housing area: 0.65 Hectares		Total housing capacity: 364 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		oyment (Class B2, (iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 				

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

Site Reference: 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 B8 & E(g)(iii)) are hectares		• •	Net (Other employment uses) area: 0.00 hectares

- Open space should be provided in accordance with Policy NC15.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.

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: 0.1		6 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 developme	ent:			
None				

Site Reference: HC13	Address: 999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP			
Allocated use: Housing			Site area: 0.1	2 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:				

- 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		4 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 developme	ent:			

Site Reference: HC15	Address: Land and Buidlings at Fitzwilliam Street, Egerton Street and Thomas Street, S1 4JR			
Allocated use: Housing			Site area: 0.32	2 Hectares
Net housing area: 0.32 He	ctares	Tota	I housing capa	acity: 136 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 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.

SITE RETERENCE. HUID	Address: Flocton House and Flocton Court, Rockingham Street, S1 4GH
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Allocated use: Housing		Site area: 0.48 Hectares		
Net housing area: 0.48 He	ectares	Tota	I housing capa	icity: 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 developme	ent:			
The site has been detailed assessment	n identified as l nent of the exte	vided in accordance with I as having potentially con- extent of land contamina- ation will be required at p dors/areas (including buf ategy and combined natu- maintained on site and re- sity Net Gain should be d gical corridor/area. aluation and/or building a mission of any planning a ported by the results of this pacting on a Heritage Assivention to the impact of any plan		taminated land. A tion and identifying

Site Reference: HC17	Address: Car Park, Eldon Street, S3 7SF			
Allocated use: Housing	Site area: 0.16 Hectares			
Net housing area: 0.16 He	lectares 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			Net (Other employment uses) area: 0.00 hectares
Conditions on developme				

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.

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 He	lectares 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 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00
Conditions on development:				
None				

Site Reference: HC19	Address: Eye Witness Works, Milton St			
Allocated use: Housing	Site area: 0.34 Hectares			
Net housing area: 0.33 He	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 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- 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
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Allocated use: Housing		Site area: 0.29 Hectares		
Net housing area: 0.29 Hectares Tot		Tota	Total housing capacity: 95 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		· ·	Net (Other employment uses) area: 0.00 hectares
Conditions on developme • None	ent:			

Address: Site Of Former Swifts Performance 172 -Site Reference: HC21 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 (Other **Net employment (Class** Net employment (Class B2, employment E(g)(i & ii)) area: 0.00 B8 & E(g)(iii)) area: 0.00 uses) area: 0.00 hectares hectares hectares

Conditions on development:

None

Site Reference: HC22	Address: Building adjacent to 20 Headford Street, S3 7WB				
Allocated use: Housing	cated use: Housing Site area: 0.22 Hectares				
Net housing area: 0.21 He	lectares Total housing capacity: 92 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the local Natural Decouvery Strategy and combined patyral conical. 					

Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.

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 He	lectares Total housing capacity: 77 Homes			acity: 77 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
None				

Site Reference: HC24	Address: Buildings at Egerton Lane, S1 4AF			
Allocated use: Housing			Site area: 0.14	4 Hectares
Net housing area: 0.14 He	ctares	Tota	I housing capa	icity: 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
 detailed assessm sufficient mitigation stage. A detailed Air Quate application stage quality exceedance exceedance areat sufficient mitigation 	n identified as ent of the extern on/remediation ality Assessment to detail the e ce area. Resid if there are over on measures. gical corridors overy Strategy are to be mai . Biodiversity I	ent of n will b ent wi xtent of lential verridi s/areas y and ntaine Net Ga	land contaminative required at pl ll be required at pl of residential us development can ng regeneration s (including buff combined natured ain should be de	es within the air an only occur in the benefits and ers) shown on the al capital emoved from the

- 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.
- Retention of Listed Building required.

Site Reference: HC25	Address: Milton Street Car Park, Milton Street, S3 7WJ			
Allocated use: Housing			Site area: 0.29	9 Hectares
Net housing area: 0.29 He	ctares	Tota	I housing capa	acity: 45 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			
 quality impacts. A detailed assess identifying sufficient application stage 	to detail any e ce area, and r sment of the e ent mitigation/i gical corridors overy Strateg are to be mai . Biodiversity tive ecologica ied as impaction	extent ecomi xtent or remec s/area y and intaine Net G il corri ing on	of residential us mend sufficient of land contamin liation will be rea s (including buff combined natur ed on site and re ain should be de dor/area. a Heritage Ass	ses within the air mitigation for any air nation and quired at planning fers) shown on the ral capital emoved from the elivered on site et and due

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		Tota	I 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 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.

Site Reference: HC27	Address: Land at Cavendish Street, S3 7RZ			
Allocated use: Housing	Site area: 0.11 Hectares			1 Hectares
Net housing area: 0.11 He	ectares Total housing capacity: 30 Homes			acity: 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 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 He	t housing area: 0.00 Hectares Tota		I housing capacity: 22 Homes

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

• 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 He	et housing area: 0.05 Hectares Total housing capacity: 12 Homes			acity: 12 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00 uses			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
None					

Site Reference: HC30	Address: Yorkshire Bank Chambers, Fargate, Sheffield, S1 2HD				
Allocated use: Housing	Site area: 0.03 Hectares				
Net housing area: 0.03 HectaresTotal 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 hectaresNet (Other employment uses) area: 0.00 hectares				
Conditions on development: None					

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

Site Reference: LR01	Address: B & Q Warehouse, Queens Road, S2 3PS		
Allocated use: Housing		Site area: 3.69 Hectares	

Net housing area: 0.00 Hectares		Total housing capacity: 466 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
Conditions on developmer	nt:				
 The site has been detailed assessment sufficient mitigation stage. Assessment will be the impact of the mitigation required. A Level 2 Strateging the exception test. Connective ecolog Local Nature Record opportunity maps and states and sta	identified as ent of the extent n/remediation e required at hearby Enviro I. c Flood Risk pical corridors overy Strateg are to be mai Biodiversity	Assessment (SFRA) s/areas (including buf y and combined natu intained on site and r Net Gain should be c	intaminated land. A ation and identifying planning application stage to determine e permit site and any is required to inform ffers) shown on the iral capital emoved from the		

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 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00	
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.
- Retention of the non designated heritage The Royal Standard public house would be desirable.

Site Reference: LR03	Address: Land at Queens Road and Farm Road, S2 4DR				
Allocated use: Housing			Site area: 0.4	5 Hectares	
Net housing area: 0.21 He	ctares	Tota	I housing capa	acity: 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 developme	nt:				
 development wou to be proposed of Open space shou The site has been detailed assessm sufficient mitigation stage. Areas within 1 in flooding should no A Level 2 Strateg inform if exception probability (include A detailed Air Qua application stage 	IId apply if any in the site. IId be provided in identified as ent of the extern on/remediation 25 probability of be developed ic Flood Risk in test can be p ling Climate C ality Assessm to detail the e ce area. Resid if there are of on measures.	/ furth d in ac havin ent of n will b (inclu- ed. Asses passe change ent wi extent dential verridi	er or amended ccordance with g potentially cou- land contamina be required at pl ding climate cha sment (SFRA) d) for the area i e allowance) of ll be required at of residential us development c ng regeneratior	ntaminated land. A tion and identifying lanning application ange allowance) of is required (to n 1 in 100 flooding. t planning ses within the air an only occur in the n benefits and	

• 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 He	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: 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 He	ectares 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	

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

Site Reference: LR06	Address: 2 Queens Road, S2 4DG					
Allocated use: Housing			Site area: 0.12	2 Hectares		
Net housing area: 0.12 He	ctares	Tota	I housing capa	acity: 61 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employmen uses) area: hectares					
 to be proposed or A Landscape and Areas within 1 in 2 flooding should no 	has planning p Id apply if any the site. Ecological M 25 probability of be develope gical corridors overy Strateg are to be mai Biodiversity	/ furth anage (inclue ed. s/areas y and intaine Net G	er or amended of ement Plan is re ding climate cha s (including buff combined nature ed on site and re ain should be do	developments were quired. ange allowance) of ers) shown on the ral capital emoved from the		

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 He	ectares 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	

-	
Conditio	ons 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.
•	
•	Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.

- Retention of Listed Building required.
- Retantion of any non designated heritage assets would be desirable.

