



Transformation and Sustainability
Sheffield Development Framework

City Policies and Sites Consultation Draft

Approved by Cabinet (26 May 2010)
for public consultation



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Sheffield *where everyone matters*



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INTRODUCTION

1 INTRODUCTION

What is the Sheffield Development Framework about?

- 1.1** 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 for transport
- 1.2** The primary document of a Local Development Framework is the Core Strategy. This is a statutory document with development plan status and Sheffield's Core strategy was formally adopted by the City Council in March 2009. The Core Strategy sets out the vision and objectives for the whole Local Development Framework and, as set out in that document, 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?

- 1.3** The City Policies and Sites document forms the second of the two citywide development plan documents. It flows from the Core Strategy and its vision and objectives and its policies supplement those in the Core Strategy by:
- informing the development management process with policies to 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 Ordnance Survey base of the Proposals Map.

Development Management Policies

- 1.4** The policies in Part 1 of this document are required in order to:
- provide guidance needed to contribute to the achievement of sustainable development
 - develop national policy in relation to the Sheffield context
 - provide 'pegs' for more detailed Supplementary Planning Documents for the city.

The policies deal with issues where criteria-based rather than spatial policies are needed to deliver Core Strategy objectives, for example, about:

- Sheffield's green environment
- The city's distinctive heritage
- Housing Market Renewal and design.

- 1.5** The policies are grouped under the same headings as in the Core Strategy, based on its vision and objectives. This does not mean that the policies in each chapter contribute only to the themes under which they appear. But, as they supplement the Core Strategy policies and help to deliver a common set of objectives, it is helpful to follow the same structure.
- 1.6** Many of the policies are about the seventh part of the Core Strategy vision – to prize, protect and enhance the natural environment and distinctive heritage and promote high quality buildings and spaces. The present document devotes three chapters to this.
- 1.7** Some protection is already given in national and regional policy and local documents are required not to duplicate this. Cross references are made to such guidance where relevant. However, some of the issues raised there require more detailed guidance appropriate to Supplementary Planning Documents and broad policies are proposed in the present document to provide the local basis for these.

Policy Areas

- 1.8** The policies of the Core Strategy and the present document go on to inform a series of policy areas. These:
- translate the spatial policies of the Core Strategy more specifically on the detailed Proposals Map
 - identify preferred uses for each policy area that reflect strategic spatial priorities
 - indicate other acceptable uses, which include ancillary uses needed to support preferred uses and provide flexibility for other uses that would not prejudice the strategy.

Site Allocations

- 1.9** Within these policy areas the document goes on to allocate specific sites for which particular land uses are required. These allocations are also shown on the Proposals Map and:
- are needed to safeguard land
 - reflect the preferred use in the policy area
 - may be subject to conditions attached to sites about matters not already covered in the citywide development management policies

The Proposals Map

- 1.10** The Proposals Map serves the whole of the Sheffield Development Framework but it principally shows the implications on the ground of the present document including:
- the policy areas
 - other designations and proposals
 - the allocated sites

Areas, designations and site allocations that appear on the Proposals Map are listed at the end of this chapter, along with the policies with which they are linked. A further schedule lists the site allocations and the map sheet where they are shown. The maps

are available in printed form but can be viewed on the Web at a range of different scales – see www.sheffield.gov.uk/proposalsmap

Length and Scope of Document

- 1.11** Combining all the remaining development plan issues into a single document makes for a relatively long publication. This was an issue with the Preferred Options and we have followed the guidance of the Government Office and Core Strategy Inspector in greatly reducing the number of policies envisaged. One of the issues for this consultation is whether the scope of the development management criteria-based policies is appropriate. (The alternatives would be to put some policies into Supplementary Planning Documents or to rely more on Background Reports for the supporting text).
- 1.12** The Council indicated in its Development Plan Scheme in March 2009 that around 30 policies would be included, consistent with the number in other, adopted Development Management policy documents. This status is proposed for these policies in order to:
- Complete the provisions of the Core Strategy where its objectives would be achieved primarily through development management – criteria-based rather than spatial policies are more appropriate for many issues, such as environmental safeguards and design, and necessary to help deliver sustainable development
 - To provide a degree of certainty and consistency in negotiations and decisions about planning applications, and enabling developers to be clear about what would be expected
 - Complement national policy, which does not provide explicit guidance on all the potential issues or provide a peg for the Supplementary Planning Documents that the Council proposes to prepare.

Local Policies and Proposals

- 1.13** It is expected that the citywide documents will be supplemented by a range of more local documents. These may include statutory Areas Action Plans for areas undergoing major change but more often local documents will be in the form of Supplementary Planning Documents, which can be prepared more quickly although carrying less statutory weight.

What is the purpose of this Consultation Draft?

- 1.14** This draft of the City Policies and Sites document follows consultations in 2007 on preferred options. This further consultation is being undertaken because:
- changes have been made to the earlier drafts of the Core Strategy, which need to be taken into account now that the Core Strategy has been adopted
 - the site allocations need updating to reflect recent developments and the latest position regarding prospects for delivery
 - changes in Government policy need to be taken into account
 - other evidence needs updating.

1.15 The basic questions for the consultation are:

1. Do you think the draft policies, policy areas and allocations are:

(a) justifiable

(b) deliverable

(c) consistent with the needs of your area or organisation?

2. Have we omitted anything that you think should be included?

1.16 It should be noted that it is not possible to change the underlying objectives and spatial strategy of the Core Strategy, nor to repeat what is already covered in the Core Strategy. Also, we do not think it would be appropriate to add much more detail and would normally look to put that in Supplementary Planning Documents.

1.17 The present draft should not normally be used to support decisions about planning applications. However, evidence used in support of a draft policy might be a material consideration, in its own right.

Proposals Map Key

Item	Primary policy support	Other policy references
Boundaries		
Sheffield Local Planning Authority Boundary		
Peak Park	G6	
Community Assembly Area		
City Centre	Core Strategy (various)	B1, C3, E2, G7(b), G10, G11, G12
City Centre Quarters	CS17, B1, G11	
Housing Market Renewal Area	CS25	
Routes		
Motorway/Trunk Road		E1
Key Route	CS52	A1(a), C3, G12
Supertram		C5
High-frequency bus route		C5
Policy Areas and Allocations		
Priority Office Area	H1	
Business Area	H1	
Business and Industrial Area	H1	C3(d),
Industrial Area	H1	C3(d), F2(c)
General Employment Area	H1	C3(d),
City Centre Cultural Hub	CS19, B2, H1	
City Centre Primary Shopping Area	CS14, CS18, B2, H1	
District Centre	CS34, C4, H1	CS14, CS54(d), C3, G12,
Neighbourhood Centre	CS39, C4, H1	C3, G12,
Meadowhall Shopping Area	CS14, C5, H1	
University/College Area	H1	
Hospital Area	H1	
Housing Area	H1	G14
Central Housing Area	H1	
Flexible Use Area	H1	
Waste Management Area	F2(a)	
Open Space	CS47	G14
Countryside Area	G6, CS72	CS23, G14
Green Belt	G6, CS71	CS23, F2(h), G14

Item	Primary policy support	Other policy references
Sites		
Site Allocation	J1	
Major Developed Site in Green Belt	G6(c)	
Other Designations		
City Centre Shopping Street	CS14, CS18, B2	
City Centre Active Street	B2	
City Centre Primary Shopping Area	National (PPS4)	B2
District Centre Primary Shopping Area	National (PPS4)	
Controlled Night Time Uses Zone	C3	
Playing Field	CS47	
Proposed or to-be-improved Walking and Cycling route	E1	E3(c)
Proposed or to-be-improved Walking route	E1	E3(c)
Site of Special Scientific Interest	G1	
Local Nature Reserve	G1	
Other Local Nature Site	G1	
Green Link	CS73, G2	CS74(a)
Desired Green Link	G2	
South Yorkshire Forest	G3	
Waterway	G4	F1(d), G1
Culverted Waterway	G4	
Conservation Area	G7	G13, G14
Scheduled Monument	G7	
Historic Park or Garden	G9	
Cemetery	G9	
Gateway Route	CS75, G10	
Gateway Location	G10	

Site Allocations

Site Ref	Site Address	Chapter	Page	Map Sheet	Type of Allocation	Policy Area
P00001	Colliery Road Gas Site	17	134	2	Business or Industrial	Business and Industry Area
P00007	Carlisle Street East, adj. to Carwood Park Industrial Units	17	134	2	Industrial	Industrial Area
P00009	Catherine Street / Brotherton Street	17	139	2	Housing	Housing Area
P00010	Carlisle Street East, adj. to Carwood Park Industrial Units	17	135	2	Business or Industrial	Business and Industry Area
P00011	Earl Marshall Road	17	139	2	Housing	Housing Area
P00012	Former EPU site and land at Gower Street	17	140	2	Housing	Housing Area
P00013	Former Hartwell's site, Carlisle Street and Savile Street	17	138	2	Retail	District Centre
P00014	between 434-652 Grimesthorpe Road	17	140	2	Housing	Housing Area
P00015	Oakham Drive/Rutland Road	17	135	2	Business	Business and Industry Area
P00017	Prospects Business Park, Carlisle Street/ Petre Street	17	135	2	Business or Industrial	Business and Industry Area
P00019	Skinnerthorpe Road Development Site	17	140	2	Preferred Use	Neighbourhood Centre/Housing Area
P00021	Somerset Road/Richmond Street	17	141	2	Housing	Housing Area

