

*Transformation and Sustainability*  
Sheffield Development Framework

## Additional Site Allocation Options

January/February 2012

Development Services  
Sheffield City Council  
Howden House  
1 Union Street  
Sheffield  
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## Availability of this document

This document is available on the Council's website at [www.sheffield.gov.uk/sdf](http://www.sheffield.gov.uk/sdf)

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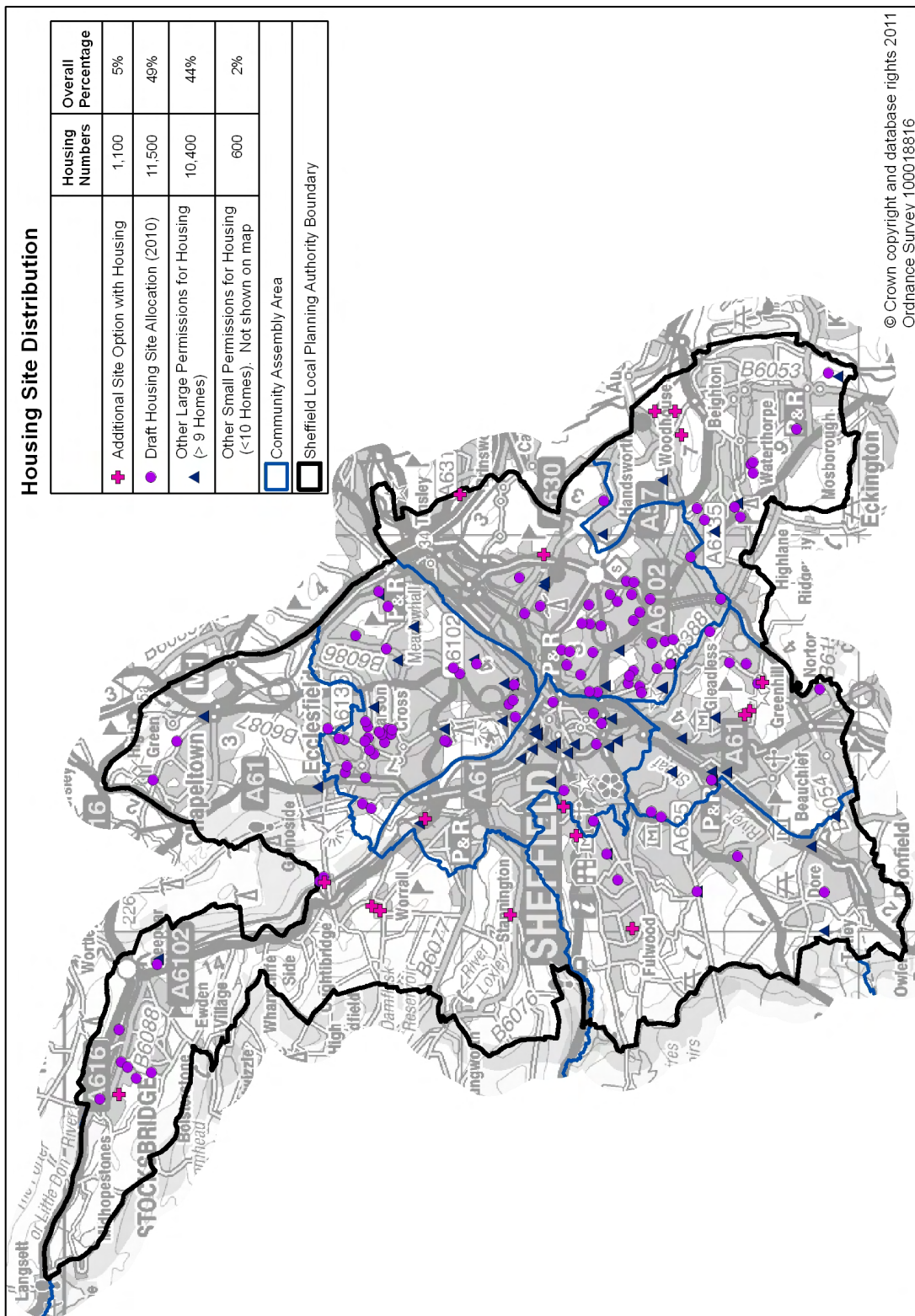
## INTRODUCTION

# 1 INTRODUCTION

## Summary

- 1.1 There is a shortage of housing, both nationally and locally, and the Government is requiring councils across the country to identify enough land for new homes. Recent changes in the housing market mean that some of the land already identified, especially in the City Centre, will not now be taken up by house builders. So, the City Council is having to identify potential additional sites and is asking local people, businesses and other organisations for their views.
- 1.2 We need to identify enough land for future new homes in the City. We also want to protect as much green space as we can. With the pressure on land there are some hard choices to make. This does mean looking at more greenfield sites. However, the vast majority of housing land would still be brownfield. Even with all the additional sites that are being considered around 90% of the city's new housing would still be on brownfield sites. We are **not** currently considering any sites in the Green Belt.
- 1.3 The main purpose of the consultation is to find additional sites for new homes but we are also consulting on a few other types of site allocation e.g. industrial.
- 1.4 Responses from both this consultation and the consultation on the Draft City Policies and Sites (summer 2010) will be considered together before final responses are provided. The next draft of the City Policies and Sites will be considered by Full Council, after which there will be a final chance to make representations before the document is submitted to Government.
- 1.5 You can send us your views by one of three ways:
  - **Online** – this allows you to connect your comments with the document and maps and send your views directly to us at [www.sheffield.gov.uk/sdfconsult](http://www.sheffield.gov.uk/sdfconsult)
  - By **email**: [sdf@sheffield.gov.uk](mailto:sdf@sheffield.gov.uk)
  - By **post**, to: SDF Team, Development Services, Sheffield City Council, Howden House, 1 Union Street, Sheffield S1 2SH
- 1.6 We have organised drop-in sessions where you can come and talk to planning officers face-to-face. They have been arranged where we think they will be most useful. Details about where and when the drop-in sessions are can be found on the website. You can also find out about them or ask any other questions about the consultation by contacting us either by email, post (addresses given above) or by phoning us on **0114 2053075**.
- 1.7 Please send your comments to reach us by no later than 5.30pm on **Monday 27 February 2012**.

# Housing Site Distribution



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## What is the Sheffield Development Framework about?

**1.8** The Sheffield Development Framework is the City Council's Local Development Framework, prepared in accordance with the Planning and Compulsory Purchase Act 2004, amended by the Planning Act 2008. It is made up of a set of planning documents that show how:

- the city will develop spatially
- different land uses will be located
- the environment will be protected and enhanced
- areas and buildings will be designed
- places in the city will be connected through the location of new development and provision of transport

**1.9** The primary document of a Local Development Framework is the Core Strategy, formally adopted by the City Council in March 2009. The Core Strategy sets out the vision and objectives for the whole Sheffield Development Framework and its main purpose is to answer the question, 'At a strategic level, what is going to happen, where, and how is it going to happen?' It also sets out additional policies on issues of strategic importance needed to deliver its vision and objectives.

## What is the City Policies and Sites document about?

**1.10** The City Policies and Sites document follows from the Core Strategy and its policies supplement those in the Core Strategy by:

- informing the development management process in securing development that is sustainable, appropriate and enhances the built environment, with policies that will help to answer the question 'What do I need to do to get planning permission?'
- showing the implications of the spatial policies of the Core Strategy through **policy areas** and **site allocations** that can be presented on the Proposals Map.

**1.11** **Policy areas** cover every part of the city and identify preferred, acceptable and unacceptable land uses.

**1.12** **Site allocations** relate to policy areas and they safeguard land for new housing or employment and economic development. Each site allocation may include site specific conditions to influence development on that site.

## Previous Public Consultation (Summer 2010)

**1.13** In June – August 2010 we consulted on the draft version of the City Policies and Sites document and Proposals Map. The consultation prompted over 800 comments with a range of support and objection. A summary of the response can be seen on the Council's website at [www.sheffield.gov.uk/sdfconsult](http://www.sheffield.gov.uk/sdfconsult). The Council's response will be published when all the pieces have been pulled together for the final draft of the documents. These will be presented to Cabinet for approval in June.

## Current Public Consultation (January/February 2012)

**1.14** In the normal plan making process we would go straight to publishing the final draft for formal representations prior to submitting it to the Secretary of State. However, we

think that we should consult before then on the new housing allocations that we are proposing to meet the need for new homes in the city. **This consultation, therefore, only invites comments on the proposed additional housing allocations and not on other aspects of the document.**

- 1.15** Following this, it is anticipated that the draft version of the City Policies and Sites document and Proposals Map will be considered by full Council in the summer of 2012 ready for formal publication in the autumn, after which there will be a last chance to comment on any aspect of the document and map in the final representations stage.

### **Purpose and Scope of Consultation**

- 1.16** The basic questions for the consultation are:

- 1. Do you think the site should be used as suggested e.g. for new homes? Why?*
- 2. Are there any relevant local factors that we've not taken into account in the reasons for suggesting housing here?*
- 3. If the site were to be allocated for new housing, how would you want to see its impact reduced or its possible benefits guaranteed, (e.g. how should it be laid out or designed or what conditions would you like to see placed on it)?*

In addition to these questions we are interested to hear, particularly from developers and landowners:

- 4. In your view, what further action would be needed to bring about the development of the site, and which other organisations or agencies, if any, would need to be involved?*
- 5. When, if at all, would you expect the site to be marketed/ developed?*

- 1.17** If the option is taken forward as an allocation then the "Policy Area" heading in the draft site allocation text indicates how the underlying policy area may change in the next draft of the Proposals Map.

- 1.18** These options for additional sites should not be used to support decisions about planning applications. However, evidence used in support of an additional site might carry some weight as a material consideration.

### **How to Read this Document**

- 1.19** The general policy for how site allocations should be developed is set out in Policy J1 in Appendix A which is the draft text from the previous consultation. No changes to the policy have been agreed by Councillors but it is worth noting that officers are intending to recommend that the requirement for required uses e.g. housing, to cover 90% of the site area is reduced to 80%.

- 1.20** The specific site options are presented in the following chapters with associated background information and site plans.

- 1.21** The background information consists of the evidence to understand the likely constraints associated with housing site allocations that are not listed as conditions of

development. Whilst we have gathered most of the required information there is still some to collect, including some ecological and archaeological surveys. Where the information is critical to whether the site is allocated, this is flagged above the allocation text. We expect all the required evidence to be known for the Publication version.

- 1.22** The status of 'allocation' would not mean that there are no further conditions to development. All allocations will be subject to the provisions of the citywide policies in the draft City Policies and Sites document as revised following the consultations, and of the criteria, where specified, in the Core Strategy.
- 1.23** For further information please phone 0114 205 3075 or email: [sdf@sheffield.gov.uk](mailto:sdf@sheffield.gov.uk).

## THE NEED FOR NEW HOMES

## 2 THE NEED FOR NEW HOMES

### Meeting the Need for New Homes

- 2.1** The number of households is expected to rise significantly over the next 15-20 years. This is partly due to a rising birth rate, people living longer and the fact that people are tending to live in smaller households. The number of people moving to Sheffield to live is also expected to be much higher than the number moving out of the city. Without significant new house building, fewer people will be able to afford their own home and there will be increased overcrowding and homelessness. It would put pressure on neighbouring districts but they are facing similar pressures and are unlikely to provide for needs from Sheffield that should be met within the city's boundaries.
- 2.2** Government policy says that local planning authorities should:
- **plan** for at least 15 years housing growth;
  - **identify** sufficient sites for 10 years from the date of adopting the plan; and
  - **maintain** a 5-year supply of *deliverable* ('ready-to-develop') sites.
- 2.3** To be deliverable, sites have to be in a suitable location for housing, be available (owned by a developer or be for sale) and be economically viable to develop.

### A plan for at least 15 years housing growth

- 2.4** The SDF Core Strategy has already set the overall number of new homes that need to be provided in the city over the period 2004 to 2026. In total, about 35,000 new homes are needed to accommodate household growth and to replace housing that is demolished. About 13,100 new homes were built between 2004 and 2010, leaving about 21,900 which still need to be provided between 2010 and 2026.

### Identifying sufficient sites up to 2026

- 2.5** We have identified enough land to provide about 22,500 new homes but not all the sites that have been identified are likely to be deliverable by 2026. This estimate is based on the number of sites that already have planning permission, and on the policies and proposed allocations in the Draft SDF City Policies and Sites document (2010). However, it means that the total supply on identified sites is only about 600 homes (3%) higher than the requirement. This does not provide enough flexibility for unforeseen difficulties with particular sites and it limits the choice of sites for developers.
- 2.6** Some respondents to the consultation on the Draft City Policies and Sites document (2010) were concerned that, without additional allocations of land for housing, Sheffield's housing requirement to 2026 would not be met. The Council now accepts that changes in the housing market over the last 3-4 years mean that this is a very likely to be the case. This is because:
- a lot of the supply is concentrated in and around the City Centre and the market for apartments is much weaker than it was;
  - a large number of sites are concentrated in single areas (especially in Norfolk Park, Manor, Arbourthorne) and there will be a limit to how many homes the market will deliver there in any one year;



- house values have fallen and over 90% of the housing land supply is on brownfield (previously developed) sites which are usually more expensive to develop and so some may no longer be viable;
- quite a lot of the land supply is in parts of the city where house values are lower and may not meet some types of market demand;
- costs for developers generally have gone up; and
- banks have restricted lending to both developers and potential house buyers.

**2.7** It is expected that some sites not allocated in the plan ('windfall sites') will continue to become available for development. However, when deciding whether enough land has been provided to meet future housing requirements, Government policy does not allow these to be taken into account in the first 10 years covered by the plan. Windfalls will provide further *flexibility* and, taking into account past trends and future policies, the Council estimates that windfalls on small sites could add 3,000-4,000 homes to the supply between 2010 and 2026. Even so, it is far from certain that this would be enough to offset the major recent changes in the housing market identified above.

### **Maintaining a 5 year supply of deliverable sites**

**2.8** Current economic conditions mean that there is a shortfall in the 5-year supply of deliverable housing sites. Many of the sites that were considered deliverable at the time of the Core Strategy public examination are not economically viable at the moment.