Site Reference: LR08	Address: 89 London Road, S2 4LE				
Allocated use: Housing			Site area: 0.10) Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 14 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- 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: La North, S6 1C		d buildings at P	enistone Road	
Allocated use: General En	ployment		Site area: 4.58	3 Hectares	
Net housing area: 0.00 Hectares			II housing capa	icity: 0 Homes	
			oyment (Class B2, (iii)) area: 2.00 Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 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: General Employment			Site area: 4.04 Hectares	
Net housing area: 0.00 Hectares			Il housing capacity: 0 Homes	

Net employment (Class E(g)(i & ii)) 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.

Site Reference: NWS03	Address: Airflow Site, Land at Beeley Wood Lane, S6 1QT				
Allocated use: General En	nployment		Site area: 2.6	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 B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A 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), atercourses (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.

Site Reference: NWS04	Address: Allotments to the south of Wardsend Road North, S6 1LX					
Allocated use: General Employment			Site area: 2.3	5 Hectares		
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00Net employ B8 & E(g)(i hectares			•	Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:					
 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. 						

Site Reference: NWS05	Address: Land to the northwest of Wardsend Road, S6 1RQ				
Allocated use: General Employment Site area: 0.74 Hectares				4 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employme B8 & E(g)(iii)) hectares		• •	Net (Other employment uses) area: 0.00 hectares	

- 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: General Em	nployment		Site area: 0.6	4 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 0 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) ar hectares		•	Net (Other employment uses) area: 0.00 hectares	

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

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

uses) area: 0.00 hectares

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

Site Reference: NWS08	Address: Land At Junction With Cobden View Road, Northfield S10 1QQ				
Allocated use: Mixed Use			Site area: 0.00	6 Hectares	
Net housing area: 0.00 Hectares			Total housing capacity: 13 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employmer B8 & E(g)(iii)) a hectares		•	Net (Other employment uses) area: 0.06 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- 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			I 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
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• None

Site Reference: NWS10	Address: Land at Oughtibridge Lane and Platts Lane, S35 0HN				
Allocated use: Housing Site area: 6.02 Hectares		2 Hectares			
Net housing area: 4.82 He	Net housing area: 4.82 Hectares Total housing capacity: 169 H		acity: 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 developme	nt:				
 Conditions on development: A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. No development should take place over Sough Dike culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to assertain any residual risk from culvert, identifying the extent of any non-developable area. The watercourse should be deculverted and enhance where possible. Footpath/cyclepath/Bridleway bridge crossing the railway line required to link the site to the Core Public Transport Network and local facilities. Open space should be provided in accordance with Policy NC15. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 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: 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		3 Hectares	
Net housing area: 0.00 He	Hectares Total housing capacity: 77 Horr		icity: 77 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2, i)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
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: 0.4		2 Hectares		
Net housing area: 0.42 He	Hectares Total housi		I housing capa	g 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:					
None					

Site Reference: NWS13	Address: Wiggan Farm, S35 0AR			
Allocated use: Housing			Site area: 2.03	3 Hectares
Net housing area: 1.83 Hectares Tot		Tota	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:				

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

Site Reference: NWS14	Address: Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB				
Allocated use: Housing	Site area: 0.22 Hectares				
Net housing area: 0.20 He	ctares Total housing cap			oacity: 48 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
None					

Site Reference: NWS15	Address: Bamburgh House and 110-136 Cuthbert Bank Road, S6 2HP			
Allocated use: Housing	Site area: 0.92 Hectares			2 Hectares
Net housing area: 0.83 He	ectares	Tota	housing capacity: 41 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares

 A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation 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 Home				acity: 32 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		/ment (Class B2, ii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
 Conditions on 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 application site may contain bats which are protected by law. 				

• The application site may contain bats which are protected by law. Separate controls therefore apply, regardless of any planning approval.

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

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

ſ		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.

• Retention of early 20th Century non-designated heritage assets would be desirable.

Site Reference: NWS18	Address: Sevenfields Lane Play Ground, Sevenfields Lane (land at Spider Park)			
Allocated use: Housing	Site area: 0.2			5 Hectares
Net housing area: 0.23 He	ectares	Tota	I housing capacity: 22 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		· ·	Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
None				

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

- A detailed assessment of the extent of land contamination 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) Hectares
Net housing area: 0.18 He	lectares Total housing capacity: 14 Homes			acity: 14 Homes
		/ment (Class B2, ii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 				

- An ecological enhancement plan is required.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.

Site Reference: NWS21	Address: James Smith House, 11 - 15 Marlborough Road, S10 1DA				
Allocated use: Housing	Site area: 0.09 Hectares				
Net housing area: 0.09 He	ctares Total housing capa			acity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
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 He	ectares Total housing cap			acity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		•	Net (Other employment uses) area: 0.00 hectares	

- 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			0 Hectares
Net housing area: 0.34 He	ectares T		I 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: None 				

Site Reference: NWS24	Address: Cloverleaf Cars Land Adjacent To 237a Main Road Wharncliffe Side Sheffield				
Allocated use: Housing	Site area: 0.36 Hectares				
Net housing area: 0.36 He	ctares	Tota	otal housing capacity: 13 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares	

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Prior to above ground works commencing details of the siting and specification of bat and bird boxes shall be submitted.
- A 2m wide footway shall be provided along the front of the develoment.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.5 litres per second.

Site Reference: NWS25	Address: Car Park Adjacent To Upperthorpe Medical Centre, Upperthorpe, Sheffield, S6 3FT			
Allocated use: Housing	Site area: 0.0			4 Hectares
Net housing area: 0.04 He	ectares	Tota	oacity: 12 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development: None 				

Site Reference: NWS26	Address: Land at Trickett Road, S6 2NP			
Allocated use: Housing		Site area: 0.23 Hectares		
Net housing area: 0.23 Hectares Total housing capacity: 11 Homes			acity: 11 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares			ment (Class B2, i)) area: 0.00 Net (Other employment uses) area: 0 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 				

Ecolar Mataro Robovory Oratogy and Combined natural capital
opportunity maps are to 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			08 Hectares
Net housing area: 0.00 He	ectares Total housing capacity: 10 Homes			acity: 10 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
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.
 - 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			6 Hectares
Net housing area: 0.06 He	ectares Total housing capacity: 10 Homes			acity: 10 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

• 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 He	Net housing area: 0.00 Hectares Total housing capacity: 0 Homes			acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		•	Net (Other employment uses) area: 10.91 hectares
 Conditions on development: Further survey work is required at the planning application stage to determine the impact of development on the Local Geological Site, and 				

- 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.

Policy SA3 - Northeast Sheffield Sub-Area Site Allocations

Site Reference: NES01	Address: Smithywood, Cowley Hill, Chapeltown			
Allocated use: General Em	nployment Site area: 13.32 Hectares			32 Hectares
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		vment (Class B2, ii)) area: 11.32		Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
This site already has planning permission. The following conditions on development would apply if any further or amended developments were				

- to be proposed on the site.A Construction Environmental Management Plan (CEMP) is required.
- A minimum 6 metre wide landscape buffer to the adjoining Local Wildlife Site along the western and southern site boundaries is required.
- The landscape buffer shall be retained as grassland habitat and no planting is permitted within the landscape buffer.

Site Reference: NES02	Address: Land adjacent to Chapeltown Academy, Nether Lane, S35 9ZX			
Allocated use: General Err	mployment Site area: 0.67 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.67 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 				

 Connective ecological condors/areas (including burlets) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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: 11.7	12 Hectares	
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		/ment (Class B2, ii)) area: 6.45		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 Conditions on development: Sufficent enabling works to satisfactorily reduce the risk of flooding onsite (whilst not increasing the risk of flooding elsewhere) will be required prior to the development of this site. Site is within 250m of a historic Meadowhall Road landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Proposals for development on key sites within the Advanced Manufacturing Innovation District (AMID) should reflect the 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 					

Site Reference: NES04	Address: Gas Works, Newman Road, S9 1BT		
Allocated use: Industrial	Site area: 3.91 Hectares		
Net housing area: 0.00 He	Hectares Tota		I 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

Conditions on development:

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

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 He	lectares Total housing capacity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 2.01 hectares		Net (Other employment uses) area: 0.00 hectares	
E(g)(i & ii)) area: 0.00	Net employment (Class B2, B8 & E(g)(iii)) area: 2.01 hectaresemployment uses) area: 0.00 hectares			

- 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.