Site Ref	Site Address	Chapter	Page	Map Sheet	Type of Allocation	Policy Area
P00022	Spital Hill Employment Zone, Spital Hill	17	137	2	Preferred Use	Business Area
P00026	Rutland Road	17	152	2	Flexible	Flexible Use Area
P00028	West of Crown Hill, Petre Street	17	146	2	Business or Industrial	Business and Industry Area
P00029	Woodside redevelopment site, Pitsmoor Road	17	141	2	Housing	Housing Area
P00038	Sylvester Street / Mary Street (Klaussner)	13	101	8	Preferred Use	Central Housing Area
P00039	Shoreham Street / Sidney Street (Porter Brook site)	13	102	8	Preferred Use	Central Housing Area
P00040	Blonk Street, adjacent 28 Wicker	13	97	8	Preferred Use	Business Area
P00043	Holly Street / Calver Lane (former NUM)	13	94	8	Office	Business Area
P00044	Castle Market	13	102	8	Preferred Use	Central Housing Area
P00045	Castlegate (Broad Street/Shude Hill/Exchange Place)	13	94	8	Office	Priority Office Area
P00046	Charles Street / Clay Lane	13	97	8	Preferred Use	Business Area
P00055	Moorfoot/New Business District South	13	95	8	Office	Priority Office Area
P00059	The Moor / Eyre Street / Cumberland Way (Indoor Market)	13	100	8	Retail	Business Area
P00070	In front of Sheffield Station, Sheaf Street (Digital Campus phase 3)	13	95	8	Office	Priority Office Area
P00071	'Jessop East', Former Jessop Hospital, Leavygreave Road	13	103	8	Education	University and College area
P00073	Hanover Way / Milton Street	13	98	8	Preferred Use	Business Area and Central Housing Area
P00083	Pond Street / Sheaf Street (former NMB)	13	98	8	Preferred Use	Business Area
P00084	New Retail Quarter	13	100	8	Retail	Primary Shopping Area
P00086	Nursery Street, opposite Joiner Street	13	103	8	Open Space	Open Space Area
P00087	Paradise Square	13	104	8	Open Space	Open Space Area
P00089	Bridgehouses (Chatham Street)	13	99	8	Preferred Use	Business Area
P00093	Proposed St Vincents Park	13	104	8	Open Space	Open Space Area
P00100	Sheaf Street / Pond Hill (Digital Campus phase 1)	13	95	8	Office	Priority Office Area
P00121	West Bar Triangle	13	99	8	Preferred Use	Business Area
P00127	Weedon Street/ Meadowhall Way	14	113	4	Preferred Use	Business Area
P00129	Alsing Road	14	114	4	Flexible	General Employment Area
P00134	Attercliffe Canalside, Ripon Street/Woodbourn Road	14	122	4	Flexible	Flexible Use Area
P00136	r/o Davy Steels site, Prince of Wales Road	14	106	4	Business or Industrial	Business and Industry Area
P00137	Barleywood Road	14	106	4	Industrial	Industrial Area
P00138	Betafence, Sheffield Road	14	114	4	Preferred Use	Business and Industry Area
P00139	Brightside Lane/Upwell Street	14	115	4	Preferred Use	Industrial Area
P00140	Broad Oaks	14	107	4	Industrial	Industrial Area

Site Ref	Site Address	Chapter	Page	Map Sheet	Type of Allocation	Policy Area
P00141	Broadlands, Lumley Street	14	120	4	Waste Management	Waste Management Area
P00143	Calor Site, Shepcote Lane	14	107	4	Business or Industrial	Business and Industry Area
P00145	Catley Road	14	108	4	Industrial	Industrial Area
P00151	Former Gasworks, Effingham Street, Sussex Street	14	108	4	Industrial	Industrial Area
P00153	Faraday Road/Trent Street	14	108	4	Industrial	Industrial Area
P00154	Fitzalan Works, Effingham Street	14	1122	4	Flexible	Flexible Use Area
P00155	Former Asda site, Orgreave Place	18	153	7	Business or Industrial	Business and Industry Area
P00156	Scaffold Yard, Orgreave Place	18	153	7	Business or Industrial	Business and Industry Area
P00160	Former Dr John Worrall School, Attercliffe	14	109	4	Industrial	Industrial Area
P00162	Former Handsworth First School, St Joseph's Road, Handsworth	14	119	4	Housing	Housing Area
P00164	Former Sheffield Tipper's Site, Sheffield Road	14	115	4	Preferred Use	Business and Industry Area
P00166	Tinsley Link, Meadowhall Way/Sheffield Road	14	121	4	New Road	Industrial Area and Business and Industry Area
P00169	Huntsman's Gardens, off Shepcote Lane	14	109	4	Business or Industrial	Business and Industry Area
P00174	Lumley Street	14	110	4	Industrial	Industrial Area
P00178	Next to Shepcote House, Shepcote Lane	14	110	4	Industrial	Industrial Area
P00181	Ouse Road	14	119	4	Housing	Housing Area
P00182	Outokumpu Site, Shepcote Lane	14	110	4	Industrial	Industrial Area
P00183	Former PIC Toys, Darnall Road	14	122	4	Flexible	Flexible Use Area
P00184	Pinfold Works, Staniforth Road	14	123	4	Flexible	Flexible Use Area
P00185	Station Road, Darnall	14	118	4	Preferred Use	District Centre
P00187	Ripon Street/Woodbourn Hill	14	111	4	Industrial	Industrial Area
P00191	Sheffield Business Park Phase 2	14	111	4	Business or Industrial	Business and Industry Area
P00194	Site adjacent Fitzalan Works, Attercliffe Road	14	123	4	Flexible	Flexible Use Area
P00195	Spartan Works, Attercliffe Road	14	123	4	Flexible	Flexible Use Area
P00196	Attercliffe Canalside	14	120	4	Housing	Housing Area
P00202	Westaways, Attercliffe Road	14	123	4	Flexible	Flexible Use Area
P00203	Blagden Street (Land to rear of 40 Manor Oaks Road)	18	154	4	Housing	Housing Area
P00204	Castle College North Site, Granville Road	18	155	4	Housing	Housing Area
P00205	Site of Claywood Tower Blocks	18	155	4	Housing	Housing Area
P00206	Cricket Inn Road	18	155	4	Housing	Housing Area
P00208	Fretson Road/ Motehall Road, Manor	18	156	4	Housing	Housing Area
P00209	Harborough Avenue / Vinglea Drive	18	156	4	Housing	Housing Area
P00210	Harborough Road / Harborough Rise	18	157	4	Housing	Housing Area
P00211	Maltravers Road	18	157	4	Housing	Housing Area

Site Ref	Site Address	Chapter	Page	Map Sheet	Type of Allocation	Policy Area
P00212	Manor Gateway Site, off Prince of Wales Road	18	157	4	Housing	Housing Area
P00213	Manor Community Centre	18	158	4	Housing	Housing Area
P00214	Manor Park Avenue	18	158	4	Housing	Housing Area
P00215	Manor Site 8	18	159	4	Housing	Housing Area
P00217	Wulfric Road / Windy House Road	18	159	4	Housing	Housing Area
P00219	Nunnery Sidings (East)	14	116	4	Preferred Use	Business and Industry Area
P00220	Off Parkway Avenue	14	116	4	Preferred Use	Business and Industry Area
P00222	Park Hill Flats, Duke Street, Sheffield	18	159	4	Mixed Use	Housing Area
P00223	Phase D, Stonecliffe Road	18	160	4	Housing	Housing Area
P00226	Seaton Crescent	18	160	4	Housing	Housing Area
P00227	Seaton Place	18	161	4	Housing	Housing Area
P00228	Skye Edge Avenue A	18	161	4	Housing	Housing Area
P00230	St. John's School, Manor Oaks Road	18	161	4	Housing	Housing Area
P00235	Former British Glass Labs, Northumberland Road	19	169	3	Housing	Housing Area
P00236	Former Clifton Steelworks, Club Mill Road, Hoyland Road	15	124	3	Business or Industrial	Business and Industry Area
P00237	Gas Holder Site, Neepsend Lane, Parkwood Road	15	124	3	Business or Industrial	Business and Industry Area
P00239	Herries Road, Herries Road South/ Penistone Road North	15	131	3	Park-and-ride	Business and Industry Area
P00241	Claywheels Lane	15	125	3	Industrial	Industrial Area
P00242	Club Mill Road - River Don A	15	125	3	Business or Industrial	Business and Industry Area
P00244	Herries Road South	15	126	3	Business or Industrial	Business and Industry Area
P00247	Wardsend Road	15	126	3	Business or Industrial	Business and Industry Area
P00248	Wardsend Road North	15	127	3	Business or Industrial	Business and Industry Area
P00249	Ash Street/ Langsett Road	15	132	3	Flexible	Flexible Use Area
P00251	Livesey Street/Doncaster Lane	15	130	3	Flexible	General Employment Area
P00252	Neepsend Gasworks Tip, Neepsend Lane	15	127	3	Business or Industrial	Business and Industry Area
P00253	Penistone Old Road/Hobson Avenue	15	131	3	Flexible	Business and Industry Area
P00256	Site of Doncasters, accessed via Doncaster Lane, between Rivers Loxley and Don	15	128	3	Business or Industrial	Business and Industry Area
P00257	Site of Hillfoot Steels, Penistone Road North	15	128	3	Business or Industrial	Business and Industry Area
P00258	Beeleywood	15	129	3	Industrial	Industrial Area
P00259	Niagra Forge	15	129	3	Industrial	Industrial Area
P00262	Adjacent to disused railway line near Butterthwaite Lane, Ecclesfield	21	184	2	Industrial	Industrial Area
P00263	Balfour House, Horner Close	22	192	1	Housing	Housing Area
P00266	Ernest Thorpe's Lorry Park, Station Road, Deepcar	22	191	1	Business or Industrial	Business and Industry Area