**2.9** Government planning policy says that planning applications for housing should be considered favourably if the Council cannot show there is a 5-year supply of deliverable sites and if there are no other good reasons to refuse planning permission. But it means that if additional land is not provided, house builders and developers would be able to justify development on greenfield sites in an unplanned way which could cause greater harm to the environment or undermine efforts to regenerate some parts of the city.

### **A Proposed Way Forward**

**2.10** The City Council places a high priority on providing new homes and is keen to take all reasonable steps it can to maintain the 5-year supply of sites and ensure that the housing requirement in the Core Strategy is met. We have concluded that increased forecasts of need and the longer term prospects for the housing market mean that more land has to be provided. This has meant some hard choices.

**2.11** Most of the additional sites that are proposed are greenfield sites and are in areas where the housing market is stronger or where fewer allocations were proposed in the draft City Policies and Sites document. House builders are therefore likely to be more able to build on these sites and it should improve the 5-year supply. It would also increase the range of available locations and types of site.

**2.12** The number of greenfield sites we are proposing may raise concerns that brownfield sites will be left undeveloped. The Core Strategy includes a target for at least 88% of new homes to be built on brownfield sites over the whole plan period. If taken forward in the revised City Policies and Sites document, the proposed additional sites could lead to a further 855 dwellings being built on greenfield sites between 2010 and 2026; and 232 on brownfield sites. Therefore, the Core Strategy brownfield target of 88% would still be comfortably exceeded. Only 5% of the homes built in Sheffield between

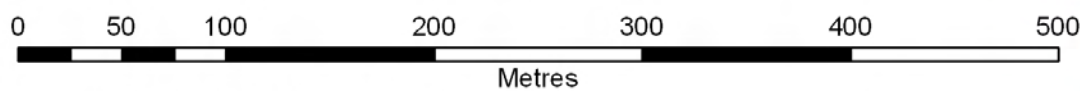
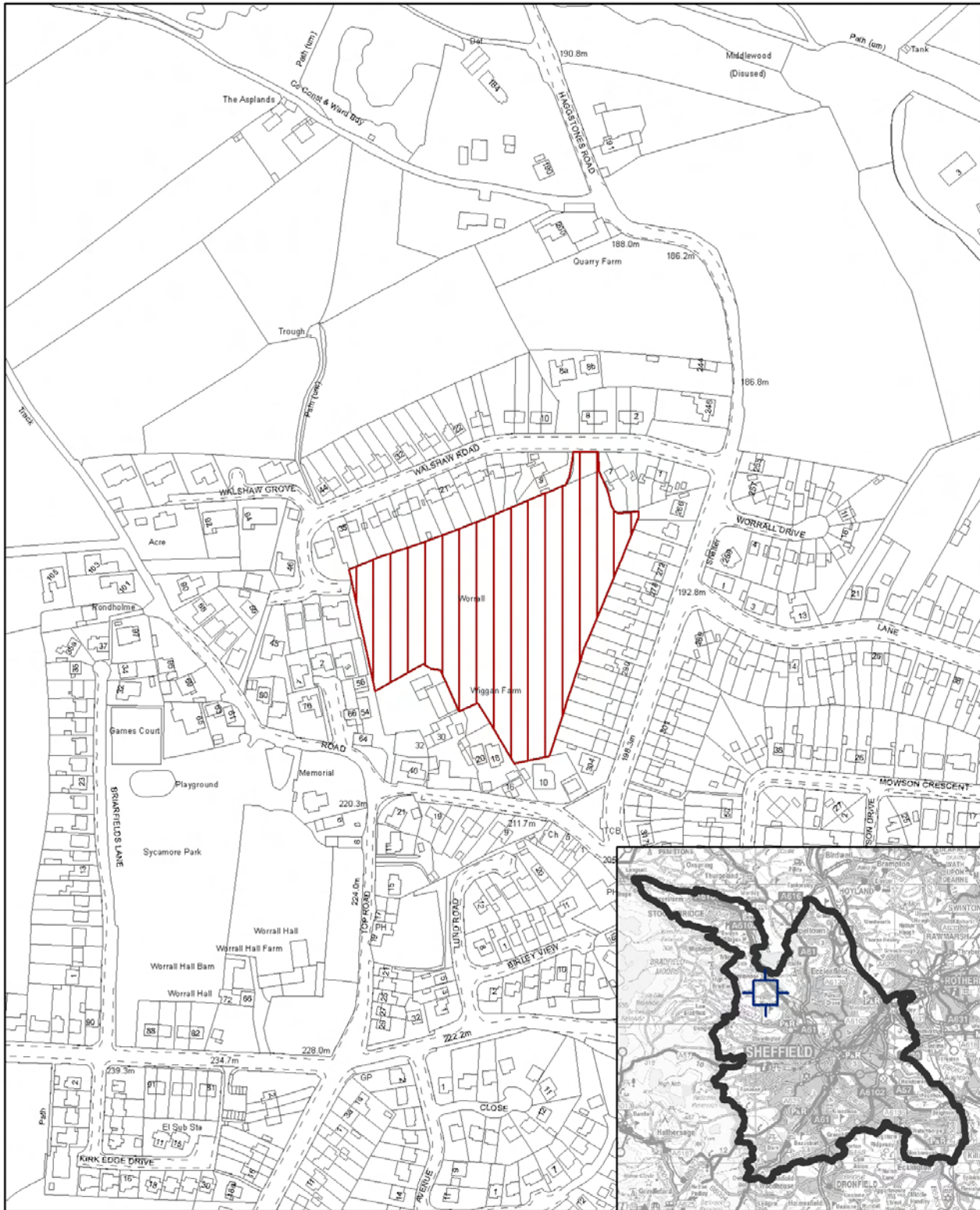
2004 and 2010 were on greenfield sites. The Core Strategy continues to give priority to brownfield sites but recognises the need to turn to greenfield where the supply of developable brownfield land is not sufficient to meet the need for new homes.

- 2.13** For some of the additional sites, housing development is proposed on disused or poorly managed open space. However, development of new housing is conditional on an adjoining area of open space being improved or brought back into use. A compromise is therefore being made in order to achieve both housing and open space objectives.
- 2.14** The options for additional housing allocations are consistent with the Core Strategy and include all sites that can reasonably be released without reviewing the Green Belt or other Core Strategy policies. Exceptional circumstances would have to be demonstrated to justify making any changes to the Green Belt and should not happen without a review of the new forecasts of housing need in co-operation with other authorities in the Sheffield City Region, to understand how the long-term need would be distributed between its districts. These are matters for a future review of the current Core Strategy and preparation of a replacement Local Plan.

## NORTHERN COMMUNITY ASSEMBLY AREA

### 3 NORTHERN COMMUNITY ASSEMBLY AREA

#### P00502 - Wiggan Farm, Towngate Road, Worrall



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Please note: Any allocation of this site is subject to an ecological scoping survey, and any resulting implications.

<b>Site Ref:</b> P00502	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 1.77 hectares	<b>Policy Area:</b> Housing
<b>Site Address:</b> Wiggan Farm, Towngate Road, Worrall	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Development would need to respect listed buildings and historic buildings of local interest</li> <li>• Increased sewer pipe capacity required.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• Site was indicated as Open Space Area on the Draft SDF Proposals Map but is not considered to be open space in audit, so will not result in loss of open space.</li> <li>• Site is surrounded by existing houses therefore the impact of development would be less noticeable.</li> <li>• Site is within reasonable rural walking distance of sufficient local services and facilities in Worrall.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated as Housing Area in the UDP. The previous SDF consultation draft proposed changing the designation to an Open Space Area but this proposed allocation would mean keeping the current Housing Area designation instead.

**Planning History:** Planning permission was previously refused due to being a greenfield site, as well as many design considerations. However since then, there have been changes to national planning policy and the housing supply situation in Sheffield.

**Estimated Dwelling Capacity:** 55 dwellings.

**Public Transport Accessibility:** The entire site is within reasonable walking distance of at least 3 buses/hour.

**Education:** Oughtibridge Primary School has a capacity issue for some school years which development of this site will make worse. A needs assessment will be undertaken at the time of the planning application to ascertain whether developer contributions are required.

**Sewerage Capacity:** A rubble culvert runs through the site which is in a poor condition. It may be necessary to relay and divert this culvert. There is a combined sewer nearby. Yorkshire Water may not allow discharge from the site to local sewer as the diameter of the nearest sewer length would be undersized for development of this size.

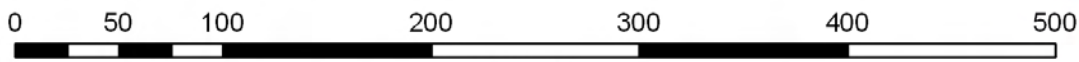
**Ecology:** A scoping survey is required. Without such minimum information, it is not clear if the site has any ecological value to take account of, or to investigate further.

**No significant issues with:** Availability of site, highways access, access to facilities (complies with draft Policy C1), flood risk, archaeology (with current boundary).

**Further Information required to inform Allocation in Submission Version:** Infrastructure; ecology.



### P00503 - Former Sports Ground, Graves Lane, Stannington



Metres

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Please note: Any allocation of this site would be subject to an ecological survey not identifying anything of significant value.

<b>Site Ref:</b> P00503	<b>Types of Allocation:</b> Mixed Use (Housing and Open Space)
<b>Site Area:</b> 1.46 hectares (0.73 hectares for open space; 0.73 hectares for housing)	<b>Policy Area:</b> Housing and Open Space
<b>Site Address:</b> Former Sports Ground, Greaves Lane, Stannington	
<b>Required Uses:</b> Open Space and Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>Residential development not to proceed without an agreement to re-instate half of the site as an accessible informal open space of an appropriate standard. Vehicular access and permanent boundary treatment to the open space is also required.</li> <li>Increased sewer pipe capacity required.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>Site is within reasonable walking distance of sufficient local services and facilities in Stannington and the Core Public Transport Network.</li> <li>Informal open space is needed to satisfy local needs.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>Co-ordinated scheme to be developed and funded by the private landowners with open space facility to be dedicated to other parties as necessary, with a management agreement.</li> </ul>	

## Background

**Designation:** Currently designated as Open Space Area in the UDP, and proposed to be designated as the same in the previous SDF consultation draft. This proposed mixed use allocation requires half the site to remain as open space but without fixing the location of the enabling residential development. One of the purposes of the consultation is to obtain views on which part of the site should be developed for housing.

**Estimated Dwelling Capacity:** 20 dwellings.

**Ecology:** An ecological assessment would be required to determine if there are ecological reasons for not developing the site.

**Open Space:** Underused playing field but open space provision (for informal open space) is deficient in area and not considered surplus to requirements. Due to the need for housing land, a compromise is partial housing development and open space improvements on the remainder of the site, which would remedy a deficiency in other open space types (e.g. accessible semi-natural greenspace, allotments) - the ecological survey will inform suitability and ultimate site layout.

**Highways:** Access is only via Greaves Lane, but this will need to demonstrate sufficient visibility relative to traffic speed and road layout. The creation of a new junction would also likely result in the loss of a couple of mature trees.

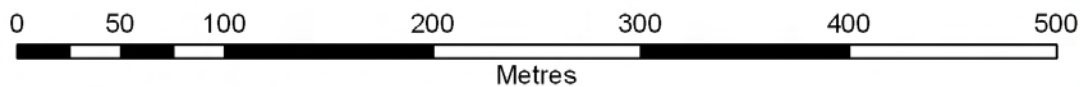
**Sewage:** Surface and foul water drainage possible by gravity to sewer in Greaves Lane although pipe size relatively small. Yorkshire Water may not allow connection of surface water and may suggest soakaways or Sustainable Urban Drainage Systems (SUDS) as an alternative.

**No significant issues with:** Availability of site; drainage; archaeology; public transport accessibility; access to facilities (complies with Draft Policy C1), flood risk; education capacity.

*Further Information required to inform Allocation in Submission Version:* Infrastructure; ecology.



### P00505 - Platts Lane/Oughtibridge Lane, Oughtibridge



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<b>Site Ref:</b> P00505	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 1.26 ha	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Platts Lane/Oughtibridge Lane, Oughtibridge	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Provision of a bridleway bridge over the railway line, safety measures alongside the railway line, a multi-use bridleway within a 5 metre strip of land inside the western boundary of the site and an adoptable footway adjacent to Oughtibridge Lane.</li> <li>• Open space on-site.</li> <li>• Increased sewer pipe capacity required.</li> <li>• A tree survey and retention of trees on the boundary of the site.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• Not considered as open space in audit, so will not result in loss of open space.</li> <li>• Development of this site could enable development of the adjacent allocation, which is currently land-locked due to a ransom strip on Platts Lane. This contributes to outweighing the inaccessibility of this site to public transport.</li> <li>• Site is within reasonable rural walking distance of sufficient local services and facilities in Oughtibridge.</li> <li>• Oughtibridge Lane Bridge over the railway line is narrow with no footway and is unsafe for use by pedestrians. Crossing the freight rail track at ground level would be unsafe and should be avoided. Additional safety measures alongside the railway line will prevent accidents.</li> <li>• Development without a pedestrian link to facilities would make the site unsustainable in access/transport terms. Crossing the railway line with a bridleway bridge adjacent to Oughtibridge Lane Bridge linked by an adopted footway on the northern side of Oughtibridge Line is a safe solution. Linking the footway to a multi-use bridleway giving access to the site and adjacent countryside is potentially a solution that allows pedestrians, cyclists and horse riders to safely access the site, the countryside and local services.</li> <li>• A portion of the site (that includes the existing footpath/ proposed bridleway) along its western boundary, contributes to the Green Corridor running along Upper Don Valley.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated as Fringe Industry and Business Area in the UDP. The previous SDF consultation draft proposed changing the designation to Countryside Area. But this proposed allocation would mean changing the designation to Housing Area instead.

**Estimated Dwelling Capacity:** 40 dwellings.

**Safety:** At present walking route is not safe as there is no bridge over railway. Therefore improvements are needed to allow pedestrian access. Site is also adjacent to railway line and personal safety alongside the railway line is also a significant concern.