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 He	lectares Total housing capacity: 0 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.06 hectares			Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: A detailed assessment of the extent of land contamination and 					

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- 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			7 Hectares
Net housing area: 0.00 He	ectares Total housing capacity: 0 Home			icity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

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

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

Site Reference: NES09	Address: Rock Christian Centre Lighthouse and 105- 125 Spital Hill, S4 7LD			
Allocated use: Mixed Use	Site area: 1.68 Hectares			
Net housing area: 0.76 He	ectares Total housing capacity: 53 Homes			bacity: 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:				

- 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 should protect the setting and existing view towards Spital Works from along Spital Lane to Handley Street (retaining current green space on Handley Street).
•	Retention of green space immediately west of Spital Works at the end of Handley Street to protect the setting of the Listed Building.

Site Reference: NES10	Address: Land at Wordsworth Avenue and Buchanan Road, S5 8AU				
Allocated use: Mixed Use			Site area: 0.54	4 Hectares	
Net housing area: 0.49 He	ctares	Tota	I housing capa	acity: 32 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares				employment uses) area: 0.00	
Conditions on developme	nt:				
 Development should include local community uses (Class F2) or Commercial, business and service uses (Class E) on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)). A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 					

Site Reference: NES11	Address: Lion Works Handley Street Sheffield S4 7LD			
Allocated use: Housing	Site area: 0.22 Hectares			
Net housing area: 0.22 Hectares		Tota	I 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
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- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- No demolition of structures that may be used by breeding birds, shall take place between 1st March and 31st August inclusive.

Site Reference: NES12	Address: Land at Mansell Crescent, S5 9QR			
Allocated use: Housing			Site area: 1.10) Hectares
Net housing area: 0.99 He	ctares	Tota	I housing capa	acity: 73 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
exceedance area significant mitigat	ment of the e afficient mitigative to detail the e ce area. Resid if there are of ion measures gical corridors overy Strateg are to be main . Biodiversity	ent wi extent dential verridi s/areas y and intaine Net G	rill be required a of residential us development c ng regeneration s (including buff combined natured on site and re dain should be d	t planning planning les within the air an only occur in the benefits and ers) shown on the ral capital emoved from the

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		Tota	I 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 em use hec
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Net (Other employment uses) area: 0.00 hectares

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

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 He	ectares Total housing capacity: 44 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & $E(q)(iii)$) area: 0.00 employment			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
This site already has planning permission. The following conditions on				

- This site already has plaining permission. The following conditions of 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 He	ectares Total housing capacity: 33 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

• None

Site Reference: NES16	Address: Land adjacent to Deerlands Avenue roundabout, S5 7WY				
Allocated use: Housing	Site area: 0.95 Hectares				
Net housing area: 0.46 He	ectares Total housing capacity: 32 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 Pedestrian links and views to the adjacent park should be provided. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site 					

Site Reference: NES17	Address: Remington Youth Club, Remington Road, S5 9BF			
Allocated use: Housing	Site area: 0.92 Hectares			
Net housing area: 0.83 He	ectares Total housing capacity: 29 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

within the connective ecological corridor/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.
- 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
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Allocated use: Housing			Site area: 0.7	7 Hectares	
Net housing area: 0.69 Hee	ctares	Tota	I housing capa	acity: 24 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
 Conditions on development: Retain a buffer with nearby amenity greenspace and parks/recreation areas. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. This site is identified as impacting on a Heritage Asset and due 					
 consideration should be given to the impact of any proposal at the planning application stage. Retention of mature trees, particularly along Longley Lane would be desirable. 					

Site Reference: NES19	Address: Buzz Bingo, Kilner Way Retail Park, S6 1NN			
Allocated use: Housing	Site area: 0.61 Hectares			
Net housing area: 0.60 He	ectares Total housing capacity: 24 Homes			acity: 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:				

• 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 He	ctares	Tota	I housing cap	acity: 24 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares				
 Conditions on development: 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 					

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 He	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:					
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 developmer	Conditions on development:					
 Conditions on development: The site will need to have a Heritage Impact Assessment carried out to determine what mitigation measures are required or conditions placed on a development. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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. 						

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 H	housing area: 0.00 Hectares Total housing capacity: 20 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares				employment uses) area: 0.00	

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		Tota	I 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
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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.

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 HectaresTotal housing capacity: 20 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 					
Conditions on developme	ent:				

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 HectaresTotal 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 hectaresNet (Other employment uses) area: 0.00 hectares				
Conditions on development:					
None					

Site Reference: NES27 Address: Land adjacent to 264 Deerlands Aven S5 7WX	ue
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Allocated use: Housing			Site area: 0.80 Hectares		
Net housing area: 0.72 Hectares To		Tota	housing capa	icity: 19 Homes	
			yment (Class B2, iii)) area: 0.00 hectares		
Conditions on development:					
 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 					

Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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: NES28	Address: Land adjacent to 177 Deerlands Avenue, S5 7WU				
Allocated use: Housing	Site area: 0.59 Hectares				
Net housing area: 0.59 He	ctares	Tota	I housing capa	acity: 19 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares					
Conditions on development:					
 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: NES29	Address: Land at 16-42 Buchanan Road, S5 8AL		
Allocated use: Housing	Site area: 0.35 Hectares		
Net housing area: 0.35 Hectares To		lota	I 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
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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.

Allocated use: HousingSite area: 0.09 HectaresNet housing area: 0.09 HectaresTotal housing capacity: 19 HomesNet employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00	Site Reference: NES30	Address: St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ			
Net employment (Class E(g)(i & ii)) area: 0.00Net employment (Class B2, B8 & E(g)(iii)) area: 0.00Net (Other employment uses) area: 0.00	Allocated use: Housing	Site area: 0.09 Hectares			
Net employment (ClassNet employment (Class B2, employment (Class B2, employment uses) area: 0.00E(g)(i & ii)) area: 0.00B8 & E(g)(iii)) area: 0.00bectaresbectares	Net housing area: 0.09 HectaresTotal housing capacity: 19 Homes				
hectares		B8 & E(g)(iiii)) area: 0.00 employment			

Conditions on development:

• None

Site Reference: NES31	Address: Sheffield Health And Social Care Trust, 259 Pitsmoor Road, Sheffield, S3 9AQ				
Allocated use: Housing	Site area: 0.17 Hectares				
Net housing area: 0.17 HectaresTotal housing capacity: 18 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares					
Conditions on developme	ent:			·	

Allocated use: Housing			Site area: 0.80 Hectares		
Net housing area: 0.80 Hectares		Total	housing cap	acity: 17 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0. hectares			employment uses) area: 0.00	
Conditions on development:					
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 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 					

 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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 HectaresTotal housing capacity: 16 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares				
Conditions on development:				

- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.

Site Reference: NES34	Address: Site Of Norbury, 2 Crabtree Road, Sheffield, S5 7BB
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Allocated use: Housing			Site area: 0.60 Hectares	
Net housing area: 0.60 Hectares Tot		Tota	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 developme • None	ent:			

Site Reference: NES35	Address: Land at Palgrave Road, S5 8GR			
Allocated use: Housing	Site area: 0.30 Hectares			
Net housing area: 0.30 He	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 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00
 Conditions on development: Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital exportantity maps are to be maintained on site and removed from the 				

Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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			
Allocated use: General Er	nployment Site area: 17.10 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 16.60 hectaresNet (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 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 assertain any residual risk from culvert, identifying the extent of any nondevelopable 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.

Site Reference: ES02	Address: Alsing Road Car Park and Meadowhall Interchange, S9 1EA			
Allocated use: General Er	nployment Site area: 9.98 Hectares			
Net housing area: 0.00 HectaresTotal 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 hectaresNet (Other employment uses) area: 0.00 hectares			
Conditions on development: The site is within 250m of a historic landfill site. An assessment of the				

- 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 assertain 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.

Site Reference: ES03	Address: M1 Distribution Centre and The Source, Vulcan Road, S9 1EW				
Allocated use: General En	nployment		Site area: 3.24	4 Hectares	
Net housing area: 0.00 He	ectares	Tota	I housing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 3.24 hectares Net (Other employment uses) area: 0.0 hectares			employment uses) area: 0.00	
Conditions on developme					
 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 					

 Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.

Site Reference: ES04	Address: Land at Sheffield Road, S9 2YL				Site Reference: ES04 Address: Land at Sheffiel		
Allocated use: General Err	ployment		Site area: 1.22	2 Hectares			
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares				employment uses) area: 1.22			
Conditions on developme	nt:						
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 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. 							