Site Ref	Site Address	Chapter	Page	Map Sheet	Type of Allocation	Policy Area
P00267	Farrar Precision Engineering, Oughtibridge Lane, Oughtibridge	23	196	1	Housing	Housing Area
P00269	Former Occupational Training Centre, Westwood Road, High Green	21	189	2	Housing	Housing Area
P00270	Former Petrol Depot, Johnson Lane, Station Road	21	184	2	Business or Industrial	Business and Industry Area
P00271	Former Steins Tip, Station Road	22	193	1	Housing	Housing, Open Space and General Employment Areas
P00272	Former Tilcon Depot, Station Road, Ecclesfield	21	185	2	Business or Industrial	Business and Industry Area
P00273	G Fishers Transport Yard, Green Lane, Ecclesfield	21	188	2	Flexible	General Employment Area
P00276	Loicher Lane	21	185	2	Industrial	Industrial Area
P00279	Next to Arthur Lee Works, Loicher Lane, Ecclesfield	21	186	2	Industrial	Industrial Area
P00280	Site A Stocksbridge Steelworks, off Manchester Road	22	193	1	Housing	Housing Area
P00284	Site G Stocksbridge Steelworks, off Manchester Road	22	194	1	Housing	Housing Area
P00285	Site of 26 Station Road, Ecclesfield	21	186	2	Business or Industrial	Business and Industry Area
P00287	Smithywood, Cowley Hill, Chapeltown	21	187	2	Industrial	Industrial Area
P00288	South Yorkshire Trading Standards Unit, Thorncliffe Lane	21	189	2	Housing	Housing Area
P00289	Station Road, Ecclesfield	21	187	2	Business or Industrial	Business and Industry Area
P00290	Land off Ford Lane	22	191	1	Flexible	Flexible Use Area
P00292	Sweeney House, Alpine Close	22	194	1	Housing	Housing Area
P00295	Yarra Industrial Estate, Loicher Lane	21	188	2	Industrial	Industrial Area
P00297	Between Falstaff Road and Buchanan Road	17	142	2	Housing	Housing Area
P00299	Buchanan Crescent/ Adlington Road	17	142	2	Housing	Housing Area
P00300	Chaucer School Site, Halifax Road	17	142	2	Housing	Housing Area
P00301	Chaucer School site	17	138	2	Retail	District Centre
P00302	Collinson Road/ Adrian Crescent	17	143	2	Housing	Housing Area
P00303	Falstaff Crescent	17	143	2	Housing	Housing Area
P00304	Falstaff Road/ Adrian Crescent	17	143	2	Housing	Housing Area
P00305	Falstaff Road/ Symons Crescent/ Murdoch Road	17	143	2	Housing	Housing Area
P00306	Former 179-229 (odds) Deerlands Avenue	17	144	2	Housing	Housing Area
P00307	Former 200-262 (evens) Deerlands Avenue	17	144	2	Housing	Housing Area
P00308	Former 354-384 (Evens) Deerlands Avenue	17	144	2	Housing	Housing Area
P00309	Fox Hill Crescent	17	145	2	Housing	Housing Area
P00310	Fox Hill Recreation Ground (access off Fox Hill Road)	17	145	2	Housing	Housing Area

Site Ref	Site Address	Chapter	Page	Map Sheet	Type of Allocation	Policy Area
P00312	Launce Road/ Collinson Road	17	145	2	Housing	Housing Area
P00314	Lytton Road / Buchanan Road / Wordsworth Ave	17	146	2	Housing	Housing Area
P00315	Margetson Crescent	17	146	2	Housing	Housing Area
P00316	Musgrave Road	17	146	2	Housing	Housing Area
P00317	Crumpsall Road/Crumpsall Drive	17	147	2	Housing	Housing Area
P00320	Parson Cross College (Colley site) Remington Road	17	147	2	Housing	Housing Area
P00321	Parson Cross College (Monteney site), Morrall Road/Monteney Road	17	147	2	Housing	Housing Area
P00323	Rear of 120 - 178 Buchanan Road	17	147	2	Housing	Housing Area
P00324	Rear of Deerlands Ave/ Parson Cross Park	17	148	2	Housing	Housing Area
P00326	Wordsworth Avenue/Buchanan Road/Deerlands Avenue	17	151	2	Mixed Use	District Centre
P00328	Beldon B, Norfolk Park	18	154	4	Mixed Use	Neighbourhood Centre
P00330	Daresbury Drive	18	162	4	Housing	Housing Area
P00333	Kenninghall Drive	18	162	4	Housing	Housing Area
P00335	Park Grange Drive	18	163	4	Housing	Housing Area
P00336	Park Spring Drive A	18	163	4	Housing	Housing Area
P00337	Park Spring Drive B	18	163	4	Housing	Housing Area
P00338	SR Gents factory, East Bank Road	18	164	4	Housing	Housing Area
P00339	Ballard Hall, Tupton Park Road	19	170	5	Housing	Housing Area
P00343	Gilders Car Showroom site, Ecclesall Road	19	170	6	Housing	Housing Area
P00346	Holiday Inn, Manchester Road	19	170	3	Housing	Housing Area
P00350	Sheffield Hallam University Campus, Psalter Lane	19	171	6	Housing	Housing Area
P00355	Abbeydale Drive	19	174	6	Park-and-ride	Flexible Use Area
P00356	adj 45 Spring Close Mount, Gleadless Valley	18	164	6	Housing	Housing Area
P00357	Former Hazlebarrow School, Hazlebarrow Crescent	19	171	6	Housing	Housing Area
P00360	Gaunt Road (previously numbered 95-381)	18	165	6	Housing	Housing Area
P00361	Former Hemsworth School, Blackstock Road	18	165	6	Housing	Housing Area
P00362	Crossland Drive, Gleadless	18	166	4	Housing	Housing Area
P00367	Beighton Road, Woodhouse	20	182	7	Community Facilities	Housing Area
P00370	New Street/Long Acre Way	20	176	7	Industrial	Industrial Area
P00373	Meadowbrook Park, Holbrook	20	176	7	Industrial	Industrial Area
P00375	Birley Moor Road	20	179	7	Housing	Housing Area
P00376	Mosborough Wood Business Park	20	177	7	Industrial	Industrial Area
P00379	Newstead Estate	20	179	7	Housing	Housing Area
P00380	Owlthorpe C	20	180	7	Housing	Housing Area
P00381	Owlthorpe D	20	181	7	Housing	Housing Area
P00382	Owlthorpe E	20	181	7	Housing	Housing Area
P00383	Rother Valley Way, Owlthorpe Greenway, Holbrook	20	177	7	Industrial	Industrial Area