**Public Transport Accessibility:** Site is not within reasonable walking distance of a bus service with 3 buses/hour due to rural location of site. Topography is also steep here. It is unlikely a bus would divert to this site but safety improvements to the walking route would benefit this and adjacent sites.

**Ecology:** The trees and hedges running along the western boundary of the site should therefore be retained and if possible enhanced in line with Core Strategy policy CS73. Trees along the remaining site borders should be retained and incorporated in the development where ever possible to maintain the rural character of the village. The trees/hedges either side of the footpath running on the western boundary of the site should therefore be retained

or replaced when the footpath is upgraded to a bridleway. The grassland appears to be mown and has little ecological value.

Education: Oughtibridge Primary School has a capacity issue for some school years which this site will make worse. An assessment will be undertaken at the time of the planning application to ascertain whether developer contributions are required.

Sewerage: Restricted surface water discharge to watercourse via easement across private land possible. Current sewer pipe is under capacity. Sewage treatment works is under capacity for development proposed in Stocksbridge and surrounding villages, which will be solved through developer contributions and/or other means, depending on timing of development.

Constraints: A culvert runs through the site, which could require opening up under Draft Policy G4.

No significant issues with: Archaeology; ecology; access to facilities (complies with Draft Policy C1); flood risk.

Further Information required to inform Allocation in Submission Version: Infrastructure, Availability of site.

### P00506 - Hawthorne Avenue/Coppice Close, Stocksbridge



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Please note: Any allocation of this site is subject to an ecological scoping survey, and any resulting implications.

<b>Site Ref:</b> P00506	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 1.72 hectares	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Hawthorne Avenue/Coppice Close, Stocksbridge	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Telephone cables to be diverted and/or laid underground.</li> <li>• Subject to sewage treatment works capacity being increased.</li> <li>• Increased sewer pipe capacity required.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• Site is within reasonable walking distance of sufficient local services and facilities in Stocksbridge District Centre.</li> <li>• Site is adjacent to existing housing area.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated as Housing Area and Open Space Area in the UDP. The previous SDF consultation draft proposed changing the designation to an Open Space Area but this proposed allocation would mean keeping the current Housing Area designation instead.

**Estimated Dwelling Capacity:** 50 dwellings.

**Education:** The cumulative impact of this development alongside other additional sites should not cause capacity problems at Primary School level, although this may change when considered alongside sites brought forward from SDF Consultation Draft to Publication Version or an increase in the local population. There is already a shortfall at secondary school level and further development will exacerbate the problem. Developer contributions and/or other means could provide a solution.

**Public Transport Accessibility:** All of the site is within reasonable walking distance of at least 3 buses / hour although topography makes this more difficult.

**Sewage Capacity:** Soak aways not suitable for large proportion of the site due to ground levels. Current sewer pipe may be undersized. Sewage treatment works is under capacity for development proposed in Stocksbridge and surrounding villages, which will be solved through developer contributions and/or other means, depending on timing of development.

**Ecology:** Site is next to Local Nature Site and Green Network, therefore mitigation measures and buffer zone required to limit likely impact. The buffer zone should be reflected in the layout of the site and may be considered as part of the open space requirements for the site. A scoping survey is required. Without such minimum information, it is not clear if the site has any ecological value to take account of, or to investigate further.

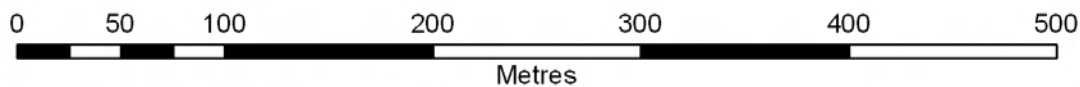
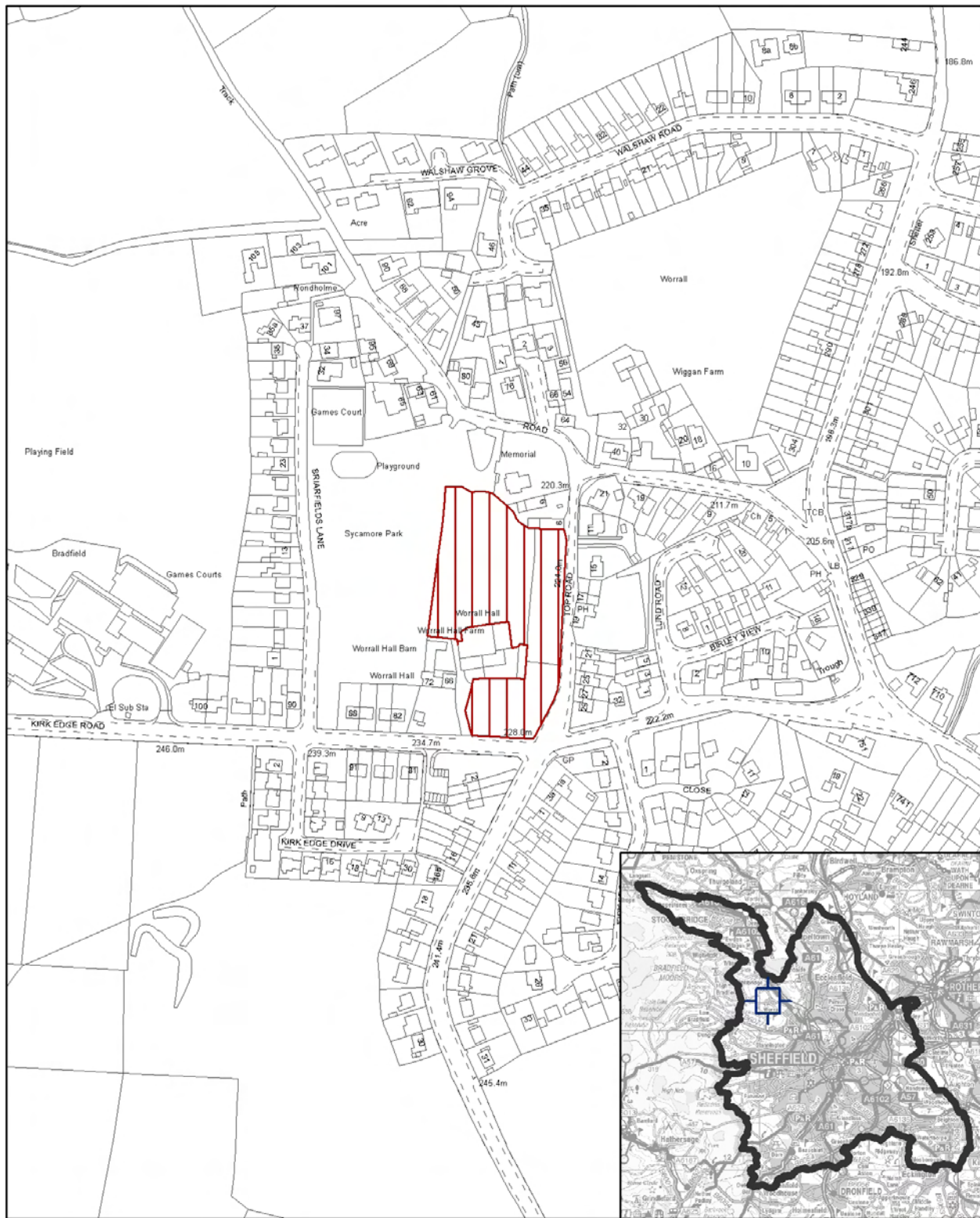
**Deliverability:** Third party land issues regarding a ransom strip are likely to hinder vehicle access to the site and the deliverability of it.

No significant issues with: Access to facilities (complies with Draft Policy C1); flood risk; archaeology.

Further Information required to inform Allocation in Submission Version: Infrastructure; Availability of site, ecology.



**P00507 - Worrall Hall Farm, Kirk Edge Road/Top Road, Worrall**



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Please note: Any allocation of this site would be subject to an archaeological survey not identifying anything of significant value.

<b>Site Ref:</b> P00507	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 0.84 hectares	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Worrall Hall Farm, Kirk Edge Road/Top Road, Worrall	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Development must respect and retain the sites landscape character and the historic interest of site while considering its impact on the landscape.</li> <li>• Increased sewer pipe capacity required.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• Not considered as open space in audit, in an area with open space exceeding the open space guidelines, it is therefore suitable site for development.</li> <li>• Site is within reasonable rural walking distance of sufficient local services and facilities in Worrall.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated as Housing Area in the UDP. The previous SDF consultation draft proposed changing the designation to an Open Space Area but this proposed allocation would mean keeping the current Housing Area designation instead.

**Planning History:** Planning permission was previously refused due to being a greenfield site in an unsustainable location, as well as resulting in the development of private open space which would cause harm to the visual amenity and character of the locality. However since then, there have been changes to national planning policy, Sheffield's open space planning policies and the housing supply situation in Sheffield.

**Estimated Dwelling Capacity:** 25 dwellings.

**Historic Interest:** There is some historic/archaeological interest to the land given its proximity to the hall (which was previously listed but now delisted), to Fox House, 6 Top Road which is a Grade II listed building adjacent to the site, the centre of the village and the existence of old field boundaries.

**Ecology:** The majority of the site has been ploughed and has very little ecological value. The hedge on the western side of the site may be worthy of retention.

**Archeology:** The site as a proposed for allocation has very little archaeological value but the developed farm land (not part of the current allocation) is owned by the farmer and may have value particularly if it is adjacent or close to Towngate Road.

**Public Transport Accessibility:** All of the site is within reasonable walking distance of at least 3 buses / hour.

**Highways:** no footways, may not achieve visibility splays, may require removal of old stone wall for access.

**Education:** Oughtibridge Primary School has a capacity issue which this site will make worse. An assessment will be undertaken at the time of the planning application to ascertain whether developer contributions are required.



Sewage: Current sewer pipe is undersized. Sewage treatment works is under capacity for development proposed in Stocksbridge and surrounding villages, which will be solved through developer contributions and/or other means, depending on timing of development.

Constraints: A culvert runs through the site, which could require opening up under Draft Policy G4.

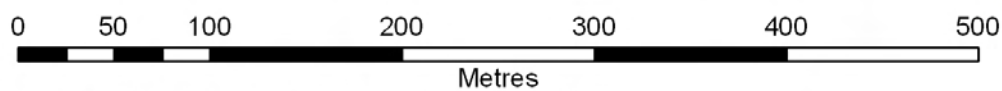
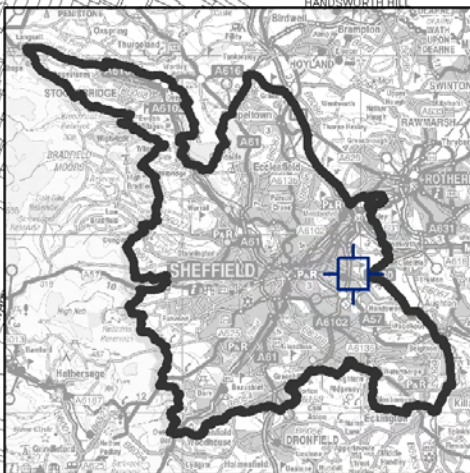
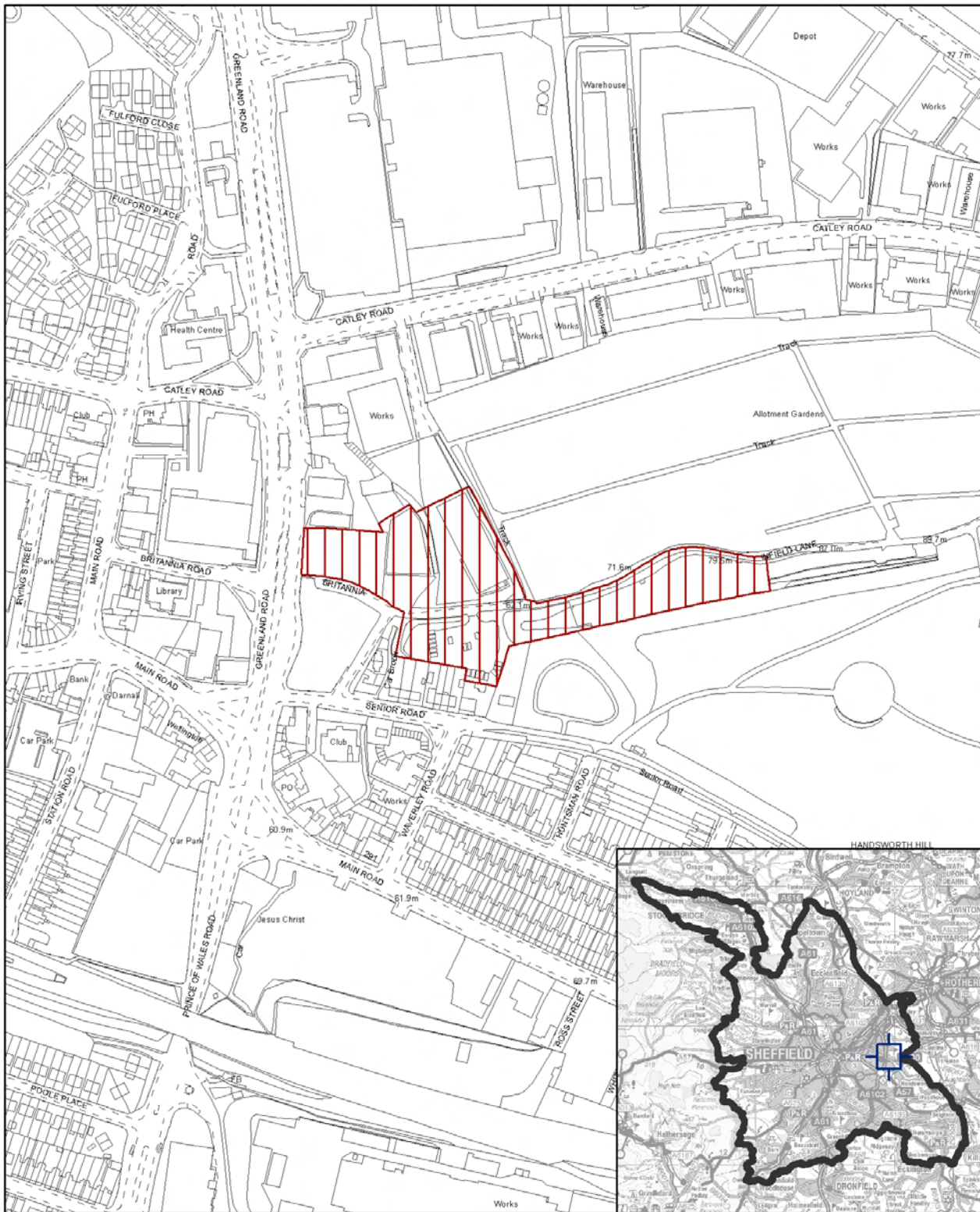
No significant issues with: Ecology; availability of site; access to facilities (complies with Draft Policy C1); flood risk.