Site Reference: ES05	Address: Pic Toys, Land to the north of Darnall Road, S9 5AH			
Allocated use: General En	mployment Site area: 1.05 Hectares			
Net housing area: 0.00 He	Hectares Total housing capacity: 0 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Clas B8 & E(g)(iii)) area: 1. hectares		· ·	Net (Other employment uses) area: 0.00 hectares

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

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

- 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.

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				bacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(i hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- 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.

Site Reference: ES08	Address: Land adjacent to Veolia Sheffield, Lumley Street, S9 3JB				
Allocated use: Industrial		Site area: 3.2	6 Hectares		
Net housing area: 0.00 He	ctares	Total housing cap	acity: 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 developme	ent:				
 impact (including works) the landfill application stage. The site has been detailed assessm sufficient mitigation stage. Proposals for dev Manufacturing Intrapproach to deliving wellbeing uses. Connective ecolon Local Nature Record opportunity maps 	 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 8 wellbeing uses. 				

Site Reference: ES09	Address: 710 Brightside Lane, S9 2UB			2UB
Allocated use: Industrial			Site area: 2.14	4 Hectares
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		ment (Class B2, i)) area: 2.14		Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			
 detailed assessme sufficient mitigation stage. Proposals for dev Manufacturing Innapproach to delive wellbeing uses. A Level 2 Strategi the exception test Connective ecology Local Nature Reconstruction opportunity maps developable areas within the connection 	ent of the extern on/remediation elopment on k novation Distri ering advance ic Flood Risk gical corridors overy Strategy are to be mai . Biodiversity I tive ecologica logical evalua to the submiss	ent of a will b key sit ct sho d mar Asses /areas y and ntaine Net Ga I corrie tion a sion of	and contaminative required at plane reflect the innufacturing, and sment (SFRA) is (including buff combined natured on site and realin should be ded dor/area.	nnovation-focused d advanced health & is required to inform fers) shown on the ral capital emoved from the elivered on site ppraisal should be application; the

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 He	ectares Total housing capacity: 0 Home			acity: 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:				

• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying

sufficient mitigation/remediation will be required at planning application stage.

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

Site Reference: ES11	Address: Land at Shepcote Lane, S9 5DE				
Allocated use: Industrial	Allocated use: Industrial		Site area: 1.52 Hectares		
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.37 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	opment:				
 Works) are revoke occupants in each The site is within impact (including works) the landfill application stage. The site has been detailed assessm sufficient mitigation stage. Proposals for dev Manufacturing Inna approach to deliver wellbeing uses. Connective ecolo Local Nature Rec 	 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 plannin 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 				

Site Reference: ES12	Address: Land adjacent to 232 Woodbourn Road, S9 3LQ				
Allocated use: Industrial			Site area: 1.3	6 Hectares	
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.19 hectares		Net (Other employment uses) area: 0.00 hectares		
 detailed assessm sufficient mitigation stage. The site is within impact (including works) the landfill application stage. Proposals for dev Manufacturing Inn approach to deliv wellbeing uses. 	n identified as ent of the extern on/remediation 250m of a his identifying an l may have on velopment on l novation Distri ering advance gical corridors overy Strateg are to be mai . Biodiversity l	ent of n will b toric la y nece devel ct sho ed man s/areas y and ntaine Net G	land contamination of required at plandfill site. An a andfill site. An a essary mitigatio opment will be ces within the Ad ould reflect the in nufacturing, and s (including buff combined natured an site and re ain should be d	n/remediation required at planning dvanced nnovation-focused advanced health & fers) shown on the ral capital emoved from the	

Site Reference: ES13	Address: Land at Lumley Street, S4 7ZJ			
Allocated use: Industrial			Site area: 1.10 Hectares	
Net housing area: 0.00 He	rea: 0.00 Hectares Total housing capacity: 0 Homes			acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 1.10 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.

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 He	ctares	Tota	I housing capa	acity: 0 Homes	
		r ment (Class B2, ii)) area: 0.89		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 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 					

Address: Land to the northeast of Barleywood Road, S9 5FJ

within the connective ecological corridor/area.

developable area. Biodiversity Net Gain should be delivered on site

Allocated use: Industrial			Site area: 0.89 Hectares	
Net housing area: 0.00 Hea	Net housing area: 0.00 Hectares		I housing capa	acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares			•	Net (Other employment uses) area: 0.00 hectares
Conditions on development	nt:			
 detailed assessme sufficient mitigatio stage. Site is within 250n (including identifyi landfill may have o stage. Proposals for deve Manufacturing Inn 	ent of the extent n/remediation n of a historic ng any neces on developme elopment on l ovation Distri ering advance gical corridors overy Strategy are to be mai Biodiversity l ive ecologica ed as impacti uld be given t	ent of a will b landfi sary r ent wil ct sho ed man s/areas y and ntaine Net G I corri ng on	land contaminative required at pland contaminative required at plant pla	planning application dvanced novation-focused advanced health & ers) shown on the ral capital emoved from the elivered on site et and due

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 He	.00 Hectares Total housing capacity: 0 Homes			acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employm B8 & E(g)(iii) hectares		· ·	Net (Other employment uses) area: 0.00 hectares
Conditions on development:				
 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning 				

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

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

Site Reference: ES17	Address: Land at Ripon Street, S9 3LX			9 3LX	
Allocated use: Industrial			Site area: 0.68	5 Hectares	
Net housing area: 0.00 Hectares		Tota	I housing capa	icity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares		• •	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
 detailed assessm sufficient mitigation stage. Proposals for dev Manufacturing Inn approach to deliv wellbeing uses. Connective ecolon Local Nature Reconstruction 	 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses. 				

Site Reference: ES18	Address: Land at Catley Road, S9 5NF		
Allocated use: Industrial	Site area: 0.55 Hectares		
Net housing area: 0.00 He	ectares Tota		I 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:

- 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.

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 He	ectares Total housing capacity: 0 Homes			bacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Cl B8 & E(g)(iii)) area: (hectares			Net (Other employment uses) area: 0.00 hectares

- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused

approach to delivering advanced manufacturing, and advanced health & wellbeing uses.

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

Site Reference: ES20	Address: Darnall Works, Darnall Road, S9 5AB			
Allocated use: Mixed Use	Site area: 6.51 Hectares			1 Hectares
Net housing area: 2.00 He	ctares	Tota	I housing capa	acity: 80 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 2.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			
 the impact of the any mitigation red The site has been detailed assessm sufficient mitigation stage. Further archaeold sensitive to archaeold sensitive to archaeold sensitive to archaeold sensitive to archaeold adjacent to the site. This site is identific consideration shop planning applicatiened application of the site. Important view con Monument to be performed approach to deliver wellbeing uses. Connective ecolo Local Nature Red 	hectares be required at planning application stage to determ nearby Environment Agency waste permit site(s) a quired. n identified as having potentially contaminated land nent of the extent of land contamination and identify on/remediation will be required at planning applicat ogical work is required to ensure the site layout is aeological remains, and mitigates impact to the on s ment, and other Grade II Listed structures within, a ite. fied as impacting on a Heritage Asset and due ould be given to the impact of any proposal at the tion stage. trial scale development should occupy the western orridor along Wilfrid Road bordering Scheduled		permit site(s) and ntaminated land. A tion and identifying anning application e site layout is pact to the on site ictures within, and et and due roposal at the py the western area Scheduled dvanced novation-focused I advanced health & fers) shown on the ral capital emoved from the	

Site Reference: ES21	Address: Land between Prince of Wales Road and Station Road, S9 4JT			Wales Road and
Allocated use: Mixed Use			Site area: 1.1	1 Hectares
Net housing area: 0.56 He	ctares	Tota	I housing capa	acity: 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 developme	nt:			
 and industrial pro- The site has been detailed assessm sufficient mitigation stage. Proposals for dev Manufacturing Innapproach to deliver wellbeing uses. Connective ecolor Local Nature Recopportunity maps developable area within the connective 	a street level from cesses (Class in identified as ent of the extern on/remediation elopment on le novation Distri- ering advance gical corridors overy Strateg are to be mai . Biodiversity le tive ecologica logical evalue to the submiss	rontag E (G) having ent of n will b key sit ct sho ed man s/areas y and ntaine Net G I corri- tion a sion of	es, except for o (iii)). g potentially cor land contamina- be required at pl res within the Ad buld reflect the in nufacturing, and s (including buff combined natured ain should be de dor/area. nd/or building a	offices (Class E(g)(i)) Intaminated land. A tion and identifying lanning application dvanced nnovation-focused d advanced health & fers) shown on the ral capital emoved from the elivered on site ppraisal should be application; the