Site Ref	Site Address	Chapter	Page	Map Sheet	Type of Allocation	Policy Area
P00384	Oxclose Farm	20	184	7	Housing	Housing Area
P00386	Rotherham Road, Beighton	20	177	7	Business or Industrial	Business and Industry Area
P00387	Scowerdons Estate, Hackenthorpe	20	181	7	Housing	Housing Area
P00393	Weaklands Estate	20	182	7	Housing	Housing Area
P00394	Former Westfield School Site	20	182	7	Housing	Housing Area
P00398	Former Sixth Form centre, Abbeydale Grange School, Abbeydale Road	19	172	6	Housing	Housing Area
P00403	King Ecgbert's Upper School, Furniss Avenue, Dore	19	172	5	Housing	Housing Area
P00404	Rear of Ranmoor Hall at the junction of Stumperlowe Crescent and Storth Lane	19	173	5	Housing	Housing Area
P00407	Fire Station site, Ringinglow Road	19	173	5	Housing	Housing Area
P00412	Chapelwood Road	14	119	4	Housing	Housing Area
P00414	Former tennis courts and adjacent land, Steel City sportsground, Shiregreen Lane	17	148	2	Housing	Housing Area
P00415	Hinde House School Lower Playing Field	17	149	2	Housing	Housing Area
P00417	Woodbury Road, Wincobank	17	149	2	Housing	Housing Area
P00419	Woolley Wood School, Shiregreen	17	149	2	Housing	Housing Area
P00423	Evans Halshaw Car Showroom, adjacent Nursery Tavern, Ecclesall Road	19	169	3	Retail	District Centre
P00424	Former Bluestones Primary School	18	166	4	Housing	Housing Area
P00425	St Luke's Hospice site, Little Common Lane	19	173	5	Housing	Housing Area
P00428	Wordsworth Avenue/Buchanan Road	17	151	2	Community Facilities	District Centre
P00430	Rawson Spring Road	15	130	3	Business or Industrial	Business and Industry Area
P00433	Errington Crescent/Errington Road	18	167	4	Housing	Housing Area
P00434	Berners Road/Berners Place	18	167	4	Housing	Housing Area
P00435	Algar Place/Algar Road	18	168	4	Housing	Housing Area
P00436	Former Oakes Park and Talbot School, Matthews Lane	19	174	6	Housing	Housing Area
P00437	Newton Grange, Manchester Road, Stocksbridge	22	194	1	Housing	Housing Area
P00439	Scotia Drive	18	168	4	Housing	Housing Area
P00440	Outokumpu site off Manchester Road	22	192	1	Retail	District Centre
P00441	Former Springfield Reservoir, Whitwell Lane	22	195	1	Housing	Housing Area
P00442	Former Silica Brick Works, Platts Lane, Oughtibridge	23	196	1	Housing	Housing Area
P00443	Mansell Crescent / Mansell Road	17	150	2	Housing	Housing Area
P00444	Mansell Crescent / Mansell Road	17	150	2	Housing	Housing Area

Site Ref	Site Address	Chapter	Page	Map Sheet	Type of Allocation	Policy Area
P00470	Harmer Lane / Sheaf Street (Digital Campus phase 2)	13	96	8	Office	Priority Office Area
P00471	Sheffield Business Park (heliport)	14	117	4	Preferred Use	Business and Industry Area
P00472	Europa Link	14	112	4	Business or Industrial	Business and Industry Area
P00473	Former Tinsley Marshalling Yards (West site)	14	112	4	Industrial	Industrial Area
P00474	Former Tinsley Marshalling Yards (East site)	14	113	4	Industrial	Industrial Area
P00475	Victoria Square, Exchange Street	13	105	8	Open Space	Open Space Area
P00476	Former ROM Site, Bower Street/Tyler Street	17	136	2	Business or Industrial	Business and Industry Area
P00477	Former William Lees Steel Works, north of Outokumpu	17	137	2	Industrial	Industrial Area
P00480	Waterthorpe Greenway	20	178	7	Flexible	General Employment Area
P00481	Main Road and Britannia Road, Darnall Centre	14	117	4	Retail	District Centre

PART 1: CITY-WIDE POLICIES

2 ECONOMIC PROSPERITY AND SUSTAINABLE EMPLOYMENT

2.1 Most of the policies for achieving economic prosperity and sustainable development are contained in chapter 6 of the Core Strategy but three other issues still need to be addressed through the development management process. These are:

- the framework for developer contributions needed to help deliver supporting infrastructure;
- ensuring that new sensitive uses do not hold back future economic activity;
- matching the economic potential of employment developments with the social needs identified in the Core Strategy's economic objectives.

A1 Infrastructure Requirements and Developer Contributions

2.2 Local Development Frameworks are expected to anticipate possible gaps in the future provision of infrastructure and to identify how shortfalls in funding could be overcome. The first step is taken in the Core Strategy, which identifies a range of infrastructure types to be provided, including transport networks and facilities, schools, health centres and open space. The following citywide policies (or their supporting text) indicate that some funding will come from developer contributions:

CS1	Land for Employment and Economic Development
CS43	Schools
CS44	Health Centres
CS45	Quality and Accessibility of Open Space
CS46	Quantity of Open Space
CS53	Management of Demand for Travel
CS54	Pedestrian Routes
CS55	Cycling Routes
CS56	Priority routes for Bus and Bus Rapid Transit
CS57	Park-and-Ride and Car Parking in the City Centre
CS59	New Roads
CS73	The Strategic Green Network

These policies are complemented by area-specific policies (including CS7, CS8, CS9, CS10, CS13, CS21, CS28, CS29, CS35, CS37, CS60, CS61 and CS62). The policy below provides the broad priorities for obtaining the funding.

2.3 Local planning authorities are empowered to charge a Community Infrastructure Levy on most types of new development when planning permission is given. This [or any alternative tariff] would make it unnecessary to negotiate separate agreements for individual proposals except where purely site-specific issues were still not provided for. The basis for calculating the charge is the need for infrastructure to provide for new development to implement the development plan across the District. The basic figure is then adjusted for types of development and areas where it is necessary to make development viable. [The City Council has not decided whether to take up the option to set the Levy but, for consultation purposes, the policy below assumes that one would be introduced. The results of the consultation will then inform the Council in considering whether or not to set a Levy. However, references to developer contributions could also apply to those negotiated under individually negotiated agreements. The mechanisms will be clearer when the final version of this document is published.]

Policy A1

Infrastructure Requirements and Developer Contributions

The priority for funding of infrastructure through the Community Infrastructure Levy will be to increase the effective capacity of infrastructure to enable or support development in the city that could not be funded from mainstream or other sources, and specifically:

- a. Measures to increase the capacity of the transport network and limit congestion, particularly on Key Routes; and
- b. Provision for schools and health centres where there is evidence of insufficient local space for demand arising from new development; and
- c. New green infrastructure to meet the needs of new development; and
- d. Additional specific measures that would be critical to delivering the city's spatial strategy.

Within these priorities, infrastructure schemes will be selected that:

- e. Contribute most to meeting the city's target for reducing carbon emissions; and
- f. Provide the most effective and efficient use of resources.

Where a development contributes to the provision of affordable housing, that contribution will be deducted from the Levy.

Definitions

'Infrastructure' – includes physical, social and environmental facilities and networks needed to serve development such as transport, telecommunications, energy, water supply, sewerage and drainage, schools, hospitals, health centres and open space) consistent with the definition set out in the Planning Act 2008.

'Viable' – having a reasonable prospect of occurring on a site, taking account of market factors, costs and delivery issues.

- 2.4 [If set, a Community Infrastructure Levy needs to be at a level that will be viable and it will not be sufficient to finance all the potential infrastructure needs. Priorities need to be set that balance what is required to enable development across the city with what can be afforded, so as not to put appropriate development at risk.]
- 2.5 The priorities indicated in the policy reflect the main types of infrastructure identified in the City Strategy, the Local Area Agreement and the City Council's Corporate Plan. They take forward the delivery of infrastructure identified in the Core Strategy, incorporating, where appropriate, measures that the Core Strategy indicated would be funded, in full or in part, by developer contributions.
- 2.6 Transport receives particular priority as it is critical to delivery of the overall spatial strategy. Contributions will be needed for schools and health centres where mainstream funding would not allow housing development proposed in the Core Strategy. Green infrastructure is an integral aspect of the Core Strategy vision including the promotion of good health.

- 2.7** Energy and water do not feature specifically in the priorities, although this would not preclude delivery through a Levy if still required to deliver the Core Strategy. With the exception of flood defences, they are not specified in the indicative definition of infrastructure in the 2008 Act to be funded through a Community Infrastructure Levy and a major part would be provided for through the utility companies' own investment programmes. These programmes will be informed by current planning permissions and the site allocations set out in this document. Where infrastructure would be essential to support a specific project and would not be provided through a committed investment programme, additional conditions or developer contributions would be required.
- 2.8** A charging schedule would be drawn up for a Community Infrastructure Levy, based on a more specific assessment of which infrastructure measures it would fund. This could take account of citywide and more local issues and would provide more guidance on the relative weight to be given to the different components. To inform the more detailed work, the policy sets two guiding principles, relating to environmental and financial costs, to ensure that the Levy secures both the most sustainable and the most efficient outcomes.
- 2.9** Affordable housing is not funded through the Community Infrastructure Levy but contributions towards affordable housing should be deducted from the infrastructure payment to ensure that schemes are not made unviable.