Further Information required to inform Allocation in Submission Version: Archaeological assessment, Infrastructure.

## EAST COMMUNITY ASSEMBLY AREA

# 5 EAST COMMUNITY ASSEMBLY AREA

## P00500 - Infield Lane, Darnall



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<b>Site Ref:</b> P00500	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 1.58ha	<b>Policy Areas:</b> Housing Area
<b>Site Address:</b> Infield Lane, Darnall	
<b>Required Uses:</b> Housing (C3) or residential institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>● Improved pedestrian facilities along Infield Lane to serve the allotments and High Hazels Park.</li> <li>● Improved boundary treatment and landscaping where the northern edge of High Hazels Park meets the site.</li> <li>● Contribution towards provision of the Tinsley Link (P00166).</li> <li>● No development at least three metres either side of Carr Brook.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>● The site is identified within the Darnall Attercliffe and Tinsley Neighbourhood Development Framework for housing-led regeneration</li> <li>● This is a suitable location for high-density housing in an accessible location close to facilities at Darnall District Centre and a high-frequency public transport route on Main Road.</li> <li>● The site is in a poor state detracting considerably from the character of the area adjoining High Hazels Park.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>● Development or promotion of the site by the owners; part of the site is owned by the City Council.</li> <li>● Requires some site clearance.</li> </ul>	

## Background

**Designation:** Currently designated in the UDP as a mix of Housing Area, Industrial Area and Open Space. Allocation would require a policy area change to Housing Area.

**Highways:** Development of this area will improve the quality and safety of Infield Lane as an alternative access into High Hazels Park.

**Estimated Dwelling Capacity:** 80 dwellings.

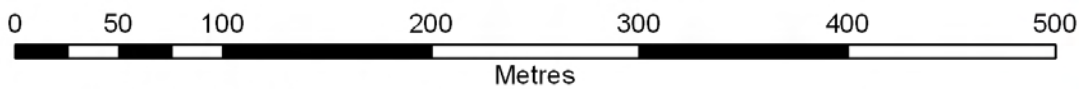
**Flood Risk:** none.

**Education Capacity:** Demand for primary places in this area of the city is currently high and expected to remain so, and secondary school places will come under pressure in the future. Additional housing would exacerbate this. Developer contributions may be required to facilitate the provision of additional capacity, a needs analysis will be conducted at the point of submission of any planning application.

**No significant issues with:** availability of site, access to facilities (complies with Draft Policy C1), public transport accessibility, flood risk, drainage, archaeology, ecology.

**Further Information required to inform Allocation in Submission Version:** Infrastructure.

### P00508 - Former Sports Ground, Bawtry Road, Tinsley



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<b>Site Ref:</b> P00508	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 3.24 hectares	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Former Sports Ground, Bawtry Road, Tinsley	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Development to respect the adjacent Local Nature Site on the South East boundary.</li> <li>• Mitigation of flood risk, including flood protection measures and design for resilience to flooding to the southern part of the site (medium flood risk).</li> <li>• Contribution towards provision of the Tinsley Link (P00166).</li> <li>• Improvements to public transport accessibility.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• The sports ground is disused and unlikely to be reinstated.</li> <li>• The site has access to local shops and community facilities at Brinsworth and Tinsley Neighbourhood Centres.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated in the UDP as Open Space Area. The previous SDF consultation draft also proposed designating the site as Open Space Area. A housing allocation would require a change to Housing Area.

**History:** Site is a private sports ground with no public access, and has been disused for some time. Site is split into multi ownerships (via acquisition by a landbanking company) and it would be problematic to partly or wholly reassemble for recreational use. However, the specific circumstances of this site do not set a precedent for development of existing nearby sports grounds. Potentially complex site to successfully develop but equally complex to retain for recreational use.

**Estimated Dwelling Capacity:** 95 dwellings.

**Open Space:** Site is in an area (that includes Darnall and part of Handsworth) of playing pitch deficiency as defined in the Playing Pitch Strategy, but it is not readily accessible by public transport to most of the people living in that area.. Open space figures indicate a local deficiency of informal open space. As it is long term disused as a sports field, the site has been classed as informal open space but its development would result in the loss of the only informal open space site in the area and significantly increase the open space deficiency. However, in practice, its location would not be attractive to most of the Tinsley community (who would more likely use Tinsley Recreation Ground), and it is not publicly available currently.

**Highways:** Poor restricted access to site, full transport assessment required and measures would be needed to ensure safe vehicle access for residents and visitors.

**Public Transport Accessibility:** None of site is within reasonable walking distance of 3 buses/hour to Sheffield.

**Education:** Demand for places at primary schools in Tinsley currently exceeds the amount available; local provision may have difficulties in accommodating the additional demand from new housing. At secondary level shortages are also expected in Sheffield, and potential available places in Rotherham expected to be taken up by demand from other new housing developments. Planning obligations to finance additional capacity may be required to solve



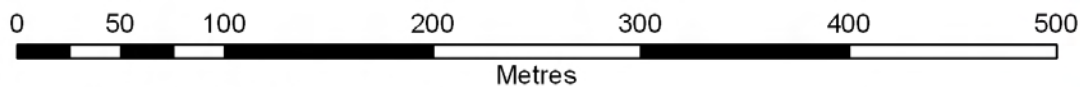
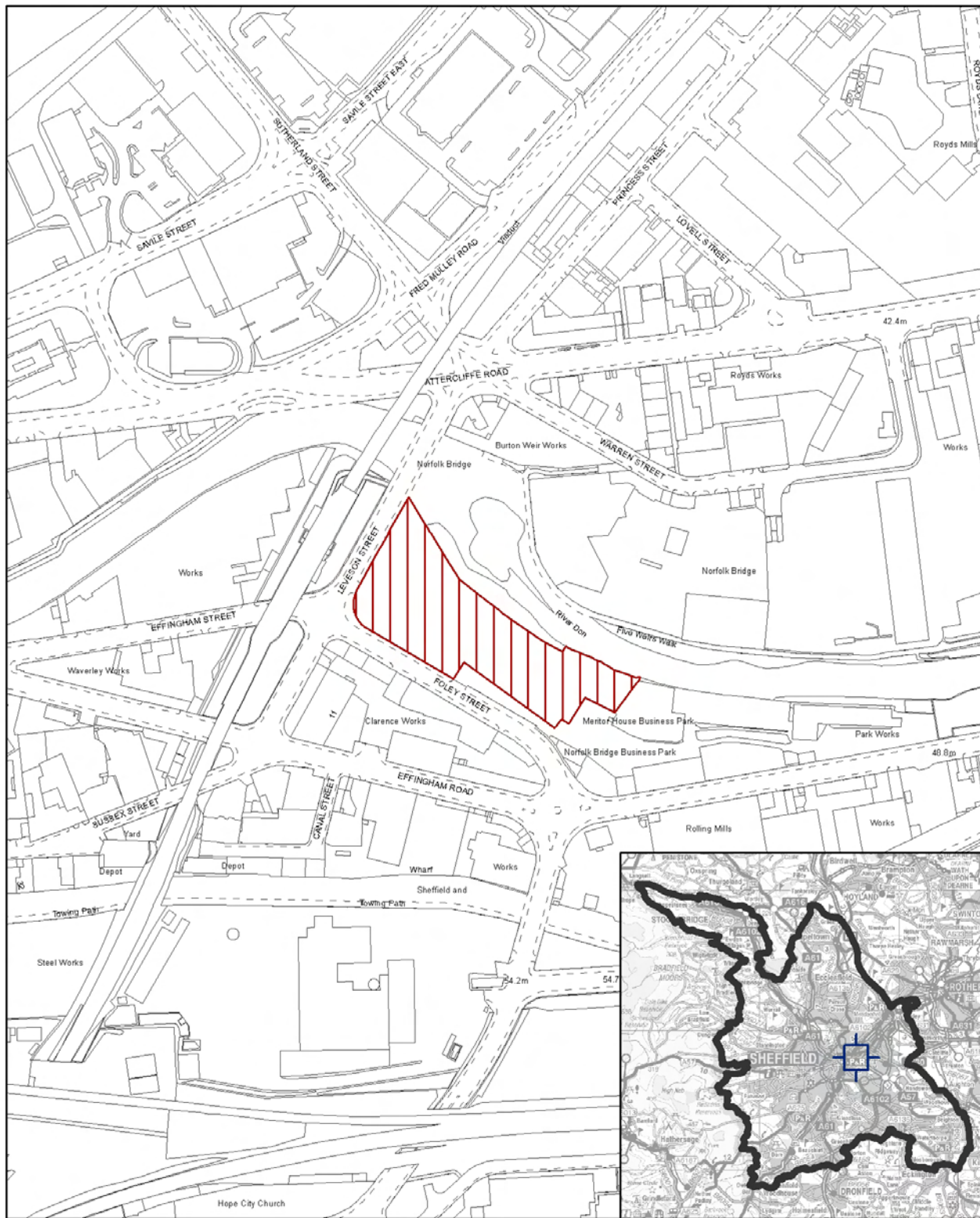
this problem; a needs analysis will be conducted at the point of submission of any planning application.

*Flooding:* South eastern tip of site is in Flood Zone 2 (Medium Probability).

*No significant issues with:* Drainage, availability of site, secondary school capacity.

*Further Information required to inform Allocation in Submission Version:* Infrastructure; Rotherham Education Capacity and Playing Pitch Assessment.

**P00501 - Foley Street/Levenson Street, Attercliffe**



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<b>Site Ref:</b> P00501	<b>Type of Allocation:</b> Industrial
<b>Site Area:</b> 0.9ha	<b>Policy Area:</b> Industrial Area
<b>Site Address:</b> Foley Street/Levenson Street, Attercliffe	
<b>Required Uses:</b> General industry (B2 or other, unclassified industrial/processing uses) or warehouses/storage (B8)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Mitigation of flood risk, including flood protection measures and design for resilience to flooding, across the site.</li> <li>• Contribution towards provision of the Tinsley Link (P00166).</li> <li>• Safeguarding of archaeological remains and the setting of the adjacent listed river bridge. Archaeological investigation required at pre-application stage.</li> <li>• Development should be set back from the river and enhanced with appropriate planting.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• Surrounding land uses are industrial and the site is located away from existing residential uses.</li> <li>• It would provide employment close to high-frequency public transport on Attercliffe Road.</li> <li>• The site is suitable for general industrial, heavy/specialist industrial or incubator/Small and Medium Enterprises.</li> <li>• The site is subject to a medium or high probability of flooding.</li> <li>• Remains of earlier buildings particularly the Smith Wheel lie within the site, and the Norfolk Bridge is a Grade II listed structure.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Part of the site has temporary planning consent for car parking and storage this is valid until September 2016.</li> <li>• Development or promotion of site by owner.</li> <li>• Development may be after 2016.</li> </ul>	

## Background

**Designation:** Currently designated as General Industry Area with Special Industries in the UDP. The previous SDF consultation draft proposed designating the site within an Industrial Area. So allocation would align with proposed policy area. So in effect no change.

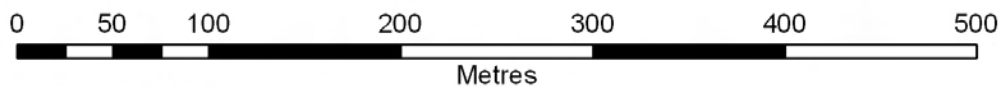
**Planning History:** Previous mixed business and industry permission now lapsed. Part of the site has planning consent for storage of plant and car parking associated with nearby businesses, this is a temporary consent to allow development of the whole site to come forward, but no plans for development have been identified at this stage. Prominent industrial site that requires allocating as such to prevent use as just storage.

**Flood Risk:** The site is located within a Zone 3a and Zone 2 flood risk area on the Strategic Flood Risk Assessment which sets it at a risk of medium and high risk flooding.

**No significant issues with:** public transport accessibility; drainage.

**Further Information required to inform Allocation in Submission Version:** Infrastructure.

**P00131 - Darnall Works, Darnall Road, Darnall**



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<b>Site Ref:</b> P00131	<b>Type of Allocation:</b> Flexible (see policy H1)
<b>Site Area:</b> 6.6ha	<b>Policy Area:</b> Flexible Use Area
<b>Site Address:</b> Darnall Works, Darnall Road, Darnall	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Ensuring that those elements (including the settings) which contribute to significance of the heritage assets on the site (the Scheduled Monument Grade II* and Grade II Listed Buildings and other buildings of historic interest) are safeguarded and that appropriate commercial reuse of these assets can be facilitated. Archaeological investigation required outside Scheduled Monument.</li> <li>• Mitigation of flood risk, including flood protection measures and design for resilience to flooding, in a small area in the north east of the site and along Darnall Road.</li> <li>• Contribution towards provision of the Tinsley Link (P00166).</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• The site includes some of the most important industrial archaeological remains in the country.</li> <li>• The site is part of a housing-led regeneration strategy for the area and this is already reflected in the Darnall Attercliffe and Tinsley Neighbourhood Development Framework.</li> <li>• A flexible approach to land uses could help secure new uses for important historic buildings and assist regeneration of a site formerly in industrial use in line with the objectives of this Framework.</li> <li>• The site is close to local shops and community facilities at Attercliffe Neighbourhood Centre and a high frequency bus service.</li> <li>• The site has a medium or high probability of flooding.</li> </ul>	
<b>How will it be delivered?:</b>	
<ul style="list-style-type: none"> <li>• Development or promotion of site by owners.</li> <li>• Planning guidance for the delivery of this site and protection of its historic importance will be set out in a Development Brief.</li> <li>• Estimated by 2025/26.</li> </ul>	

## Background

**Designation:** Currently designated in the UDP within the Attercliffe mixed use area on the UDP. The previous SDF consultation draft also proposed designating the site as a Flexible Use Area. So, in effect there is no change.