Site Reference: ES22	Address: Attercliffe Canalside, Land to the north of Worthing Road, S9 3JN			
Allocated use: Housing	Site area: 4.73 Hectares			3 Hectares
Net housing area: 4.26 He	ectares Total housing capacity: 596 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (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			9 Hectares
Net housing area: 0.97 He	lectares Total housing capacity: 371 Homes			acity: 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:				

- 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 He	lectares Total housing capacity: 210 Homes			acity: 210 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Cla B8 & E(g)(iii)) area: (hectares		•	Net (Other employment uses) area: 0.00 hectares

- 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	Allocated use: Housing Site area: 5.60 Hectares) Hectares
Net housing area: 4.20 He	ctares	Tota	I housing capa	acity: 147 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00 uses)		Net (Other employment uses) area: 0.00 hectares	
Local Nature Rec opportunity maps developable area within the connec	Id be provided gical corridors overy Strateg are to be mai . Biodiversity tive ecologica logical evalua to the submiss be supported ied as impaction	s/areas y and ntaine Net G I corri tion a sion of d by th ing on	s (including buff combined nature ed on site and re ain should be de dor/area. nd/or building a f any planning a ne results of this a Heritage Ass	ers) shown on the ral capital emoved from the elivered on site ppraisal should be pplication; the s evaluative work. et and due

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:				

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

Site Reference: ES27	Address: Land at Kenninghall Drive, S2 3WR			
Allocated use: Housing Site area: 3.42 Hectares			2 Hectares	
Net housing area: 3.08 He	ctares	Tota	I housing capa	city: 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: 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	
Conditions on developme	nt:			
 consents will be re Open space shou The site has been detailed assessme sufficient mitigation stage. Assessment will be the impact of the reany mitigation req The site layout she designation. Acce The site layout she Listed Baltic Work Connective ecolog Local Nature Rece opportunity maps developable area. within the connect A staged archaeo undertaken prior to application should This site is identific consideration should 	equired. Id be provided identified as ent of the extent on/remediation re required at nearby Enviro uired. ould respect ss to the can ould safegua s, including v gical corridors overy Strateg are to be mai are to be mai biodiversity tive ecological o the submiss be supported ed as impaction uld be given to on stage.	anding temporary haz d in accordance with having potentially con- ent of land contamina in will be required at pl planning application planning application onment Agency waste that the canal is an im al for maintenance mark rd the setting of the new where setting or views s/areas (including buff y and combined nature intained on site and re Net Gain should be d al corridor/area. ation and/or building a sion of any planning a d by the results of this ing on a Heritage Ass to the impact of any p	Policy NC15. ntaminated land. A tion and identifying lanning application stage to determine e permit site(s) and hportant ecological ay be required. earby Grade II s would be impacted. fers) shown on the ral capital emoved from the elivered on site appraisal should be application; the s evaluative work. set and due proposal at the	

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 He	ectares Total housing capacity: 101 Homes			acity: 101 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares		· ·	Net (Other employment uses) area: 0.00 hectares

Conditio	Conditions on development:					
•	This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.					
•	A Construction Ecological Management Plan relevant to that particular phase is required. Open space should be provided in accordance with Policy NC15.					
•	Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.					

Site Reference: ES30	Address: Ouseburn Road, Darnall (referred to as the Darnall Triangle)			
Allocated use: Housing	Site area: 4.23 Hectares			
Net housing area: 3.81 He	ectares Total housing capacity: 98 Homes			oacity: 98 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (C B8 & E(g)(iii)) area: hectares		· ·	Net (Other employment uses) area: 0.00 hectares

- 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 He	ectares Total housing capacity: 93 Homes			acity: 93 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		· ·	Net (Other employment uses) area: 0.00 hectares

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

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 He	ectares 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:				

- 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 He	ectares Total housing capacity: 82 Homes			acity: 82 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- Full revocation of nearby outstanding temporary hazardous use consents will be required.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Development should respond positively to the adjacent canal.

Site Reference: ES34	Address: St. John's School, Manor Oaks Road, S2 5QZ				
Allocated use: Housing			Site area: 1.87	7 Hectares	
Net housing area: 1.69 He	ctares	Tota	I housing capa	acity: 68 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 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 aufficient mitigation/remediation will be required at planning aufficient mitigation/remediation will be required at planning aufficient mitigation/remediation will be required at planning aufficient mitigation for the extent of land contamination and identifying aufficient mitigation/remediation will be required at planning application. 					
stage.	 sufficient mitigation/remediation will be required at planning application stage. Connective ecological corridors/areas (including buffers) shown on the 				

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

Site Reference: ES35	Address: Land at Berner's Place, S2 2AS			S2 2AS	
Allocated use: Housing			Site area: 1.6	1.67 Hectares	
Net housing area: 1.44 He	ctares	Tota	I housing capa	acity: 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 developme	nt:				
 development wou to be proposed or A Landscape and Any individual drive material. Surface water dis restricted to a ma A buffer is require requires a 6 metres buffer, Ancient woo (measured from the 	Id apply if any the site. Ecological M ves shall be su charge from the ximum flow rated to the adjace buffer, Wether bodland/wood he edge of the gical corridors overy Strategy are to be mai . Biodiversity	v furth anage urface he cor te of t cent Lo ands/v land re cano v/areas y and ntaine Net G	er or amended ement Plan is re d in a permeab poleted develop 5 litres per secco ocal Wildlife Site vaterbodies req equires a 15 me opy). s (including buff combined natu	le, yet bound, oment site shall be ond. e (s). Grassland uire a 10-15 metre etre buffer fers) shown on the ral capital emoved from the	

Site Reference: ES36	Address: Land at Daresbury Drive, S2 2BL			
Allocated use: Housing			Site area: 1.31 Hectares	
Net housing area: 1.18 He	ctares	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 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				
Allocated use: Housing	Site area: 1.61 Hectares				
Net housing area: 1.45 He	ectares Total housing ca			apacity: 47 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					

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

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

Site Reference: ES38	Address: Land at Prince of Wales Road, S9 4ET			
Allocated use: Housing	Site area: 1.0			3 Hectares
Net housing area: 0.93 He	ctares	ctares Total housing capacit		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		•	Net (Other employment uses) area: 0.00 hectares

- 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 assertain any residual risk from culvert, identifying the extent of any nondevelopable area, and to inform the exception test.
- The watercourse should be deculverted and enhanced where possible.

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

Site Reference: ES39	Address: Buildings at Handsworth Road, S9 4AA			
Allocated use: Housing			Site area: 1.18	3 Hectares
Net housing area: 1.06 He	ctares	Tota	I housing capa	acity: 42 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class E B8 & E(g)(iii)) area: 0.00 hectares		•	Net (Other employment uses) area: 0.00 hectares
Conditions on developme	nt:			
 The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 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		vment (Class B2, ii)) area: 0.00	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 HectaresTotal housing capacity: 39 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development: None 				

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				icity: 37 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

- 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		Ś	Site area: 1.21	Hectares
Net housing area: 0.76 He	ectares	Total	housing capa	icity: 35 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or 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: ES44Address: Land At Main Road Ross Street And
Whitwell Street Sheffield S9 4QLAllocated use: HousingSite area: 0.61 HectaresNet housing area: 0.61 HectaresTotal housing capacity: 28 HomesNet employment (Class
E(g)(i & ii)) area: 0.00Net employment (Class B2,
B8 & E(g)(iii)) area: 0.00Net (Other
employment
uncode area 0.00

hectares

Conditions on development:

None

hectares

uses) area: 0.00

hectares

Site Reference: ES45	Address: Site Of Former Foundry Workers Club And Institute Beaumont Road North Sheffield S2 1RS				
Allocated use: Housing	Allocated use: Housing Site area: 0.59 Hectares				
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 26 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.5l/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 He	ectares	Tota	I housing capa	acity: 24 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: There are footpaths through the site that may need to be incorporated or rerouted. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 				

Site Reference: ES47	Address: Land to the north of Shortridge Street, S9 3SH		
Allocated use: Housing		Site area: 0.24 Hectares	

Net housing area: 0.24 Hea	Net housing area: 0.24 Hectares		acity: 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 developmen	nt:			
 application stage to quality exceedance area sufficient mitigatio Connective ecology Local Nature Record opportunity maps developable area. within the connect A staged archaeol 	Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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: 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				acity: 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:				