Related policies in this document

B1 City Centre Design
 C1 Access to Local Services and Community Facilities in New Residential Developments
 C2 Residential Design
 C4 Development in District and Neighbourhood Centres
 C5 Shopping and Leisure Development Outside Existing Centres
 D1 Provision for the Needs of All Users
 D2 Open Space in New Developments
 D3 Delivering Affordable Housing
 E1 Development and Trip Generation
 E2 Parking
 E3 Design for Roads and Movement
 F1 Pollution Control
 F2 Requirements for Waste Management
 G1 Safeguarding and Enhancing Biodiversity and Features of Geological Importance
 G2 The Green Network
 G4 Water in the Landscape
 G7 Development and Heritage
 G9 Historic Parks, Gardens and Cemeteries
 G10 Design Quality
 G12 Public Art
 H1 Land Uses in Policy Areas

A2 Requirements for Economic Prosperity and Sustainable Employment

2.10 The Core Strategy sets out the required scale and broad distribution of employment related development. The related policies are as follows:

- CS3 Locations for Office Development
- CS4 Offices in the City Centre
- CS5 Locations for Manufacturing, Distribution/Warehousing and Other Non-Office Businesses
- CS6 Manufacturing and the City Centre – Transition Areas
- CS7 Meadowhall
- CS8 Tinsley Park
- CS9 Attercliffe/Newhall and Parkway Kettlebridge
- CS10 Business and Industry in the Upper Don Valley
- CS11 Employment Locations in the North East Urban Area
- CS12 Blackburn Valley
- CS13 Employment and Services in Mosborough/Woodhouse
- CS30 Jobs and Housing in the SheafValley and Neighbouring Areas
- CS32 Jobs and Housing in Chapeltown/Ecclesfield
- CS33 Jobs and Housing in Stocksbridge/Deepcar

The distribution of economic activity indicated by these policies is shown in more detail in the Proposals Map through the Policy Areas designated in policy H1.

2.11 However, two related issues for development management require guidance:

Policy A2

Requirements for Economic Prosperity and Sustainable Employment

Sensitive uses should not be located close to industrial or other uses in employment areas where the environmental needs of residents or other occupiers or users of the proposed development would constrain the neighbouring business or industrial activities.

Local employment will be promoted where major employment-generating schemes would have an adverse effect on the local environment, by requiring developers or occupants of new developments to ensure that as many jobs as possible are taken up by local people.

Definitions

‘Sensitive uses’ – these will include housing (C3, C4), residential institutions (C2), hotels (C1), hostels, many community facilities (D1) and certain types of leisure use (D2), theatres and outdoor leisure. Other uses not listed may also be considered sensitive

‘Industrial or other uses’ – includes general industry (B2), warehouses and open storage (B8) and uses such as waste management facilities and sewage treatment works.

‘Employment areas’ – means Business and Industrial Areas, Industrial Areas and General Employment Areas (see policy H1).

‘Major employment-generating schemes’ – schemes employing 50 or more workers. (An office development of around 1,000 square metres gross floorspace would normally employ around 50 people.)

‘Local people’ – usually people living within neighbourhoods experiencing a poorer environment as a result of the scheme, up to 1 kilometre from the development.

- 2.12** The provision for not locating sensitive uses close to industrial areas ensures that the mixing of uses does not actually constrain economic development. In other cases, employment and residential uses can co-exist but there are still impacts on the local environment and resulting inconvenience for residents, such as additional traffic and other disturbance.
- 2.13** Delivery will be through the development management process, using conditions on planning permissions or Section 106 agreements. Developers, subcontractors and occupiers will be expected to make full use of local recruitment and training programmes, such as JobMatch, and to widely publicise new employment opportunities within the local community, using local community groups where available. Information held on job-seekers and their skills and qualifications will be made available to new local employers to assist with their recruitment. During construction, developers will be encouraged to use local construction training initiatives.

Related policies in this document

C3 Safeguarding Sensitive Uses from Nuisance
D2 Open Space in New Developments
G10 Quality Design

3 SERVING THE CITY REGION

- 3.1** The Core Strategy establishes the role of the City Centre as a driver for the transformation of the city's economy. It also establishes the importance of distinctive historic character and improved design quality to support regeneration and to realise this objective. Many of the policies to achieve this are contained in other policies in this document but delivery of the vision depends on specific issues about the quality of design in the City Centre and the concentration of shops and cultural facilities at its heart.

B1 City Centre Design

- 3.2** The Regional Spatial Strategy promotes Sheffield's development as a regional city, with a particular emphasis on enhancing the role of the City Centre. It also indicates the need to safeguard and harness the industrial heritage. The City's Economic Masterplan and City Centre Masterplan also promote the economy of the City Centre and affirm the importance of urban design in creating the appropriate environment for investment. The Core Strategy's vision for the City Centre reflects these documents, emphasising the necessary balance of objectives for economic transformation, sustainability, quality of design and attractiveness to the wider region. It also identifies predominant functions and land uses for each of the 12 distinctive Quarters that make up the City Centre. Policy B1 draws these themes together, drawing particularly on Core Strategy policies:

CS17	City Centre Quarters
CS54	Pedestrian Routes
CS74	Design Principles
CS75	Improvements to Gateway Routes into and through the City

Policy B1

City Centre Design

The following design principles will be adopted throughout the City Centre:

- a. Promoting high quality, sustainable development that reflects the distinctive role of the City Centre within the city region, and with exemplary design at strategically important or other prominent sites;
- b. Promoting green spaces, continuing to integrate water features into the design of public spaces and improving connections with waterways;
- c. Ensuring an active streetscene with well designed ground floor environments, particularly on strategic and well used pedestrian routes;

- d. Promoting and reinforcing the specific qualities and character of the Quarters to provide a catalyst for regeneration through their variety and distinctiveness, with three broad approaches:

- i conservation-led
- ii emphasising repair and recovery;
- iii emphasising reinvention and reconfiguration.

Quarters requiring a conservation-led approach are:

- e. **The Cathedral Quarter**, which should be revitalised through well proportioned and designed development that allows new uses whilst retaining the historic character reflected in the street pattern and grain, views, steep topography and stepped roofscapes;
- f. **Heart of the City**, which should contain the highest quality, innovative development that responds to the strategic and civic role of this Quarter; defined by its significant public buildings complemented by a series of public spaces connected with high quality public realm ;
- g. **Kelham/Neepsend** where the re-use and regeneration of the area should enhance the distinctive quality provided by the wealth of intact industrial heritage within the Quarter, the scale of development and the unique street pattern.

Quarters with an emphasis on repair and recovery are:

- h. **Castlegate/Victoria Quays**, where heritage buildings and historic routes neighbouring the Cathedral Quarter will be conserved and enhanced, with more major redevelopment projects promoted in the east of Castlegate and making connections to the riverside setting, and taking advantage of any historic or archaeological potential, particularly relating to Sheffield Castle;
- i. **Cultural Industries Quarter**, which should embrace new development opportunities that enhance and retain the existing character, based on the original street grid pattern, the form, scale and arrangement of buildings, and the Metal Trades courtyards and works buildings;
- j. **Devonshire Quarter**, which should embrace innovative opportunities and a variety of uses that enhance the existing 'urban village' character of the Quarter, taking advantage of the views from the Quarter, the distinct local character zones within it and the recreational potential of Devonshire Green;
- k. **St George's**, continuing the redevelopment of the Quarter with a sympathetic mix of contemporary architectural styles and materials alongside the conservation of historic buildings;
- l. **St Vincent's**, where development will respond to the topography and take opportunities adapting and reusing vacant historic industrial buildings alongside contemporary infill development to realise opportunities to repair the character of the Quarter.

Quarters where there is an emphasis on reinvention and reconfiguration are:

- m. **The Moor**, where redevelopment should enhance and strengthen its strategic position as an important City Centre shopping street including the indoor market;
- n. **Sheaf Valley**, where advantage should continue to be taken of the Quarter's strategic location as a gateway to the City Centre, the proposed improvements and new links to the neighbouring Sheaf Valley Park and the capacity for major development, dramatic change and contemporary architecture;
- o. **West Bar**, where opportunities should continue to be taken for major redevelopment that provides positive connections, where possible, to the river;
- p. **Wicker/Riverside**, where development should reflect the existing street pattern and grain, the significant concentrations of historic buildings and archaeology, and, in riverside locations, take advantage of the distinctive setting whilst avoiding unacceptable flood risks.

Integration of the Quarters will be promoted, with each other and with adjacent neighbourhoods.

Definitions

'Quarters' – the 12 districts comprising the City Centre, each having distinctive roles, characters and townscapes. Their roles are set out in Core Strategy policy CS17 and they are identified on the Core Strategy Key Diagram and the Proposals Map.

'Strategic or well used route' – including three strategic routes, defined in the Sheffield City Centre Masterplan, which run through the City Centre and link Quarters:

- the **Gold Route**, from the railway station in the Sheaf Valley to the Heart of the City;
- the **Steel Route**, running through the Moor and the Heart of the City to Castlegate/Victoria Quays;
- the **Blue Route**, following the river corridors, in particular the River Don;

and other well used routes that are important because of their location and pedestrian footfall, including West Street and Arundel Gate.

- 3.3 In some of the City Centre Quarters there is an emphasis on conservation but other areas have a more limited range of buildings of architectural or heritage value and, provided these are respected, offer significant opportunities for new development in an environment that still retains links with the city's past. In some locations the existing, often former industrial, buildings are of little value in themselves and the renewal of such areas offers opportunities for more contemporary and even dramatic design.
- 3.4 Ground floors and other development along the principal street network are important as that is where people experience living in or using the Centre. This has implications, for example, for shop front design, apartment and office blocks and car parks.

- 3.5** The policy will be implemented through the development management process and will also reflect the design criteria set out in other policies in this document. Detailed design guidance will be set out in a Supplementary Planning Document on City Centre Design. The City Council will also use its 3D model to demonstrate the impact of proposals within the City Centre.