**Estimated Dwelling Capacity:** 100 dwellings (as the developable residential area is expected to be 2.48ha).

**Flood Risk:** A small part of the site along the edge of the site boundary with Darnall Road is located within a Zone 2 flood risk area on the Strategic Flood Risk Assessment which sets it at a risk of medium risk flooding.

**Education Capacity:** Demand for primary places in this area of the city is currently high and expected to remain so, and secondary school places will come under pressure in the future. Additional housing would exacerbate this. Developer contributions may be required to facilitate the provision of additional capacity; a needs analysis will be conducted at the point of submission of any planning application.

**No significant issues with:** Availability of site, public transport accessibility, access to facilities (complies with Draft Policy C1), drainage.

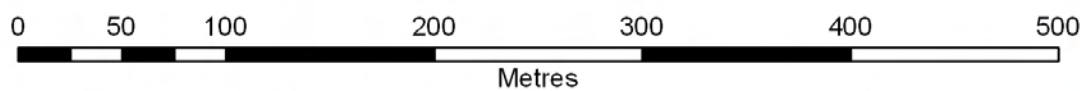
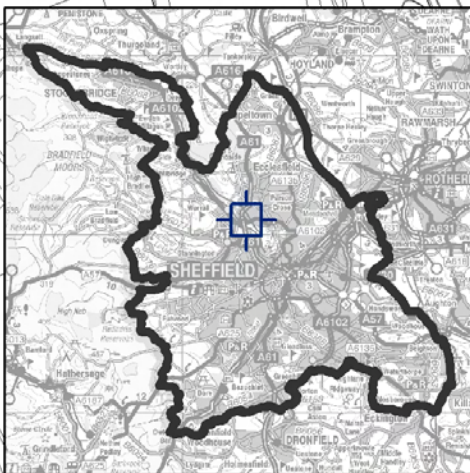
**Further Information required to inform conditions in Submission Version about:** Infrastructure.

## CENTRAL COMMUNITY ASSEMBLY AREA



# 6 CENTRAL COMMUNITY ASSEMBLY AREA

## P00498 - Herries Road, Owlerton



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<b>Site Ref:</b> P00498	<b>Type of Allocation:</b> Business and Industry
<b>Site Area:</b> 0.55 ha	<b>Policy Area:</b> Business and Industrial Area
<b>Site Address:</b> Herries Road, Owlerton	
<b>Required Uses:</b> Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>● Likely contamination issues from surrounding industrial uses will need investigation.</li> <li>● Buffer strip along watercourse with trees.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>● This is a cleared and vacant site surrounded by industrial uses with good access to the Penistone Road A61 corridor and Herries Road.</li> <li>● It is not located on a strategic route so would be more suitable for non-office B1 uses rather than B1a office.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>● The site has planning permission for industrial/trade counter units, valid until September 2011, which has not yet been implemented.</li> </ul>	

## Background

***Designation:*** Currently designated as Fringe Industry and Business Area in the UDP. The previous SDF consultation draft proposed Business and Industrial Area. So in effect there would be no change in proposed land uses by allocating this site.

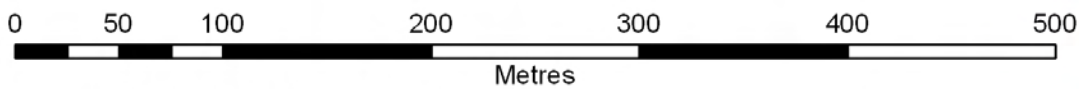
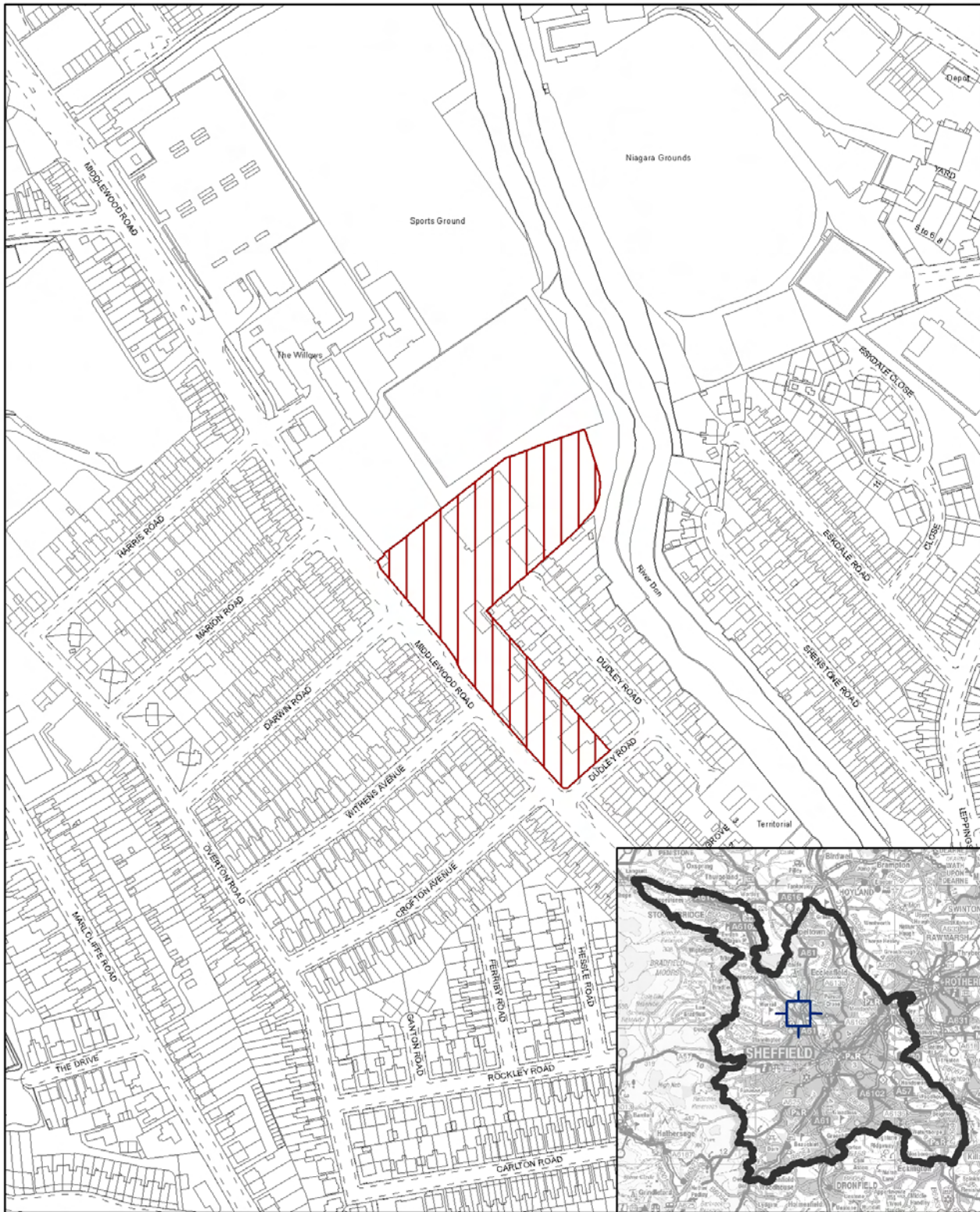
***Planning History:*** Permission for industrial trade counter units recently extended.

***No significant issues with:*** Flood Risk, highways access, drainage, availability of site, accessibility including public transport accessibility, ecology.

***Further Information required to inform Allocation in Submission Version:*** Infrastructure.



### P00516 - Gilders Car Showroom, Middlewood Road



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<b>Site Ref:</b> P00516	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 1.28 ha	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Gilders Car Showroom, Middlewood Road	
<b>Required Uses:</b> Housing (C3) or residential institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Sound attenuation works should be included for houses along Middlewood Road.</li> <li>• Possible contamination issues from previous non-residential uses will need investigation.</li> <li>• Development should be set back from the River Don to give space for the Upper Don Walk with appropriate planting, and reduce the risk of pollution to the river.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• This brownfield site is adjacent to a residential area.</li> <li>• This site is within the catchment of the Core Public Transport Network and within easy walking distance of a sufficient range of local facilities.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Private developer.</li> <li>• The site has planning permission for housing which expires December 2011 but has not yet been implemented.</li> </ul>	

## Background

**Designation:** Currently designated as Fringe Industry and Business Area in the UDP. The previous SDF consultation draft proposed the site as a Housing Area. Therefore this proposed allocation would be in alignment with the SDF consultation draft.

**Planning History:** The site has planning permission for housing which expires December 2011.

**Estimated Dwelling Capacity:** 80 dwellings.

**Education Capacity:** There is no issue at a primary school level. Secondary school places are expected to come under pressure in the latter half of this decade in this area of Sheffield. Additional housing in the local area will add to this issue, and so developer contributions would be required.

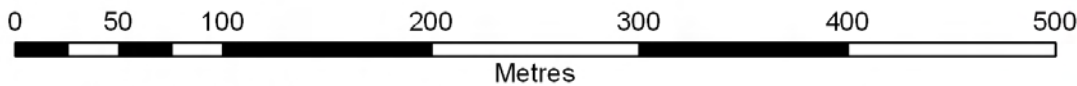
**No significant issues with:** Flood Risk, public transport accessibility, access to facilities (complies with Draft Policy C1), drainage.

**Further Information required to inform Allocation in Submission Version:** Infrastructure; availability; deliverability.

## SOUTH COMMUNITY ASSEMBLY AREA

# 7 SOUTH COMMUNITY ASSEMBLY AREA

## P00499 - Dairy Distribution Centre, Hemsworth Road



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Please note: Any allocation of this site would be subject to archaeological surveys and buildings appraisal not identifying anything of significant value.

<b>Site Ref:</b> P00499	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 0.6 hectares	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Dairy Distribution Centre, Hemsworth Road	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Development to retain and re-use original farmhouse and outbuildings.</li> <li>• Mature trees around the boundaries of the site to be retained.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• Residential development could help meet the demands of the housing market in Norton Woodseats.</li> <li>• The site is within reasonable walking distance of sufficient local services at Derbyshire Lane Neighbourhood Centre, and of the Core Public Transport Network.</li> <li>• The property will no longer be required for business purposes.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated as Housing Area in the UDP. The previous SDF consultation draft proposed keeping this designation but this proposed allocation would mean restricting the future use primarily to housing or residential institution uses.

**Site proposed by Landowner:**

**Estimated Dwelling Capacity:** 15 dwellings including conversion of farmhouse and outbuildings.

**Education:** Increasing demand for primary places in the local area due to an increasing population has led to expansions to increase the supply of places; it is not clear that these expansions would be sufficient to accommodate additional demand resulting from development on all sites proposed locally. At secondary level the local system is forecast to have shortfalls of places in comparison to demand, and further development will exacerbate this. Cumulative impact of several developments in the area would worsen situation. Developer contributions and/or other means would be required to solve such problems; a needs analysis will be conducted at the point of submission of any planning application.

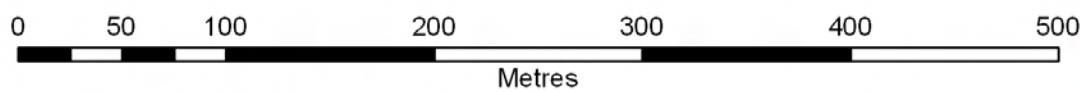
**Archaeology:** The site contains an important set of farm buildings with high archaeological potential, in addition to the clear built heritage importance. Some features visible on the buildings indicate that the present standing buildings could include all or part of much older farmstead outbuildings. Desk-top assessments required and maybe below-ground investigation.

**Drainage:** Access to sewer in Hemsworth Road or Warminster Place requires third party land consent.

**No significant issues with:** Availability of site, drainage, ecology, access to facilities (complies with Draft Policy C1), public transport accessibility, flood risk, highways access.

**Further Information required to inform Allocation in Submission Version:** Infrastructure.

### P00511 - Former SHU Playing Fields, Hemsworth Road



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<b>Site Ref:</b> P00511	<b>Type of Allocation:</b> Mixed Use (Housing and Open Space)
<b>Site Area:</b> 3.96 hectares (minimum of 2.66 hectares for open space; maximum of 1.3 hectares for housing)	<b>Policy Area:</b> Housing Area and Open Space Area
<b>Site Address:</b> Former SHU Playing Fields, Hemsworth Road, Norton	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>Residential development not to proceed without an agreement to re-instate at least 2.66ha of the site for a full sized cricket oval/other pitches of an appropriate standard and/or another type of open space required to satisfy local needs.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>Site is surrounded by housing.</li> <li>The site is within reasonable walking distance of sufficient local services at Derbyshire Lane Neighbourhood Centre, and of the Core Public Transport Network.</li> <li>The former playing field is of a quality that merits re-instatement to meet future needs for sports provision and other recreational uses in a district that is otherwise constrained by its topography.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>Co-ordinated scheme to be developed and funded by the private landowners with open space facility to be dedicated to other parties as necessary, with a management agreement.</li> </ul>	

## Background

**Designation:** Currently designated as Open Space in the UDP. The previous SDF consultation draft proposed keeping the designation to an Open Space Area. This option requires at least 2.66ha of the existing open area to be retained as open space but, at this stage, does not specify the precise location of the enabling residential development. One of the purposes of the consultation is to obtain views on which part of the site should be developed for housing.