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		Tota	Il 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: ES50	Address: Land at Spring Close Mount, S14 1RB			
Allocated use: Housing			Site area: 0.40) Hectares
Net housing area: 0.40 He	ctares	Tota	I housing capa	icity: 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: Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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 				al capital moved from the elivered on site how potential ired. If insufficient

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			12 Hectares
Net housing area: 0.12 He	ectares Total housing capacity: 12 Homes			bacity: 12 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

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

• 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 5HN			
Allocated use: Housing	Site area: 0.7		16 Hectares	
Net housing area: 0.15 He	ectares	Tota	pacity: 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:				

None

Site Reference: ES53	Address: Land At Daresbury View Sheffield S2 2BE			
Allocated use: Housing	Site area: 0.46			6 Hectares
Net housing area: 0.46 He	ctares Total housing capacity: 10 Homes			acity: 10 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
None				

Policy SA5 - Southeast Sheffield Sub-Area Site Allocations

Site Reference: SES01	Address: Land at Orgreave Place, S13 9LU			
Allocated use: General En	nployment		Site area: 1.29	Hectares
Net housing area: 0.00 He	ctares	Total housing capacity: 0 Homes		icity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares

Conditions on development:	
 Site is within 250m of a historic landfill s (including identifying any necessary miti landfill may have on development will be stage. 	gation/remediation works) the
 A detailed assessment of the extent of la identifying sufficient mitigation/remediati application stage. 	
 Connective ecological corridors/areas (in Local Nature Recovery Strategy and corr opportunity maps are to be maintained of developable area. Biodiversity Net Gain within the connective ecological corridor 	nbined natural capital on site and removed from the should be delivered on site

Site Reference: SES02	Address: Land adjacent to the River Rother, Rotherham Road, S20 1AH			
Allocated use: General En	nployment		Site area: 1.10) Hectares
Net housing area: 0.00 He	lectares Total housing capacity: 0 Homes			acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.82 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
 Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed. A 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 				

- 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.
- 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: SES03	Address: Land to the east of Eckington Way, S20 1XE				
Allocated use: General Err Traveller Site	Allocated use: General Employment and Traveller Site		Site area: 6.8	5 Hectares	
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00 uses)			Net (Other employment uses) area: 5.35 hectares	
 what mitigation is 1.5 Hectares of the Showpeople use. High pressure gases be restricted on (content of the Habitat connective Linley Bank to Be Hedgerows to be Biodiversity Net Generation of the Staged archaeo undertaken prior to the staged archaeo and the staged archaeo and	er land is Grad ork is required pact of develop necessary. he site is requi s pipe runs ac or in direct vic itiy must be m ighton Orchar retained as w Gain should be r/area. logical evalua to the submiss	de 3a, l at the pmen ired fo cross s inity o naintai rd Loc ildlife e deliv ation a sion o	and if so wheth e planning applie t on the Local G r Gypsy and Tra site. Some deve f) the pipe. ned from Crysta al Wildlife Site (corridors. ered on site with nd/or building a f any planning a	er it should be cation stage to eeological Site, and aveller/Travelling opment uses may al Peaks Meadows, (LWS). hin the connective	

Site Reference: SES04	Address: Mosborough Wood Business Park, Land to the north of Station Road, S20 3GR			
Allocated use: Industrial	Site area: 9.4		Site area: 9.4	1 Hectares
Net housing area: 0.00 He	ctares Total ho		I 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:				

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. 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: SES05	Address: Land to the east of New Street, S20 3GH				
Allocated use: Industrial	S		Site area: 3.75 Hectares		
Net housing area: 0.00 He	ctares	Tota	l housing ca	housing capacity: 0 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 3.75 hectares		•	Net (Other employment uses) area: 0.00 hectares	

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- 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

- 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	7 Hectares
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.57 hectares		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: Site is within 250m of a historic landfill site. An assessment of the imparting 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 				diation works) the planning application ers) shown on the ral capital emoved from the

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			54 Hectares
Net housing area: 0.00 He	ectares Total housing capacity: 0 Homes			acity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.51 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.
 - 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.

Address: Land at Silkstone Road, Wickfield Road and Dyke Vale Road, S12 4TU				
Site area: 9.48 Hectares				
lectares Total housing capacity: 272 Homes				
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 				
	Dyke Vale Ro ectares Net employ B8 & E(g)(ii hectares	Dyke Vale Road, S ectares Tota Net employment B8 & E(g)(iii)) are hectares	Dyke Vale Road, S12 4TU Site area: 9.4 ectares Total housing cap Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	

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

Site Reference: SES09	Address: Former Newstead Estate, Birley Moor Avenue, S12 3BR				
Allocated use: Housing			Site area: 6.49	Hectares	
Net housing area: 5.19 He	ectares	Tota	I housing capa	icity: 218 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00			Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	ent:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A 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			0 Hectares
Net housing area: 3.80 He	ectares Total housing capacity: 151 Homes			acity: 151 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares
Conditions on development:				

- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Agricultural land surveys required at planning application stage to determine whether land is Grade 3a, and if so whether it should be protected.
- Open space should be provided in accordance with Policy NC15.

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

Site Reference: SES11	Address: Manor Top Army Reserve Centre, Hurlfield Road, S12 2AN			
Allocated use: Housing			Site area: 3.3	5 Hectares
Net housing area: 3.02 He	ctares	Tota	I housing capa	acity: 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 developme	nt:			
 The site has been detailed assessme sufficient mitigation stage. The site contains (including identify landfill may have stage. Connective ecolo Local Nature Record opportunity maps 	ent: buld be provided in accordance with Policy NC15. en identified as having potentially contaminated land. A ment of the extent of land contamination and identifying ion/remediation will be required at planning application is a historic landfill site. An assessment of the impact fying any necessary mitigation/remediation works) the e on development will be required at planning application ogical corridors/areas (including buffers) shown on the covery Strategy and combined natural capital s are to be maintained on site and removed from the a. Biodiversity Net Gain should be delivered on site			

Site Reference: SES12	Address: Land at Vikinglea Drive, S2 1FD		
Allocated use: Housing	Site area: 2.54 Hectares		
Net housing area: 2.29 He	ectares	ares Total housing capacity: 90 Home	

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

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

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- 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			9 Hectares
Net housing area: 1.88 He	ectares Total housing capacity: 75 Homes			acity: 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:				

- 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 developmer	nt:			
 development woul to be proposed on A scheme for inco is required: i. The provision of ii. A minimum of 6 iii. A minimum of 4 iv. A minimum of 4 v. A minimum of 4 vi. A minimum of 6 tree/bushes at the 	d apply if any the site. rporating the hedgehog hi x habitat integ x integrated x integrated x integrated s x open-fronte perimeters; a 6x hole-entra	grated bat boxes; house sparrow boxes starling boxes; swift/house martin boy ed bird boxes, attache and nce bird boxes, attach	developments were nitigation measures ; ; kes; ed to retained	

Site Reference: SES15	Address: Former Prince Edward Primary School and land adjacent, Queen Mary Road, S2 1EE			
Allocated use: Housing	Site area: 2.82 Hectares			
Net housing area: 1.26 He	ctares	Tota	al housing capacity: 50 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		•	Net (Other employment uses) area: 0.00 hectares

- 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			re, Fairfax Road, S2
Allocated use: Housing			Site area: 1.08	3 Hectares
Net housing area: 0.97 He	ctares	Tota	I housing capa	acity: 34 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:			
 application stage. The site has been detailed assessme sufficient mitigation stage. A detailed Air Qua application stage quality exceedance area sufficient mitigation 	identifying any may have on identified as ent of the extent on/remediation ality Assessme to detail the e ce area. Resid if there are ov on measures. gical corridors overy Strategy are to be mai . Biodiversity I	y nece devel havin ent of will k ent wi xtent lential verridi verridi vareas y and ntaine Net G	essary mitigatio opment will be g potentially con land contamina be required at pl of residential us development c ng regeneration s (including buff combined nature ad on site and re ain should be d	n/remediation required at planning ntaminated land. A tion and identifying lanning application t planning ses within the air an only occur in the benefits and fers) shown on the ral capital emoved from the
Site Reference: SES17	Address: Former Joseph Glover Public House, Land at Station Road and Westfield Southway, S20 8JB			

	at Station Road and Westfield Southway, 520 8JB					
Allocated use: Housing	Site a			cated use: HousingSite area: 0.88 Hectares		3 Hectares
Net housing area: 0.78 He	ctares	Tota	I housing capa	icity: 31 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares			Net (Other employment uses) area: 0.00 hectares		

Conditions on development:	
 A detailed assessment of the extent of identifying sufficient mitigation/remedial application stage. A buffer is required to the adjacent Lorrequires a 6 metre buffer, Wetlands/w buffer, Ancient woodland/woodland reasured from the edge of the canop Connective ecological corridors/areas Local Nature Recovery Strategy and copportunity maps are to be maintained developable area. Biodiversity Net Gawithin the connective ecological evaluation ar undertaken prior to the submission of application should be supported by the 	ation will be required at planning cal Wildlife Site (s). Grassland raterbodies require a 10-15 metre equires a 15 metre buffer by). (including buffers) shown on the combined natural capital d on site and removed from the ain should be delivered on site dor/area. nd/or building appraisal should be any planning application; the

Site Reference: SES18	Address: Site Of The Cherry Tree Social Club, 40 Main Street, Hackenthorpe, Sheffield, S12 4LB				
Allocated use: Housing			Site area: 0.59 Hectares		
Net housing area: 0.59 He	lectares 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: 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. 					