Related policies in this document

B2 Development in City Centre Shopping Streets and the Cultural Hub
 C1 Access to Local Services and Community Facilities in New Residential Developments
 C2 Residential Design
 D1 Provision for the Needs of all Users
 E3 Design for Roads and Movement
 G5 Development and Area Character
 G10 Design Quality
 G11 Tall Buildings and Views
 G12 Public Art
 G13 Shopfront Design
 G14 Advertisements

B2 Development in the City Centre Shopping Streets and the Cultural Hub

- 3.6** Maintaining and enhancing the attraction of the City Centre as both a shopping and cultural destination is crucial if it is to continue to help realise the Core Strategy vision of enriching the City Region. The broad strategy is set out in Core Strategy policies:

CS18 Shopping in the City Centre
 CS19 Cultural Facilities in the City Centre

The Core Strategy policies will be delivered partly through the completion of the New Retail Quarter. But it will also require management of the range of land uses on existing shopping streets and in the Cultural Hub. The policy below helps to implement the Core Strategy through more specific criteria.

Policy B2

Development in the City Centre Shopping Streets and the Cultural Hub

On Fargate, the length of street frontage in use as shops (A1) should remain at at least its present level and there should be no increase in the length of street frontage in use for financial and professional services (A2). Within these constraints cafes, restaurants and bars (A3 and A4) will be encouraged.

In other streets, uses other than shops will be acceptable only if the proportion of street frontage in A1 use within 50 metres of the proposal would not fall below these percentages of frontage length:

Pinstone Street	70%
The Moor from Fitzwilliam Gate to Furnival Gate	60%
High Street except for numbers 2-6	60%
Other Streets in the Primary Shopping Area; Division Street; Devonshire Street; Chapel Walk;	50%

In the Cultural Hub cultural facilities will be the preferred uses. Changes from these uses will be allowed only if, as soon as practicable, equivalent or better cultural facilities are provided within or adjacent to the Cultural Hub or the Primary Shopping Area.

On ground floor frontages in non cultural facilities in the Cultural Hub and on designated Active Streets, a diversity of small shops and leisure and entertainment facilities will be expected unless design considerations indicate otherwise.

Definitions:

'Fargate' – properties numbered 2-66 on the west side of Fargate, and between 6 High Street and Surrey Street on the east side.

'Length of street frontage' –Including the frontage of the application site and of properties that face the named street within 50 metres either side of the proposal. The width of side alleys and streets will be excluded. Vacant properties' frontage will be classified according to their last use.

'Active Streets' – streets with a relatively high footfall that form the approaches to the Primary Shopping Area, other Shopping Streets and the Cultural Hub (see Proposals Map).

'Leisure and entertainment facilities', includes cafes restaurants, bars and pubs

'Cultural facilities' – Theatres, museums, art galleries and exhibition halls, public libraries, places of worship, religious instruction and church halls, concert hall, cinemas.

- 3.7** Until the New Retail Quarter is built, Fargate will contain the greater part of the City Centre's primary shopping frontage, where a high proportion of retail uses should be maintained to attract shoppers to the centre. The policy sets out a hierarchy of areas in which retail uses predominate and with streets closer to Fargate having higher proportions of retail (A1) uses. The proportions of retail uses for The Moor and High Street reflect their specific role in the Core Strategy policy CS18. On the other streets a simple majority of ground floor frontage in retail use would be sufficient to maintain their retail character.
- 3.8** The Core Strategy (policy CS19) supports the provision and retention of arts and cultural facilities in the Cultural Hub. This policy ensures the presence of vital town centre uses in the Cultural Hub and that any displaced cultural facilities are replaced either in the Hub or a suitable location nearby.
- 3.9** Whilst retail uses are acceptable on the 'Active Streets', more variety of ground floor uses would promote their vitality and complement the main shopping areas.
- 3.10** The policy will be implemented through the development management process, by supporting appropriate development at the pre-applications stage.

Related policies in this document:

C4 Development in District and Neighbourhood Centres
H1 Land Uses in Policy Areas

4 ATTRACTIVE AND SUSTAINABLE NEIGHBOURHOODS

4.1 The Core Strategy sets out overall objectives and policies for delivering attractive, sustainable and distinctive neighbourhoods. The policies in this chapter show more explicitly what this means in terms of accessibility, design of the residential environment and provision of key services. In particular, the policies contribute to the creation of 'Lifetime Neighbourhoods'. This means neighbourhoods that are safe places which offer everyone the best possible chances of health, well-being and social, economic and community involvement, regardless of their age, gender, culture or disability. The policies also apply the principles of Lifetime Neighbourhoods to developments wherever housing is allowed (see policy H1 below and Proposals Map). Other policies contributing to the Core Strategy objectives for neighbourhoods are set out in other chapters, particularly 5, 6 and 9.

C1 Access to Local Services and Community Facilities in New Residential Developments

4.2 The Regional Spatial Strategy sets out accessibility criteria for new housing developments of 10 or more new homes. It specifies acceptable walking times to public transport and travelling times to local services, employment areas, public transport, secondary health and education facilities and leisure/ retail facilities. Policy C1 supplements that by specifying the range of local services and facilities that should be accessible near to where people live.

The related Core Strategy policies are:

CS23	Locations for New Housing
CS26	Efficient Use of Housing Land and Accessibility
CS34	District Centres
CS39	Neighbourhood Centres
CS43	Schools
CS44	Health Centres
CS51	Transport Priorities
CS53	Management of Travel Demand
CS63	Response to Climate Change

Policy C1

Access to Local Services and Community Facilities in New Residential Developments

Medium and larger-scale residential developments should be integrated with existing residential communities and most of the new homes in the development should be within a reasonable walking distance, via a safe, attractive and convenient pedestrian route, of:

- a. a local convenience shop and
- b. a sufficient range of other local services and community facilities.

Developers may be required to contribute towards the improvement of pedestrian routes and/ or the provision of local services and community facilities where the requirements in the policy would not otherwise be met.

Definitions

‘Medium and larger-scale residential development’ – comprises:

- a. housing (Use Class C3, C4) developments consisting of 10 or more new homes (including student ‘cluster’ flats); or
- b. residential institutions (Use Class C2) and hostels providing 20 or more bedspaces (for residents or staff).

‘Most of the new homes’ – at least 80% of the new homes in the proposed development.

‘Reasonable walking distance’ –this means:

- a. 800 metres in the main urban area of Sheffield and in Stocksbridge and Chapeltown/ High Green; and
- b. 1,200 metres in rural areas (including the villages of Oughtibridge, Wharnccliffe Side and Worrall, which are inset within the Green Belt).

The distances are the actual walking distances, taking into account barriers such as railways or rivers. These distances may be reduced if the routes are very steep or the housing or community facility is meeting the needs of older or disabled people.

‘Safe, attractive and convenient pedestrian route’ – to be interpreted in the light of policy E3 and more detailed guidance in the Residential Design Supplementary Planning Document.

‘Local convenience shop’ – selling everyday items, including food, drinks and newspapers.

‘Sufficient range of other local services’ – at least five of the following: postal facility; bank or cash point; chemist; leisure centre; primary or secondary school; doctor’s surgery/ health centre; community centre/ church hall; place of worship; public house; park or children’s playground; library.

- 4.3 The policy will contribute significantly to meeting the target in the Core Strategy for all new residential development of 10 or more new homes to achieve at least the *Building for Life* ‘good’ rating.
- 4.4 The policy does not apply to smaller residential developments because they have fewer impacts on travel or transport overall and may also be justified in less accessible rural areas in order to meet local housing needs.
- 4.5 More detailed standards and advice on how the standards can be met will be set out in a Supplementary Planning Document on Residential Design. Developers will be required to submit a Design and Access Statement with their planning

application and this should show how the requirements of the policy would be met. The Community Infrastructure Levy will be used to fund local services and facilities where this is identified as a priority (see policy A1 above).

Related policies in this document

C2 Residential Design
 C4 Development in District and Neighbourhood Centres
 D2 Open Space in New Housing Developments
 E3 Design for Streets and Movement

C2 Residential Design

4.6 The Core Strategy establishes overall design requirements for new development and those relating to climate change, use of resources, sustainable design and renewable energy. It also includes policies on housing mix and density. The related policies are:

- CS26 Efficient Use of Housing Land and Accessibility
- CS40 Affordable Housing
- CS41 Creating Mixed Communities
- CS64 Climate Change, Resources and Sustainable Design of Developments
- CS65 Renewable Energy and Carbon Reduction
- CS74 Design Principles

However, the delivery of Core Strategy objectives requires further guidance on design to inform Supplementary Planning Documents and the development management process. General design criteria that apply to all types of development are set out in other chapters below (in particular, Chapters 6, 9 and 10). Policy C2, with its focus on Attractive and Sustainable Neighbourhoods, sets out design criteria that relate solely to residential development, including live/work accommodation, hostels, purpose-built student accommodation and Houses in Multiple Occupation.