**Estimated Dwelling Capacity:** 40 dwellings.

### Site Proposed by Landowner

**Open Space:** This under-used playing field is not surplus to requirements (for its current or other unsatisfied open space needs), is of value to the area, and has the potential to remedy local deficiencies in terms of provision of cricket, as well as providing a high quality facility in an area of the city which is constrained by its topography. However, this site has not been made available yet for sports use, despite previous interest from a cricket club. The area has an adequate quantity of open space to meet a variety of recreational needs, in line with Core Strategy Policy CS47 and, therefore a modest amount of housing development on part of the site could be acceptable to enable the reinstatement of the rest of the site for cricket or other pitch uses to meet the needs of the wider area. Potential for site to become allotments has also been discussed but has to be weighed against the requirement for housing land.

**Education:** Increasing demand for primary places in the local area due to an increasing population has led to expansions to increase the supply of places; it is not clear that these expansions would be sufficient to accommodate additional demand resulting from development on all sites proposed locally. At secondary level the local system is forecast to have shortfalls of places in comparison to demand, and further development will exacerbate this. Developer contributions and/or other means would be required to solve such problems; a needs analysis will be conducted at the point of submission of any planning application.

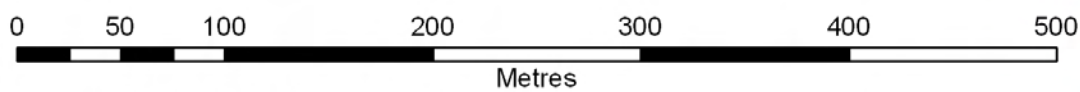
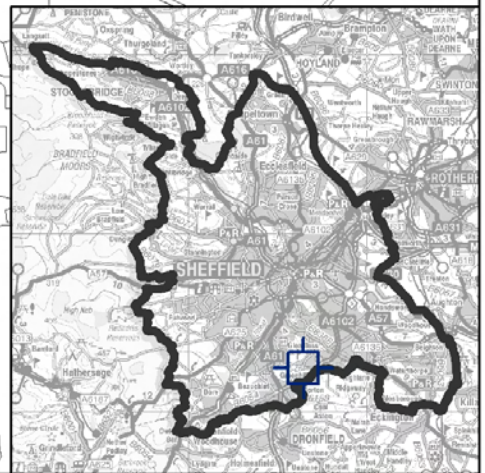
**Highways:** Based on the current site boundaries, it is likely to be difficult to provide suitable access to the site without the demolition of some existing dwellings.

No significant issues with: Availability of site, drainage, ecology, archaeology, access to facilities (Draft Policy C1), public transport accessibility, flood risk.

Further Information required to inform Allocation in Submission Version: Infrastructure.



### P00512 - Land at Norton Lane, Norton Oakes



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Please note: Any allocation of this site would be subject to ecological, archaeological and agricultural land surveys not identifying anything of significant value.

<b>Site Ref:</b> P00512	<b>Type of Allocation:</b> Mixed Use (Housing and Open Space)
<b>Site Area:</b> 1.53 hectares (maximum of 1.03 hectares for housing; minimum of 0.5 hectares for open space)	<b>Policy Area:</b> Housing Area and Open Space Area
<b>Site Address:</b> Land at Norton Lane, Norton Oakes, Norton	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>Part of site (the location and minimum size of which will be informed by the ecological survey) to be retained as accessible informal open space to be provided, serving as a Green Link.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>Development of site would result in formal open space being swapped for informal open space that is publicly available</li> <li>Adjacent to another proposed residential allocation.</li> <li>The site is within reasonable walking distance of sufficient local services at Constable Road and of the Core Public Transport Network.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated as Housing Area in the UDP. The previous SDF consultation draft proposed changing the designation to an Open Space Area but this proposed allocation would mean keeping the current Housing Area designation instead and restricting the future uses primarily to housing or residential institution uses.

**Most of site proposed by an existing landowner**

**Estimated Dwelling Capacity:** 30 dwellings.

**Ecology:** An ecological survey is required to determine whether there are ecological reasons not to develop this site and is best done during spring.

**Archaeology:** Although there are no known sites or monuments within this site, there is some evidence for remnants of mediaeval strip fields. An archaeological assessment is required.

**Open Space:** Low quality playing pitch could be lost, subject to replacement informal open space on site. Site is semi natural open space which is valuable as part of the strategic Green Network. Making this accessible could partly address an informal open space deficiency.

**Agricultural Land:** The site is identified as Grade 3 Agricultural Land. A field survey is required to ascertain whether the land is best or most versatile agricultural land (Grade 3a), the information which would be considered alongside other sustainability considerations.

**Highways:** Part of a mature hedge would need to be removed for visibility unless site is developed in conjunction with adjoining Housing Site.

**Education:** Development would exacerbate an already high demand for primary school places and a predicted shortfall for secondary school places from 2019. Developer contributions could be required; a needs analysis will be conducted at the point of submission of any planning application.

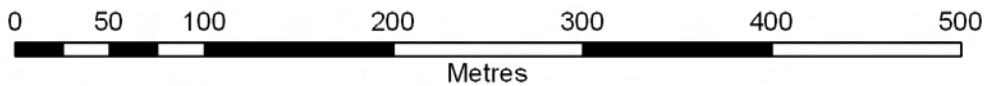
No significant issues with: Access to facilities (complies with Draft Policy C1), public transport accessibility, drainage.

Further Information required to inform Allocation in Submission Version: Infrastructure; Availability of all land shown in allocation.

## SOUTH EAST COMMUNITY ASSEMBLY AREA

# 8 SOUTH EAST COMMUNITY ASSEMBLY AREA

## P00367 - Beighton Road, Woodhouse



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<b>Site Ref:</b> P00367	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 3.02 ha	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Beighton Road, Woodhouse	
<b>Required Use:</b> Housing	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>● Links to proposed cycling route.</li> <li>● Ecological site survey required to ascertain mitigation measures.</li> <li>● Layout to accommodate Green Link where appropriate.</li> <li>● Archaeological survey required at pre-application stage.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>● Housing allocation in the UDP.</li> <li>● The site is within reasonable walking distance of sufficient local services at Woodhouse District Centre, and of the Core Public Transport Network.</li> <li>● If well designed and laid out, the development need not have an adverse impact on the green character or wildlife interest of the neighbouring areas of the ShireBrookValley.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>● The site is owned by the City Council and can be marketed.</li> </ul>	

## Background

**Designation:** Currently designated in the UDP as Housing Area and allocated for housing. The previous SDF consultation draft proposed changing it to a Community Facility allocation (vocational centre) but subsequently the Council's Children and Young People's Directorate has confirmed that, because of the lack of available funding for the Service District and Sheffield College's expansion of the Peaks Centre, that use is no longer required. It's therefore considered appropriate for the site to revert back to a housing allocation. It has always had an underlying designation of Housing Area.

**Estimated Dwelling Capacity:** 90 dwellings.

**Archaeology:** Archaeological assessment required prior to a planning application.

**Ecology:** Due to the proximity of the ShireBrookValley, an ecological survey would be required to ascertain mitigation measures.

**Public Transport Accessibility:** Within reasonable walking distance of a high frequency bus route. The nearby bus services along Beighton Road also provide access within an acceptable walking distance at a 4 buses per hour frequency.

**Access to Facilities:** The site is within reasonable walking distance of a convenience store and a range of other services and facilities in and near to Woodhouse District Centre including parks, post boxes, pharmacy, schools, a supermarket, place of worship and public houses.

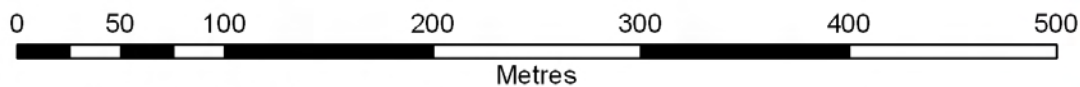
**Education Capacity:** On current forecasts it is not expected that development on this and the other local sites in this document would result in a problem in accommodating local children in schools. However, demand for school places in Sheffield is constantly changing so a claim for contributions could not be ruled out at this stage; a needs analysis will be conducted at the point of submission of any planning application.

**No significant issues with:** Availability of Site, Highways, Drainage, water supply and sewerage capacity.

Further Information required to inform Allocation in Submission Version: Archaeology; Infrastructure; Ecology.



### P00509 - Scrapyard and Vacant Land at Junction Road, Woodhouse



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<b>Site Ref:</b> P00509	<b>Type of Allocation:</b> Mixed Use (Housing and Open Space)
<b>Site Area:</b> 2.89 hectares (approximately 1.45 hectares housing; 1.44 hectares open space)	<b>Policy Area:</b> Housing Area and Open Space Area
<b>Site Address:</b> Scrapyard and vacant land at Junction Road, Woodhouse	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>● Open space to be provided on-site.</li> <li>● Green Link to be provided adjacent to railway.</li> <li>● Ecological mitigation measures.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>● Relatively sustainable location for residential development.</li> <li>● Part of site is brownfield and would enable relocation of scrapyard to a more suitable site.</li> <li>● The site is within reasonable walking distance of sufficient local services and of the Core Public Transport Network.</li> <li>● Conditions to maintain a “rural feel” to the location.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>● Site is partly in Council ownership and partly in private landownership. A comprehensive development will be encouraged.</li> <li>● Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated as Housing Area in the UDP. The previous SDF consultation draft (2010) proposed changing the designation to an Open Space Area but this proposed housing allocation would mean keeping the current Housing Area designation instead.

**Planning History:** Planning permission was previously refused, including for reasons of potential impact on open space, wildlife and Green Link. However partial development on this site would not be contrary to open space planning policies. Any scheme must ensure that open space, wildlife and Green Link issues are satisfied which means that a significant proportion of the site will remain undeveloped.

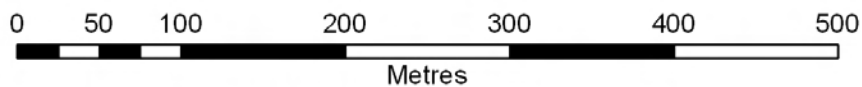
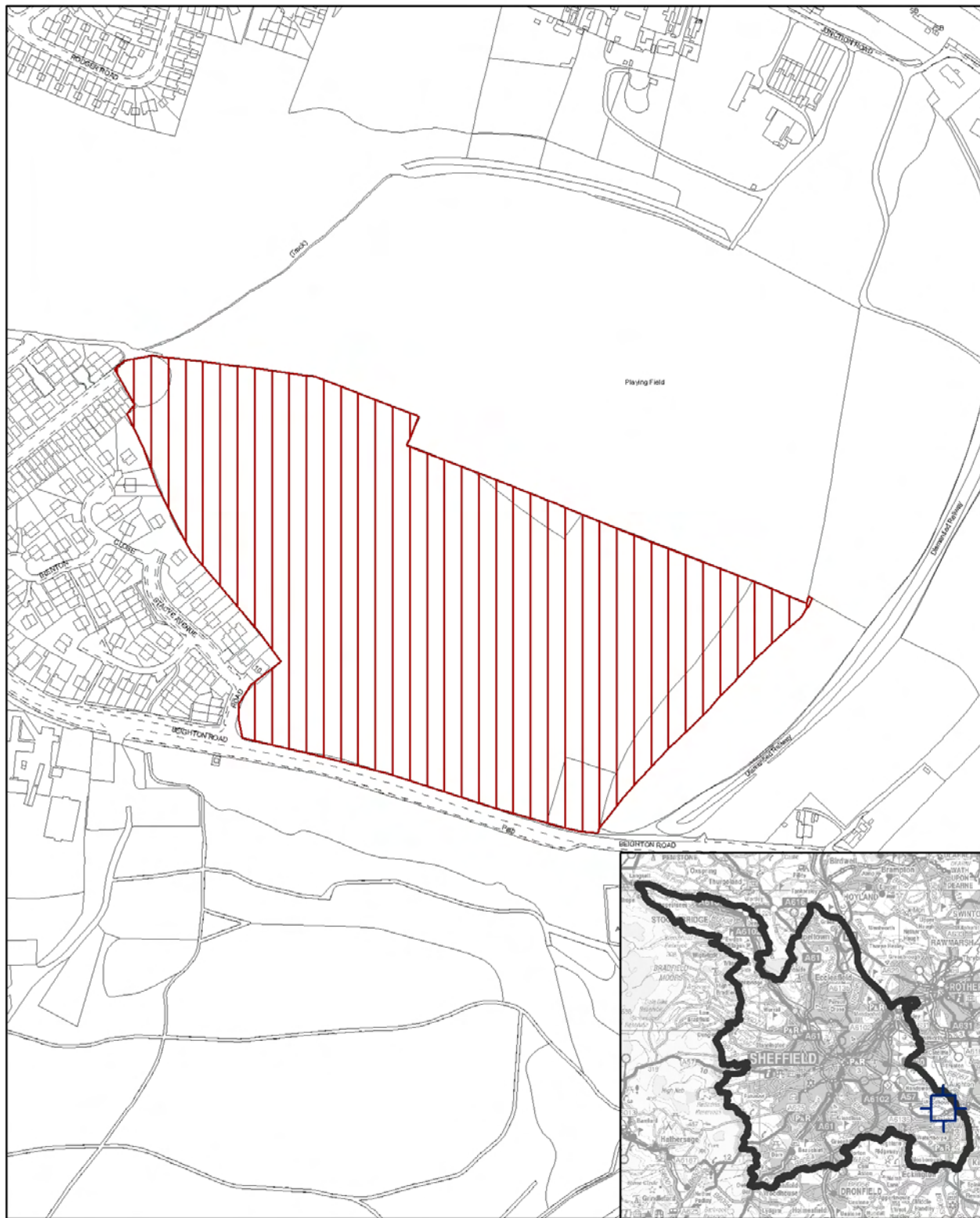
**Education Capacity:** On current forecasts it is not expected that development on this and the other local sites in this document would result in a problem in accommodating local children in schools. However, demand for school places in Sheffield is constantly changing so a claim for contributions could not be ruled out at this stage; a needs analysis will be conducted at the point of submission of any planning application.

**Estimated Dwelling Capacity:** 60 dwellings.

**No significant issues with:** availability of site; drainage (water supply and sewerage capacity); Highways, public transport accessibility, access to facilities (complies with Draft Policy C1), flood risk.

**Further Information required to inform Allocation in Submission Version:** Infrastructure.

### P00510 - Woodhouse East (farmland area)



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Please note: Any allocation of this site would be subject to an archaeological, ecological and agricultural land survey not identifying anything of significant value.