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 He	ectares 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

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

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

None

Site Reference: SES21	Address: Curtilage Of Basforth House, 471 Stradbroke Road Sheffield, S13 7GE			
Allocated use: Housing	Site area: 0.52 Hectares			
Net housing area: 0.52 He	Using area: 0.52 Hectares Total housing capacity: 26 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		vment (Class B2, ii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares
 Conditions on development: Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.
- The tree line between the site and cemetery should be retained and if necessary reinforced.
- Retantion of any non designated heritage assets would be desirable.

Site Reference: SES22	Address: Land at Smelter Wood Road, S13 8RY			
Allocated use: Housing			Site area: 0.52 Hectares	
Net housing area: 0.52 He	ctares	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:				
 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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 He	lectares Total housing capacity: 20 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: A detailed 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	Allocated use: Housing Site area: 0.83 Hectares				
Net housing area: 0.75 He	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:					
 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 					

Site Reference: SES25	Address: 363 Richmond Road Sheffield S13 8LT			
Allocated use: Housing	Site area: 0.18 Hectares			
Net housing area: 0.18 He	ectares 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 developme • None	ent:			

Site Reference: SES26	Address: Site Of Frecheville Hotel, 1 Birley Moor Crescent, S12 3AS			
Allocated use: Housing	Site area: 0.12 Hectares			
Net housing area: 0.00 He	ectares	Tota	oacity: 11 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
 - 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 He	ectares Total housing capacity: 10 Homes			oacity: 10 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00
Conditions on development: None				

Site Reference: SES28	Address: Woodhouse East, Land to the north of Beighton Road, S13 7SA				
Allocated use: Housing an	d Open Space	e	Site area: 10.8	53 Hectares	
Net housing area: 7.41 He	ctares	Tota	I housing capa	acity: 258 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employ B8 & E(g)(ii hectares		`	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 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 					

Policy SA6 - South Sheffield Sub-Area Site Allocations

Site Reference: SS01	Address: Land to the west of Jordanthorpe Parkway, S3 8DZ				
Allocated use: Housing			Site area: 1.43 Hectares		
Net housing area: 1.29 He	ctares	Total housing capacity: 52 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iiii)) area: 0.00 employment		Net (Other employment uses) area: 0.00 hectares		
Conditions on developme	nt:				
 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: 0.4		45 Hectares	
Net housing area: 0.45 He	t housing area: 0.45 Hectares		otal 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: • None				

Site Reference: SS03

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 (B8 & E(g)(iii)) area hectares		•	Net (Other employment uses) area: 0.00 hectares
	has planning p			owing conditions on

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

Site Reference: SS04	Address: Former Hazlebarrow School, Land at Hazelbarrow Close, S8 8AQ			
Allocated use: Housing		Site area: 1.03 Hectares		3 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 hectaresNet (Other employment uses) area: 0. hectares		employment uses) area: 0.00	
Conditions on development:				
 A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 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:			

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			2 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:					
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		r ment (Class B2, ii)) area: 0.00	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- 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 He	using area: 0.19 Hectares Total housing capacity: 22 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares				employment uses) area: 0.00
Conditions on development: • None				

Address: S R Gents, 53 East Road, S2 3PP			
Site area: 0.43 Hectares			
ectares Total housing capacity: 17 Homes			
Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
	ctares Net employ B8 & E(g)(ii	ctares Tota Net employment B8 & E(g)(iii)) are	Site area: 0.4ctaresTotal housing capNet employment (Class B2, B8 & E(g)(iii)) area: 0.00

• 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	Allocated use: Housing Site area: 0.28 Hectares			
Net housing area: 0.25 He	lectares Total housing capacity: 14 Homes			acity: 14 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A Landscape and Ecological Management Plan is required. Any hardstanding areas of the site shall be constructed of approach be formed and the site. 				

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 Home			acity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. Any hardstanding areas of the site shall be constructed of 				

• 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: 0.2	0 Hectares	
Net housing area: 0.20 He	ctares	Tota	I housing cap	acity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00 uses			Net (Other employment uses) area: 0.00 hectares	
Local Nature Rec opportunity maps developable area within the connec • A suitably detailed archaeological im	gical corridors overy Strateg are to be mai . Biodiversity l tive ecologica d Heritage Sta pacts have be ilable to inforr igation may be ied as impaction buld be given to on stage.	y and ntaine Net Ga I corrid atemen een ac m the e requing on to the	combined natu ed on site and re ain should be d dor/area. Int that explains dressed is required Herita ired. a Heritage Ass impact of any p	emoved from the elivered on site how potential uired. If insufficient ge Statement, then set and due proposal at the	

Site Reference: SS14	Address: Goodman Sparks Ltd, Fulwood House, Cliffefield Road, S8 9DH			
Allocated use: Housing	Site area: 0.17 Hectares			
Net housing area: 0.00 He	ea: 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 hectaresNet (Other employment uses) area: 0.00 hectares			
Conditions on development:				

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Any hardstanding areas of the site shall be constructed of permeable/porous materials.
- The northernmost building identified for demolition lies immediately adjacent the boundary wall of the Meersbrook Walled Garden which

forms part of the curtilage of a Grade II Listed Building. If any part of this wall is damaged during demolition or construction it shall be returned to its former state

Site Reference: SS15	Address: (The Orchards) Totley Hall Farm, Totley Hall Lane, Sheffield S17 4AA			
Allocated use: Housing	Site area: 0.41 Hectares			
Net housing area: 0.41 He	ectares Total housing capacity: 11 Homes			oacity: 11 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.0 hectares		• •	Net (Other employment uses) area: 0.00 hectares

Conditions on development:

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

Site Reference: SS17	Address: Former Norton Aerodrome, Norton Avenue, S17 3DQ	
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Allocated use: Housing and Open Space		;	Site area: 8.40 Hectares	
Net housing area: 6.72 Hec	tares	Tota	I housing capa	acity: 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 developmer	nt:			
ecological value anAny proposed devnearby land uses a	nt mitigation/re elopment on t re not adverse elopment mus are not advers tre buffer sho le edge of the gical corridors overy Strategy are to be main Biodiversity N ive ecological ogical evaluat o the submiss be supported ed as impactin uld be given to	emed the si ely aff st ens sely a uld be cance / and ntaine Vet G l corri tion a ion of l by th ng on	liation will be red te must ensure t fected to an una sure that sensitiv (ffected to an un e provided to the opy). s (including buff combined nature ad on site and re ain should be de dor/area. nd/or building a f any planning a ne results of this a Heritage Asse	quired at planning that areas of noted acceptable degree. ve, adjoining or acceptable degree. e Local Wildlife Site ers) shown on the ral capital emoved from the elivered on site ppraisal should be pplication; the e evaluative work. et and due

Site Reference: SS18	Address: Hemsworth Primary School, Land at Constable Road, S14 1FA			
Allocated use: Housing an	nd Open Space Site area: 2.47 Hectares			
Net housing area: 1.50 He	ectares 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 hectaresNet (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.

- 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.