Policy C2

Residential Design

All new residential development (including affordable homes and new homes arising from the conversion of existing buildings and, where relevant, extensions) should:

- a. be designed and laid out to maximise integration of different sizes, types and tenures of housing; and
- b. be well laid out internally and provide enough space to accommodate the size of household for which it is intended and, wherever possible, enable future alteration or extension; and
- c. provide sufficient private outdoor space or private gardens (with direct access from a lounge, dining room, kitchen or bedroom) and not result in an unacceptable loss of such areas; and
- d. be easily adaptable to meet the needs of disabled and older people when required (this includes the communal areas of apartment blocks); and

- e. in developments of three or more general purpose or affordable homes, include at least 30% of the new homes designed as wheelchair accessible housing or housing that is easily adaptable for residents who are wheelchair users; and
- f. be designed so that there is no difference in the appearance or quality of wheelchair accessible homes, affordable homes and general purpose homes; and

All residential institutions (Use Class C2), extra-care or supported accommodation (including hostels providing an element of care) will be required to be fully accessible to wheelchair users.

Definitions

'Affordable homes' – see policy D3.

'Well laid out internally', 'enough space', 'unacceptable loss' and 'sufficient private outdoor space or private gardens' – to be interpreted in the light of more detailed guidance in a Residential Design Supplementary Planning Document.

'Easily adapted to meet the needs of disabled and older people' – to be interpreted with reference to the latest nationally endorsed Lifetime Homes standards. The detailed design requirements will be included in a Residential Design Supplementary Planning Document.

'Wheelchair accessible housing' – housing designed to enhanced standards so that it is fully accessible to wheelchair users or can be easily adapted for a wheelchair user without the need to make substantial structural alterations to the home. It provides a greater level of accessibility than Lifetime Homes. Detailed design requirements will be included in a Residential Design Supplementary Planning Document.

- 4.7 The policy is required to provide the framework for the more Sheffield-specific Supplementary Planning Document on Residential Design. It introduces principles from Building for Life and Lifetime Homes and the provisions for people with disability or other mobility requirements help to achieve Core Strategy objectives for inclusive design.
- 4.8 Although the policy applies generally to all types of residential accommodation criteria (a), (d), (e) and (f) do not apply to residential institutions (Use Class C2)).
- 4.9 The policy will be implemented through the process of development management and this will include assessing residential schemes against the national *Building for Life* and *Lifetime Neighbourhoods* models. Detailed guidance on what this means for new housing developments will be set out in a Supplementary Planning Document on Residential Design. Developers will be required to submit a Design and Access Statement with planning applications for new housing developments to show how the criteria in the policy would be met.

Related policies in this document

C1 Access to Local Services and Community Facilities in New Residential Developments
D1 Design for the Needs of All Users

D2 Open Space in New Developments
 D3 Delivering Affordable Housing
 E2 Parking
 E3 Design for Roads and Movement
 G5 Development and Area Character
 G10 Design Quality

C3 Safeguarding Sensitive Uses from Nuisance

4.10 National planning policy requires local policy to address the issue of noise generated in some types of development and the Core Strategy, accordingly, contains an objective of not subjecting people to unacceptable levels of noise or disturbance, both of which can constitute nuisance. The Core Strategy also identifies the main locations for different types of uses that could lead to conflicts between sensitive uses and uses which generate noise or other disturbance. It also promotes higher density housing development in the City Centre, around District Centres and along high-frequency public transport routes, which often experience higher levels of noise and other disturbance than other parts of the city. This policy is needed to ensure an appropriate balance is made between the needs of commercial uses, transport and the living conditions of people living or staying in the area.

The related Core Strategy policies are as follows:

CS5	Locations for Manufacturing, Distribution/Warehousing and other Non-Office Businesses
CS6	Manufacturing in the City Centre – Transition Areas
CS17	City Centre Quarters
CS26	Efficient Use of Land and Accessibility
CS27	Housing in the City Centre
CS52	Key Route Network
CS66	Air Quality

Policy C3

Safeguarding Sensitive Uses from Nuisance

Development should not cause occupants of any residential accommodation to suffer from nuisance that would be harmful to living conditions.

Within the areas with a high level of background noise, including:

- a. the City Centre;
- b. District and Neighbourhood Centres;
- c. adjoining Key Routes; and
- d. near to industrial areas, and

the development of noise-sensitive uses should incorporate appropriate design features to reduce the effects of noise within the building to an acceptable level.

In areas where commercial premises stay open late at night and cause a nuisance to residents, zones will be designated where the number, scale and times of opening of late night uses will be limited.

In the City Centre Controlled Night-Time Opening Zones, the times of opening of new drinking establishments (A4), hot food takeaways (A5) and nightclubs will be no later than 12.30 am.

Definitions

‘Nuisance’ – including noise, vibration, odours, dust, air pollution, or litter.

‘City Centre, District and Neighbourhood Centres’ –as shown on the Proposals Map.

‘Key Routes’ – as listed in Core Strategy policy CS52 and shown on the Proposals Map.

‘High levels of background noise’ – sound that is unwanted by the hearer and harms their quality of life. This means averages of more than 55 decibels between 7am and 11pm, and more than 40 decibels between 11pm -7am.

‘Noise-sensitive uses’ – includes hotels (C1), residential institutions (C2), housing (C3, C4), certain non-residential institutions (schools, nurseries, hospitals, places of worship) (D1), some office (A2) uses.

‘Appropriate design features’ – could include double-glazing, sound insulation to walls or floors, physical barriers such as mounds or fences, and works to the noise source itself.

‘Acceptable level’ – a level that would not disturb normal patterns of life or activity for that type of development. See Planning Policy Guidance Note 24: Planning and Noise, Annex 1 for details.

‘City Centre Controlled Night-time Opening Zones’ – covering the Heart of the City, Cathedral Quarter and Devonshire Quarter. They are shown on the Proposals Map.

- 4.11** The policy requires the design of developments in noisy areas to mitigate the conflicts that could arise and the resulting impact on health and quality of life, which are important aspects of Core Strategy objectives. Policy H1 also contributes to the separation of noise-creating developments, such as general industry, from noise-sensitive developments, such as schools or housing.
- 4.12** Developers will be required to submit a Noise Survey and a schedule of mitigation works with planning applications in areas with high ambient noise levels. The Council’s Environmental Protection Service will screen all major applications. Contributions may be sought from developers for noise mitigation measures or may be a condition of development, as necessary. This could be to ensure existing developments are protected from noise created by new developments.

Supplementary Planning Documents will identify areas where late night uses are a particular concern. They will set out criteria by which these applications should be assessed and suggest conditions that might be attached to planning permissions for such uses.

Related policies in this document

A2 Requirements for Economic Prosperity and Sustainable Employment
C2 Residential Design
F1 Pollution Control

C4 Development in District and Neighbourhood Centres

4.13 The Core Strategy's vision for neighbourhoods includes encouraging District and Neighbourhood Centres in providing for everyday needs. The following policies set the scene:

- CS14 City-wide Distribution of Shopping and Leisure Development
- CS34 District Centres
- CS35 Darnall District Centre
- CS36 Hillsborough District Centre
- CS37 Firth Park, Spital Hill and Chaucer District Centres
- CS38 Manor Top District Centre
- CS39 Neighbourhood Centres

The purpose of policy C4 is to provide guidance on the scale and type of retail development within these centres in a way that will help achieve the Core Strategy objectives.

Policy C4

Development in District and Neighbourhood Centres

In District and Neighbourhood Centres, the scale of shopping (use class A1) and leisure proposals should be appropriate to scale and type of the centre.

In District Centres and Neighbourhood Centres changes of use from shops (use class A1) will be acceptable at street level frontage only if:

- a. more than half the length of frontage of units in the centre within 50 metres either side of the shop would still be in use as shops (Use Class A1) ; and
- b. it did not displace facilities that are needed to serve an important shopping or community role; and
- c. it would not harm the vitality and viability of the centre;

or, where a significant proportion of the units in the centre are vacant:

- d. it has been shown that the unit would not be viable for shop use; and
- e. the change of use would significantly increase the vitality and viability of the centre.

Development leading to the loss of formal public parking for shoppers and visitors in District and Neighbourhood Centres will be permitted only if provision is made for replacement.

Definitions

Shopping and Leisure –shops, restaurants, bars and pubs and leisure and entertainment and cultural facilities. For further detail see definition of main town centre uses in Planning Policy Note 4, paragraph 7

‘Appropriate to the Centre’ – to be interpreted in the light of national policy in Planning Policy Statement PPS4 and any local considerations identified in future area-base Supplementary Planning Documents

‘Length of frontage’ – including the application building and properties any part of whose frontage is within 50 metres’ walk of the entrance to the building. Side street frontages will be included. Properties on the other side of unclassified roads will be included and on the other side of A roads and B roads if they are accessible via a pedestrian crossing, the measurement being made via the crossing. Vacant properties’ frontage will be classified according to their last use. Permissions for development and change of use will be taken into account. Large superstores will be excluded from the calculation.

‘Important shopping or community role’ – this includes use as a convenience store selling everyday items, including food, drinks and newspapers, or a post office or pharmacy.