<b>Site Ref:</b> P00510	<b>Type of Allocation:</b> Mixed Use (Housing and Open Space)
<b>Site Area:</b> 10.5 hectares (maximum of 7.4 hectares for housing, minimum of 3.1 hectares of open space)	<b>Policy Area:</b> Housing Area and Open Space Area
<b>Site Address:</b> Woodhouse East (farmland area)	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>● Protection of Local Nature Site/Local Nature Reserve to the east and of the main community regeneration project areas is required so development is only possible mainly on the three fields in arable use (10.5ha) which could have capacity for approx 220 dwellings maximum. However, capacity likely to be lower due to the following issues.</li> <li>● Hedgerows to be safeguarded as far as possible.</li> <li>● If ecological assessment ascertains development is acceptable, mitigation measures will still be required, including an environmental buffer to Local Nature Site/Local Nature Reserve.</li> <li>● On-site open space to be provided.</li> <li>● Improvements to public transport accessibility required.</li> <li>● A local convenience store to be included as part of the development, subject to its viability being proven (to be assessed in conjunction with Beighton Road site).</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>● This site is adjacent to an existing housing area, so would provide a suitable housing extension to Woodhouse.</li> <li>● The infrastructure in the area can accommodate additional housing development.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>● Site in Council ownership. The site will be released by the City Council following completion of a Planning Brief involving further local consultation.</li> </ul>	

## Background

**Designation:** Currently designated in the UDP as Housing Area and allocated for housing. The previous SDF consultation draft proposed changing the designation to a Countryside Area but the proposed housing allocation would mean keeping part of the current Housing Area designation instead.

**Core Strategy Policy:** Core Strategy policy CS72 specifically refers to land to the east of Woodhouse being safeguarded as open countryside. Part of the land designated as Housing Area in the UDP would still be changed to a Countryside Area.

**Estimated Dwelling Capacity:** 220 dwellings.

**Archaeology:** Archaeological assessment prior to allocation required to inform whether development can take place here. The site has well-preserved mediaeval ridge and furrow throughout.

**Ecology:** An ecological survey is required to determine whether there are ecological reasons not to develop this site. Different elements may need to be done at different times of year.

**Agricultural Land:** The site is identified as Grade 3 Agricultural Land. A field survey is required to ascertain whether the land is best or most versatile agricultural land (Grade 3a), which would be considered alongside other sustainability considerations.

*Community and Environmental Considerations:* Development of this site would have some adverse effect on the highly successful and large scale community based environmental regeneration project, dependant on the extent to which access to and within the site can minimise damage to ecologically-rich hedgerows, orchard planting and new hedgerow planting.

*Public Transport Accessibility:* The size of the site is an issue as any site of this size would require additional public transport intervention. The nearby bus services along Beighton Road provide access within an acceptable walking distance at a 4 buses per hour frequency.

*Access to Facilities:* The site does not meet the minimum of 5 different local services within reasonable walking distance: 1x post box, 1x school and 1x park. There is no local convenience store within easy walking distance of the site.

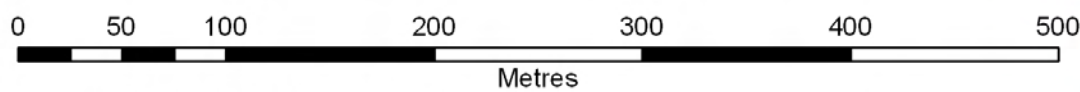
*Education Capacity:* On current forecasts it is not expected that development on this and the other local sites in this document would result in a problem in accommodating local children in schools. However, demand for school places in Sheffield is constantly changing so a claim for contributions could not be ruled out at this stage; a needs analysis will be conducted at the point of submission of any planning application.

*No significant issues with:* Availability of Site, Highways, Drainage, water supply and sewerage capacity.

*Further Information required to inform Allocation in Submission Version:* Archaeology; Infrastructure; Agricultural Land classification; ecological survey.



### P00495 - Holbrook Rise, Holbrook



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<b>Site Ref:</b> P00495	<b>Type of Allocation:</b> Business and Industry
<b>Site Area:</b> 0.5 hectares	<b>Policy Area:</b> Industrial Area
<b>Site Address:</b> Holbrook Rise	
<b>Required Uses:</b> Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/processing uses) or warehouses/storage (B8)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• None.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• Within an industrial area and within reasonable walking distance of the Supertram.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Site in Council ownership.</li> </ul>	

## Background

**Designation:** Currently designated as General Industry Area with Special Industries in the UDP and SDF Consultation Draft proposed designating site within a SDF Industrial Area. So allocation would mean no change to proposed uses.

**Site proposed by** Creative Sheffield and currently being marketed.

**No significant issues with:** Availability of site, highways access, drainage, public transport accessibility.

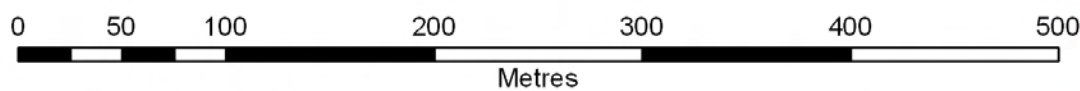
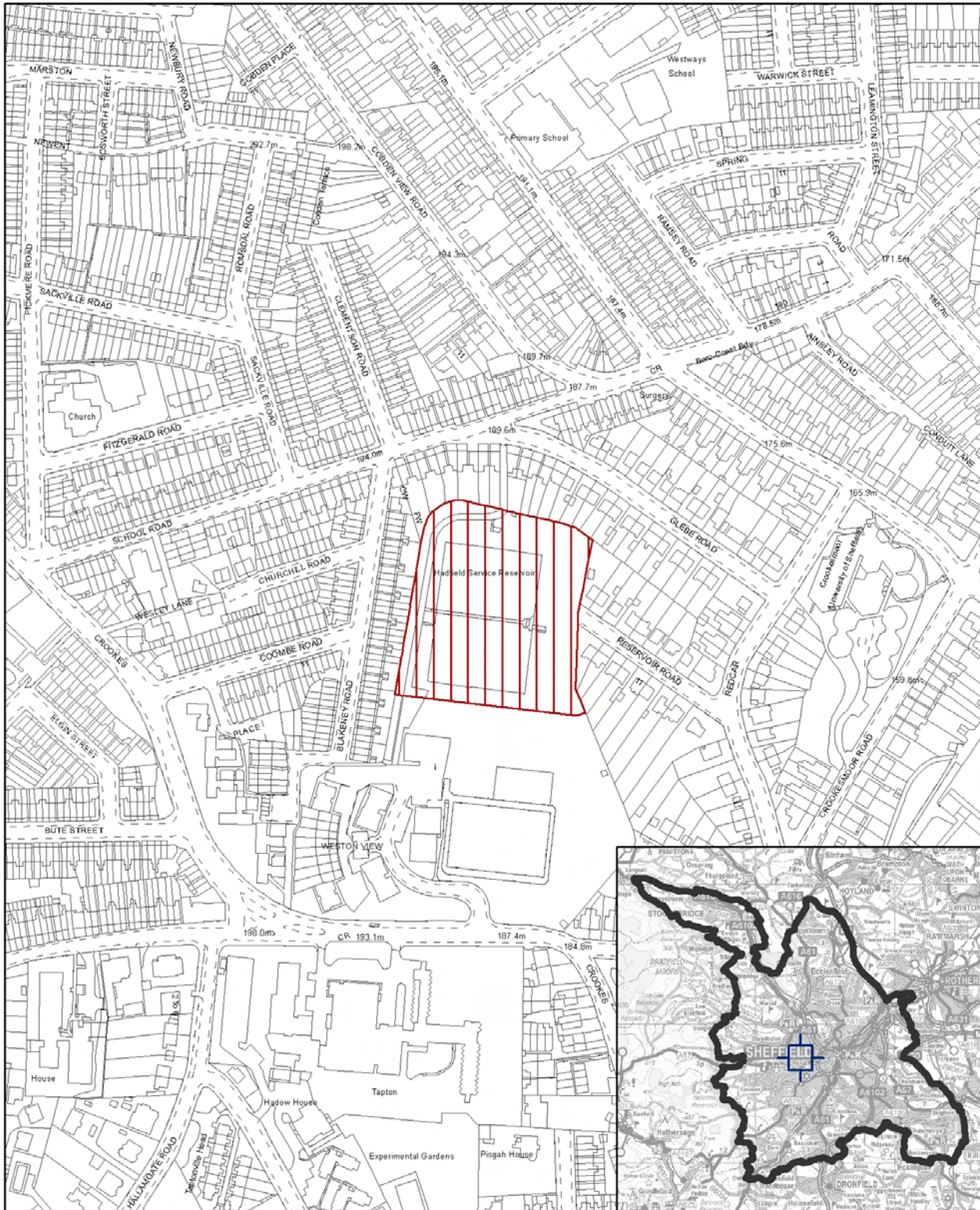
**Further Information required to inform Allocation in Submission Version:** Infrastructure.



SOUTH WEST COMMUNITY ASSEMBLY AREA

# 9 SOUTH WEST COMMUNITY ASSEMBLY AREA

## P00496 - Hadfield Service Reservoir, off Glebe Road/Blakeney Road, Crookes



Metres

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<b>Site Ref:</b> P00496	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 1.26ha	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Hadfield Service Reservoir, off Glebe Road/Blakeney Road, Crookes	
<b>Required Uses:</b> Housing (C3) or residential institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• Any car parking or open space lost to gain vehicular access replaced on adjacent land within the allocation site.</li> <li>• Retain heathy grassland on the banks around the reservoir and close to site boundary.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• The site is close to local shops and community facilities in Crookes Neighbourhood Centre and a high frequency bus service.</li> <li>• The reservoir will soon no longer be needed for operational use, so is a brownfield site suitable for redevelopment.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Yorkshire Water will market the site either after 2017 or after 2022, once the reservoir has been decommissioned.</li> <li>• Private developers will use their own capital or borrowing to fund the development.</li> </ul>	

## Background

**Designation:** Currently designated as Open Space Area in the UDP. The previous SDF consultation draft proposed changing the designation to Housing Area. Therefore a housing allocation would reflect this proposed underlying Policy Area.

**Estimated Dwelling Capacity:** 40 dwellings.

**Proposed by landowner**

**Education:** There is no issue at a primary school level. Secondary school places are expected to come under pressure in the latter half of this decade in this area of Sheffield. Additional housing in the local area will add to this issue, and so developer contributions would be required.

**Highways:** There are two possible vehicular accesses: one from Reservoir Road, which needs investigating as it may be too steep. The alternative is via the existing Yorkshire Water access off Weston View. To construct this to an adoptable standard, this would require replacement of part of the car park and open space.

**Ecology:** The heathy grassland was part of original Crookesmoor and needs retaining.

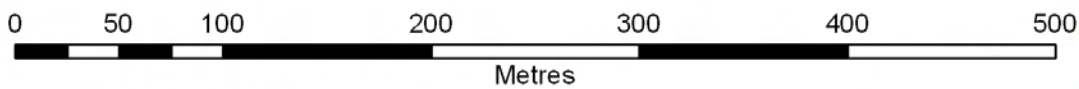
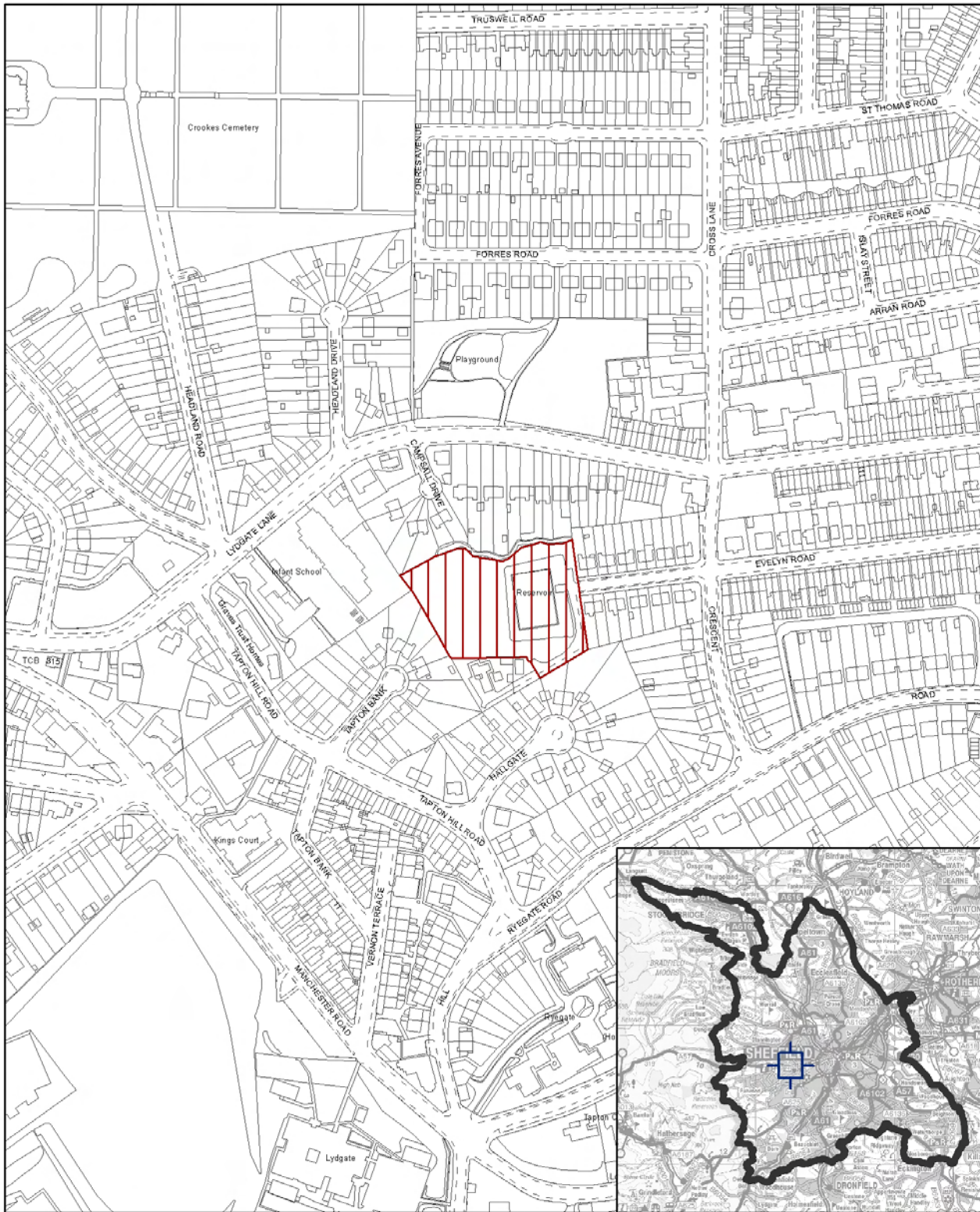
**Open Space:** The site has no other open space or recreational value, and current operations could result in a limestone and gravel surface replacing the current grass surface.