Policy SA7 - Southwest Sheffield Sub-Area Site Allocations

Site Reference: SWS01	Address: Land adjacent to 112 London Road, S2 4LR				
Allocated use: Mixed Use	Site area	: 0.11 Hectares			
Net housing area: 0.11 He	Total housing	capacity: 15 Ho	omes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	ment (Class B i)) area: 0.02	Net (Othe employm uses) are hectares	ent		
Conditions on development:					
 Local community uses (Class F2), Commercial, business and service uses (Class E) are required on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)). Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. 					

Site Reference: SWS02	Address: Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb			
Allocated use: Housing	Site area: 0.9			96 Hectares
Net housing area: 0.86 He	ectares Total housing capacity: 369 Homes			acity: 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:				

- 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.

Site Reference: SWS03	Address: 245 Ecclesall Road Sheffield S11 8JE				
Allocated use: Housing			Site area: 0.46 Hectares		
Net housing area: 0.40 HectaresTotal housing capacity: 184 Hom			acity: 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: 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		
Net housing area: 1.70 He	lectares Total housing capacity: 60 Homes			bacity: 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:				

- 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 HectaresTotal housing capacity: 59 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares		yment (Class B2, iii)) area: 0.00 Net (Other employment uses) area: 0.00 hectares			
Conditions on 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 occupiers shall been informed of the Environment Agency's Flood Warning Service, and advised to sign up to it.

Site Reference: SWS06	Address: Howdens Joinery Co, Bramall Lane, S2 4RD					
Allocated use: Housing			Site area: 0.3	1 Hectares		
Net housing area: 0.00 He	ctares	Tota	I housing capa	acity: 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: 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 						

Site Reference: SWS07	Address: Willis House Peel Street Sheffield S10 2PQ				
Allocated use: Housing	Site area: 0.16 Hectares				
Net housing area: 0.16 He	lectares Total housing capacity: 39 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development: • None					

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 HectaresTotal housing capacity:38 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares				employment uses) area: 0.00	
Conditions on development:					
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A suitably detailed Heritage Statement that explains how potential 					

- 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.
- Open setting to the front (south) of the Listed Building to be retained.

Site Reference: SWS09	Address: Loch Fyne 375 - 385 Glossop Road Sheffield S10 2HQ		
Allocated use: Housing	Se: Housing Site area: 0.04 Hectares		
Net housing area: 0.04 Hectares		Tota	I housing capacity: 27 Homes

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

Site Reference: SWS10	Address: Springvale Gospel Hall, Land to the south of Carter Knowle Road, S7 2ED				
Allocated use: Housing	Site area: 0.64 Hectares				
Net housing area: 0.41 He	ectares Total housing capacity: 14 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 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				oacity: 14 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development: • None					

Site Reference: SWS12 Address: Fulwood Lodge 379A Fulwood Road Sheffield S10 3GA
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Allocated use: Housing			Site area: 0.46 Hectares		
Net housing area: 0.00 Hectares Tot			Total housing capacity: 14 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectaresNet employment B8 & E(g)(iii)) area hectares			•	Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- A 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)7 Hectares
Net housing area: 0.07 He	lectares Total housing capacity: 14 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development: • None				

Site Reference: SWS14	Address: Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN			
Allocated use: Housing	Site area: 0.6			6 Hectares
Net housing area: 0.66 He	Hectares Total housing capacity: 13 Homes			acity: 13 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares	
Conditions on development:				

Site Reference: SWS15	Address: Premier, 127 Sharrow Lane, Sheffield, S11 8AN				
Allocated use: Housing	Site area: 0.02 Hectares				
Net housing area: 0.02 He	ectares 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 developme	ent:				

Site Reference: SWS16	Address: 83 Redmires Road Sheffield S10 4LB				
Allocated use: Housing	Site area: 0.22 Hectares				
Net housing area: 0.00 He	Hectares Total housing capacity: 12 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00			Net (Other employment uses) area: 0.00 hectares	
Conditions on development:					
This site already has planning permission. The following conditions on development would apply if any further or amonded developments were					

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

Site Reference: SWS17	Address: Land at Banner Cross Hall, Ecclesall Road South, S11 9PD			
Allocated use: Housing	Site area: 0.52 Hectares			
Net housing area: 0.46 He	ectares Total housing capacity: 10 Homes			
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B8 & E(g)(iii)) area: 0.00 hectares		· ·	Net (Other employment uses) area: 0.00 hectares

Conditio	ns on development:
•	A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. Watercourse should be protected or enhanced.
•	Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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.
•	No additional buildings/development will be allowed on site, outside of conversion of the existing buildings.

Policy SA8 - Stocksbridge/Deepcar Sub-Area Site Allocations

Site Reference: SD01	Address: Ernest Thorpe's Lorry Park, Land adjcent to the River Don, Station Road, S36 2UZ				
Allocated use: General En	use: General Employment Site area: 0.89 Hectares				
Net housing area: 0.00 He	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: Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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: 24.2	21 Hectares	
Net housing area: 17.26 H	ectares	Tota	I housing capa	acity: 428 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employme B8 & E(g)(iii)) hectares		•	Net (Other employment uses) area: 0.00 hectares	
Conditions on developme	nt:				
 This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. A detailed method statement for the promotion of biodiversity and ecology across the site and along the riverbank to the west of the site is required. A detailed Biodiversity Management Plan is required. Flood resistance and resilience measures are required. 					

Site Reference: SD03	Address: Site A, Stocksbridge Steelworks, Manchester Road, S36 1FT				
Allocated use: Housing	Site area: 6.80 Hectares				
Net housing area: 5.28 He	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 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00	
 Conditions on development: Creation of riverside open space should be included in any 					

- Creation of riverside open space should be included in any development. Open space should be provided in accordance with Policy NC15.
- Provision of a substantial landscaped noise attenuation bund between the site and the the industrial zone as per planning permision 11/02930/FUL is required.
- Provision of new or re-routed bus 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.

- 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.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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: SD04	Address: Land to the south of Broomfield Lane, S36 1QQ			
Allocated use: Housing	Site area: 5.08 Hectares			
Net housing area: 4.00 He	ectares Total housing capacity: 142 Homes			acity: 142 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment B8 & E(g)(iii)) are hectares		· ·	Net (Other employment uses) area: 0.00 hectares

- 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: 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 He	ectares 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	

- 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.

Net housing area: 0.37 Hectares Total housing capacity: 53	Site area: 0.37 Hectares			
	ectares Total housing capacity: 55 Homes			
	oyment) area: 0.00			

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 He	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: 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 He	Total housing capacity: 33 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (B8 & E(g)(iii)) area hectares			Net (Other employment uses) area: 0.00 hectares	

Conditions on development:

- No development should take place over Hole House culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to assertain any residual risk from culvert, identifying the extent of any non-developable area.
- The watercourse should be deculverted and enhance where possible.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: SD09	Address: Land Adjacent Ford House 4 Fox Valley Way, S36 2AD			
Allocated use: Housing	Site area: 0.27 Hectares			
Net housing area: 0.00 He	ectares Total housing capacity: 33 Homes			acity: 33 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		· ·	Net (Other employment uses) area: 0.00 hectares

Conditions on development:

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

• Surface water and foul drainage shall drain to separate systems.

Site Reference: SD10	Address: Sweeney House, Oxley Close, S36 1LG				
Allocated use: Housing			Site area: 0.52 Hectares		
Net housing area: 0.52 He	i ng area: 0.52 Hectares		Total housing capacity: 18 Homes		
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00		Net (Other employment uses) area: 0.00 hectares		
Conditions on development:					
 Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to 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	se: Housing Site area: 0.58 Hectares			8 Hectares	
Net housing area: 0.58 Hectares Total housing capacity: 14 Homes					
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	B8 & E(g)(iii)) area: 0.00			Net (Other employment uses) area: 0.00 hectares	
 Conditions on development: 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. 					

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

Site Reference: SD12	Address: Land Within The Curtilage Of Ingfield House 11 Bocking Hill Sheffield S36 2AL		
Allocated use: Housing	Site area: 0.33 Hectares		
Net housing area: 0.00 Hectares		Tota	I housing capacity: 14 Homes

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

• None

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 He	Total housing capacity: 10 Homes				
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares			Net (Other employment uses) area: 0.00 hectares	
Conditions on development: • None					

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 He	ectares 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 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00	
Conditions on development:					

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- 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: 0.37	l Hectares	
Net housing area: 0.31 He	Net housing area: 0.31 Hectares Total housing capacity: 10 H			icity: 10 Homes	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectaresNet (Other employment uses) area: 0.00 hectares			employment uses) area: 0.00	
 Conditions on development: This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. 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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