**No significant issues with:** Availability of site; access to facilities (complies with Draft Policy C1), public transport accessibility, drainage, archaeology.

**Further Information required to inform Allocation in Submission Version:** Infrastructure.



### P00497 - Lydgate Reservoir, Evelyn Road, Crookes



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<b>Site Ref:</b> P00497	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 0.65ha	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Lydgate Reservoir, Evelyn Road, Crookes	
<b>Required Uses:</b> Housing (C3) or residential institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>• The site (or part of it) can be developed once the reservoir has been de-commissioned or re-located on the western part of the site.</li> <li>• An access road to the Tapton Hill transmitting station provided as long as the station in operation.</li> <li>• Improvements to public transport accessibility required.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>• It is close to shops, community facilities in Crosspool Neighbourhood Centre but the Core Public Transport Network is just beyond the reasonable walking distance.</li> <li>• The reservoir will soon no longer be needed for operational use, so is a brownfield site suitable for redevelopment.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>• Yorkshire Water will market the site either after 2017 or after 2022, once the reservoir has been decommissioned or moved.</li> <li>• Private developers will use their own capital or borrowing to fund the development.</li> </ul>	

## Background

**Designation:** Currently designated as Housing Area in the UDP. Previous SDF consultation draft kept the site within the Housing Area. Therefore a housing allocation would reflect this underlying Policy Area.

**Estimated Dwelling Capacity:** 20 dwellings (although the dwelling capacity may reduce if the reservoir needs re-locating within the site).

**Proposed by landowner**

**Education:** There is no issue at a primary school level. Secondary school places are expected to come under pressure in the latter half of this decade in this area of Sheffield. Additional housing in the local area will add to this issue, and so developer contributions would be required.

**Public Transport Accessibility:** Site is not within reasonable walking distance of 3 buses/hour.

**No significant issues with:** Availability of site; highways, open space, access to facilities (complies with Draft Policy C1), ecology, archaeology.

**Further Information required to inform Allocation in Submission Version:** Infrastructure.







<b>Site Ref:</b> P00517	<b>Type of Allocation:</b> Housing
<b>Site Area:</b> 0.62	<b>Policy Area:</b> Housing Area
<b>Site Address:</b> Canterbury Crescent, Fulwood	
<b>Required Uses:</b> Housing (C3) or Residential Institutions (C2)	
<b>Conditions on Development:</b>	
<ul style="list-style-type: none"> <li>Retention of public footpath through the site.</li> <li>Ecological assessment required to determine appropriate mitigation measures.</li> </ul>	
<b>Reasons:</b>	
<ul style="list-style-type: none"> <li>Site was indicated as Open Space Area on the Draft SDF Proposals Map but is not considered as open space in audit, so will not result in loss of open space.</li> <li>The site is within a residential area and adjacent to an open space.</li> <li>The site is close to local shops and community facilities at Fulwood Neighbourhood Centre and a high frequency bus service.</li> </ul>	
<b>How will it be delivered?</b>	
<ul style="list-style-type: none"> <li>Site to be developed by private landowners.</li> </ul>	

## Background

**Designation:** Currently designated as Housing Area in the UDP. The previous SDF consultation draft proposed changing the designation to an Open Space Area. However the previous planning decision did not accept that the site had open space value, and neither does the Open Space Audit undertaken since. Therefore this site would need to revert to Housing Area, even if the site was not allocated for Housing.

**Planning History:** Planning permission was previously refused due to being a greenfield site. However since then, there have been changes to national planning policy and the housing supply situation in Sheffield.

**Proposed by landowner**

**Estimated Dwelling Capacity:** 15 dwellings (the estimated dwelling capacity is affected by the topography and surrounding trees).

**Education:** There is no issue at a primary school level. Secondary school places are expected to come under pressure in the latter half of this decade in this area of Sheffield. Additional housing in the local area will add to this issue, and so developer contributions would be required.

**Land Drainage:** Some likely drainage issues and discharge to watercourse is likely to require third party land consent.

**No significant issues with:** access to facilities (complies with Draft Policy C1), public transport accessibility, availability of site, highways access, archaeology.

**Further Information required to inform Allocation in Submission Version:** Infrastructure.

## APPENDIX A – Draft Policy J1

## APPENDIX A – Draft Policy J1

**(note that this will be amended in the light of comments already received in the previous consultation)**

The paragraph numbering in this appendix relates to the original document.

### J1 Development on Allocated Sites

11.1 Site allocations are one of the range of spatial policy tools described in the preceding chapter on Policy Areas. They are proposed to increase certainty about the future of land, indicating where it is proposed that development takes place and, in most cases, what land use would be required there.

11.2 Where a particular use or use(s) are both justified and deliverable the allocation of sites gives certainty to landowners, developers, neighbours and others about how it will be used. This certainty helps to provide assurance that land will be set aside to meet the citywide requirements in:

- CS1 Land for Employment and Economic Development
- CS22 Scale of the Requirement for New Housing

These Core Strategy policies indicate that a 5-year supply of deliverable sites for housing and a 5-year supply of land for offices and industry (which is available and free of major constraints, or could become so during the period) will be maintained at all times. They also indicate that sufficient land will be allocated for housing to last until at least 2020/21 and a 10-year supply of employment land will also be allocated.

11.3 The Regional Spatial Strategy states that local planning authorities should identify and manage the release of housing land. It also sets out the circumstances in which Local Development Frameworks should safeguard employment land (policy E5) and criteria for allocating sites.

11.4 Assessments of the total supply of land to meet citywide requirements should always take account of all potential development sites whether or not they are allocated. Whilst allocations will always form the core of the land supply other potentially available development sites will need to be considered, taking account of their Policy Area and other evidence as to whether they are available and free of major constraints, or could become so during the period. Information about such sites will be updated regularly through the Strategic Housing Land Availability Assessment and the Business and Industry Land Survey

11.5 Sites may also be allocated where there is local case for requiring a particular use. This might be because of a prominent location or to meet a local need or opportunity (e.g. reserving land for local shops or community facilities).

11.6 There are some development sites in the city where it is not necessary or appropriate to require a specific land use and where the flexibility already allowed in the Policy Area menus should apply. This might be because:

- it is more important to achieve regeneration in an area by a range of means than to secure a particular land use

- the policy emphasis does not require specific uses to dominate (as in Flexible Use and General Employment Areas)
- there is insufficient evidence that the development site would be released for the use that is preferred on planning grounds and a required-use allocation would give a spurious sense of certainty about future use
- the site has an existing planning permission for a use that we would not propose for allocation (in the event that the permission lapses the menu of preferred and acceptable uses in the Policy Area would be used to inform future decisions).

11.7 So, some of these sites are shown as allocations, but without required land uses. Allocation means that their status as development sites is taken into account in infrastructure providers' plans. But the types of development will be determined through policy H1 with its ranges of preferred and acceptable uses. Some are referred to as 'preferred use' allocations, where the preferred land use for the policy area in which the allocated site is located still applies. In some policy areas there is no preference and allocations in these areas are referred to as 'flexible' allocations. Either way, their allocated status and menus of uses associated with their policy area will give a steer to infrastructure providers. At the same time it will also ensure a degree of flexibility and mixing of uses when decisions are made about development.

11.8 The general policy for site allocations is set out in policy J1 below and then each specific site is presented in the following chapters. Allocations must be both justified and deliverable and the entry for each site outlines the reasons for allocating and indicates how it is likely to be implemented. Some sites already have planning permission and allocation is proposed in order to safeguard the land in the event that the permission is not actually taken up. Where a permission has expired the previous granting of permission should not be taken as evidence that the site is still suitable for that use and the new policies should always be taken into account.

#### Development on Allocated Sites

On allocated sites:

- required uses should cover at least 90% [officers are intending to recommend a reduction to 80%] of the site area or, in the case of Office Sites, make up at least 70% of the gross floorspace, and the ancillary uses should conform to the provisions for acceptable and unacceptable uses for the policy area in which the site is located; and
- where specific uses are not required, the mix of uses should conform to the provisions for the Policy Area within which the site is located.

#### Definitions

**'Allocated sites'** – as identified on the Proposals Map.

**'Gross floorspace'** – the total internal floor space of the building but excluding balconies, roof gardens and ancillary covered car parking or garages.

**'Site area'** – this includes car parking associated with the use of the site.

11.9 The policy aims to ensure that sufficient land is safeguarded to meet predicted future development needs. The required use takes precedence over the usual dominance considerations in policy H1. However, it does allow small proportions of land to be developed for other uses so that local facilities and services can be provided close to where people live or work. In the case of Office Sites the proposed margin of 30% for other uses would make it possible to include some housing to make the development profitable or to allow other uses at ground level to make the streets more lively and attractive.

11.10 The policy will be implemented, where appropriate, through the preparation of master plans and site specific planning briefs. The City Council will work with land owners, infrastructure providers and developers to secure the infrastructure needed for the development of certain sites and, where appropriate, enter into legal agreements with developers. A significant number of the Housing Sites are owned by the City Council and a Local Housing Company (a partnership between the City Council and private house builders) has been established to enable the development of a substantial proportion of these sites.

11.11 The **individual allocations** are set out in the following chapters based on the Core Strategy areas and shown on the Proposals Map. Information is provided using a standard format and in the following order:

- Office Site – required use: offices (B1a)
- Business Site – required uses: offices (B1a or research and development (B1b) or light industry (B1c))
- Business or Industrial Site – required uses: research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses and open storage (B8), as appropriate)
- Industrial Site – required uses: (general industry (B2 or other, unclassified industrial/ processing uses) or warehouses and open storage (B8)
- Retail Site – required use: shops (A1)
- Housing Site – required uses: housing (C3) or residential institutions (C2) – C4 would be acceptable subject to Core Strategy policy CS41)
- Waste Management Site – required use: specified waste management facilities
- Mixed Use Site (where there is a required mix of two or more uses which is specified – each use takes up more than 10% of the floorspace or site area)
- Open Space Site
- Park and Ride Site

Allocations without required uses are grouped after those where the requirement is specified.

11.12 The status of allocation does not mean that there are no further **conditions** to development. All allocations will be subject to the provisions of the citywide policies in this document and of the criteria, where specified, in the Core Strategy. The chapters below on each allocation identify conditions that could be necessary as a result of local circumstances. They are not intended to be exhaustive and are without prejudice to what might be identified when a planning application is submitted.

11.13 To save duplication, **reasons** deal only with what is distinctive to the particular site or its area. They omit those that are common to most or all allocated sites, for example:

- The allocation is needed to meet the citywide requirement (if it is not the local reasons will be given)

- The site is on brownfield land (if it is not the reason for allocating greenfield land is given)
- The use is the preferred one in its policy area (if it is not the reason will be given)
- The site is vacant (but it will be indicated if it still has buildings on it)
- The use specified is the only realistic option (but reasons will be given briefly where there was a strong case for a different use).

11.14 The amount of evidence on how sites would be **delivered** varies considerably but the supporting text outlines the main current indications, includes information from landowners where appropriate, following a consultation on sites under consideration for allocation.

11.15 Some of the allocations refer in general terms to 'developer contributions'. It is not possible to be more precise at this stage and they could be in the form of negotiated section 106 contributions or payments through a future Community Infrastructure Levy (see policy A1 above). These references will be made more specific in the light of further work on the most appropriate mechanisms under current regulations.

#### **Related policies in this document**

H1 Land Uses in Policy Areas





## APPENDIX B - Further Explanation

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### Access to Public Transport, Local Facilities and Local Convenience Store

Accessibility assessments are based on distances from the centre of the site using an “as the crow flies” distance as a proxy for actual walking distances.

The “reasonable actual walking distance” to different facilities is listed below, with the “as the crow flies” distance in brackets.

- Core Public Transport Network or routes with 3 buses/hour – 400m (333m “as the crow flies”)
- Tram – 800m (666m “as the crow flies”)
- Local convenience store (less than 280 square metres sales area) and local facilities – 800m (666m “as the crow flies”) except in the rural area, where it is 1,200m (1,000m “as the crow flies”)

The Core Public Transport Network (CPTN) is defined by the Sheffield City Region Transport Strategy as the ‘**medium frequency**’ bus corridors (6-9 buses per hour) and ‘**high frequency**’ bus corridors (10+ buses per hour respectively, between 10.00am and 12.59 pm), the Supertram network and the Railway network. The CPTN has been derived on what is deemed to be an attractive level of public transport service that provides the user with a ‘turn up and go’ frequency requiring little need for journey planning.

### Drainage

Drainage is currently limited to issues arising from connections to sewers and possible sewage capacity.

A wider range of infrastructure needs considering before the Publication Version.

### Education Capacity

Education Capacity can only be predicted three years ahead, due to factors such as birth rate changes, and unanticipated windfall developments.

Currently each Additional Site has been considered alongside the current snapshot of forecasted demand for and supply of school places. It currently does not take account of which of the housing allocations proposed in the Consultation Draft would still be suitable to be proposed in the Publication Version. The cumulative impact of all housing allocations will be considered prior to the Publication Version. However as the situation may change before a site is brought forward, an up-to-date needs assessment will always be undertaken at the time of planning application. Core Strategy Policy CS43 would relate to the up-to-date need resulting from the development.



This document can be supplied in alternative formats,  
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