‘Vitality and viability’ –as described in PPS4, Annex D.

‘Significant proportion’ – more than 10%.

Formal public parking –areas surfaced and marked out for parking.

- 4.14** The encouragement of District and Neighbourhood Centres as proposed in the Core Strategy will depend on the safeguarding and promotion of shopping, which is the mainstay of their vitality and so shops should be the dominant use. Food superstores are appropriate in District Centres but large non-food shops and leisure developments are more appropriate in the City Centre where they can serve the city as a whole. Similarly, developments with large catchment areas may be more appropriate in District Centres than Neighbourhood Centres since they will be more accessible by a choice of means of transport.
- 4.15** Implementation of the policy will be through the Council’s Thriving District and Local Centres Strategy and through development management. The Thriving District and Local Centres Strategy will steer the Council’s policies and investment programs towards supporting District and Local Centres. A delivery plan will be produced in 2011 with the aim of supporting their social and economic functions as well as their environment. This could be done in pre-application discussions, planning briefs or local area Supplementary Planning Documents, or a combination of these. Development management will support an appropriate balance of retail and other facilities in centres.

Regular surveys and monitoring of uses within District and Neighbourhood Centres will support these activities.

Related policies in this document

C1 Access to Local Services and Community Facilities in New Residential Developments
 C3 Safeguarding Sensitive Uses from Nuisance
 C5 Shopping and Leisure Development outside Existing Centres
 H1 Land Uses in Policy Areas

C5 Shopping and Leisure Development and Community Facilities outside Existing Centres

- 4.16** National and regional policy requires retail and leisure development to be located in or at the edge of existing or proposed centres, which are identified in the Core Strategy and on the Proposals Map. The related Core Strategy policies are listed for policy C4 above.
- 4.17** National policy sets out tests for deciding if a development should be allowed outside an existing centre. The policy below sets out additional local criteria required to satisfy Core Strategy objectives.

Policy C5

Shopping and Leisure Development and Community Facilities outside Existing Centres

Where shopping and leisure development has to be outside existing centres:

- a. It should be within 800 metres of a tram stop or 400 metres of a bus stop on a high-frequency route
- b. Such development and community facilities should be located as close as possible to other such uses and where they would be most accessible to a wide range of local users of public transport, and to pedestrians and cyclists.
- c. Within any five-year period, retail development at Meadowhall should not be more than 2,500 sq. m. gross floor space.

Impact assessments will be required for retail and leisure developments over 1,000 sq. m. gross floor space which are outside existing centres, where a nearby centre is vulnerable or has planned investment or where there have been significant recent developments nearby.

Definitions

‘Shopping and leisure development’ – see definition for policy C4.

‘Centres’ – the City Centre, District and Neighbourhood Centres.

- 4.18** Shopping and leisure developments should be accessible to people coming by public transport so the policy states that they should be the equivalent of a 5 or 10 minute walk from a frequent bus or tram service. Locating shops, leisure and community facilities near to other such developments can allow people to walk between them. This will reduce the need to travel.
- 4.19** The figure for Meadowhall provides more a specific definition of the general statement in the Core Strategy about remaining at around its present size. The additional thresholds for impact tests will help support the Thriving District and Local Centres initiative (see policy C4).
- 4.20** Implementation of the policy will be mainly through the development management process.

Related policies in this document

C1 Access to Local Services and Community Facilities in New Residential Developments

C4 Development in District and Neighbourhood Centres

H1 Land Uses in Policy Areas

5 OPPORTUNITIES AND WELL-BEING FOR ALL

- 5.1** National planning policy and guidance emphasises that diversity, equality and inclusive access are integral to sustainable communities and that inclusive design should be considered at the earliest possible stage in planning developments, including pre-application discussions, outline applications and masterplans. One of the key elements of the Core Strategy's vision is to create a city that will provide for opportunities, well-being and quality of life for everyone. It includes a number of policies throughout the document which support the objectives relating to this element of the vision.
- 5.2** The policies in this chapter cover three important issues relating to the achievement of inclusive and accessible development. They should be read in conjunction with policies in other chapters which are also important in terms of providing an inclusive, accessible environment. In particular, policies E2, E3 and G10 include criteria that seek to ensure that developments are accessible for disabled people.
- 5.3** Providing for opportunities and well-being for all may require checking out of the relative mix of housing types in a neighbourhood (e.g. hostels and other shared housing). This is needed to ensure that concentrations of certain types do not imbalance the community. This theme is taken up in Core Strategy policy CS41, Creating Mixed Use Communities. The specific accommodation needs of Gypsies and Travellers will be met through the site allocations part of this document, with reference to policy CS42 of the Core Strategy.

D1 Provision for the Needs of All Users

- 5.4** The Disability Equality Duty requires the Council to adopt inclusive design as an overriding principle in planning, building and managing the environment as a key means of achieving successful compliance with the duty. The SDF does not rely on a single policy promoting access for disabled people but Core Strategy policy CS74 establishes the key principle that development should enable all people to gain access safely and conveniently, providing, in particular, for the needs of ethnic minorities, families and children, and of disabled people and older people. The following policy provides more specific detail to ensure that a high standard of inclusive design achieves this in public buildings and other developments where people are employed.

Policy D1

Provision for the Needs of All Users

The design and layout of public buildings and places of employment (including conversions, refurbishments, alterations and extensions to existing buildings) should provide safe and convenient access for everyone. They should include:

- a. accessible entrances (avoiding the need for separate arrangements via a secondary entrance), access to all areas of the buildings and, where applicable, passenger lift access to all floor levels; and

- b. accessible toilet facilities and, where applicable, accessible baby-care, changing and shower facilities; and
- c. assisted toilet and changing facilities for use by disabled adults and their carers in developments that will be used by large numbers of visitors.

Access to existing buildings and their surroundings should be improved as opportunities arise to enable all users to move around with equal ease.

Where new development or change of use would lead to the loss of a valued community facility, it should not be permitted unless alternative provision is identified and made available so that the use can continue.

Definitions

‘Where applicable’ – specific circumstances where it would be appropriate to provide a passenger lift, baby-care, changing and shower facilities will be set out in the relevant Supplementary Planning Documents.

‘Assisted toilet and changing facilities’ – or ‘Changing Places Facilities’. They contain a bench and tracking hoist which enables people with profound and multiple disabilities and those with physical disabilities to access public facilities. Detailed specifications are given in BS 8300:2009, ‘Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice.’

‘Valued community facility’ – may include a postal facility; bank or cash point; chemist; leisure centre; primary or secondary school; doctor’s surgery/ health centre; community centre/ church hall; place of worship; public house; park or children’s playground; library.

- 5.5 The policy aims to remove the barriers that create undue effort and separation and to enable everyone to participate equally, confidently and independently in everyday activities.
- 5.6 Replacement community facilities need to be at least as accessible as the premises that are lost. The reference to facilities that are valued indicates that where the community use has ceased (and no alternative community use would be viable) replacement would be unnecessary.
- 5.7 Delivery of the policy will be through development management. The Access Liaison Group will also be consulted on significant applications. The Council will also encourage toilet facilities to be made publicly available as part of the Council’s Community Toilet Scheme. More detailed design guidance will be set out in Supplementary Planning Documents on Design.

Related policies in this document

C2 Residential Design
E2 Parking
E3 Design for Streets and Movement
G10 Design Quality

D2 Open Space in New Housing Developments

5.8 Ensuring that there is sufficient open space to meet a variety of local needs is integral to achieving the Core Strategy's objectives for neighbourhoods and for health and well being. The related Core Strategy policies for provision of open space are:

CS45	Quality and Accessibility of Open Space
CS46	Quantity of Open Space
CS47	Safeguarding Open Space
CS48	Open Space and Riversides in the City Centre
CS73	Strategic Green Network

5.9 Core Strategy policy CS47 already provides the criteria for safeguarding existing open space. Policy D2 complements this by indicating when new open space should be provided in association with new development.

Policy D2

Open Space in New Housing Developments

In new housing developments, sufficient open space should be provided to meet the additional local need that arises from the development. This should include, where appropriate, publically accessible, safe, well designed and well integrated:

- a. informal open space; and
- b. appropriate children's play facilities and youth facilities; and
- c. outdoor sports facilities.

Sites larger than 4 hectares will be expected to include a proportion of the site as open space unless there is already sufficient variety of quality spaces to meet the additional need. Smaller developments in areas where there is an identified quantitative shortage of open space will also be expected to do so if feasible.

Where more appropriate, developers may be required, instead, to contribute towards the improvement of open spaces in the surrounding area.

Definitions

'Open space' – a wide range of public and private areas that are predominantly open in character, and provide or have the potential to provide, direct or indirect environmental, social and/or economic benefits to communities (see Core Strategy policy CS47).

'Informal open space' – including parks, natural and semi-natural urban open spaces, riverbanks, small green or landscaped areas meeting local needs, allotments, cemeteries and civic spaces (see Core Strategy, policy CS47).

'Appropriate children's play and youth facilities' – to be interpreted with reference to the Supplementary Planning Document on Open Space.

'A proportion' – 10% of the site, unless a larger area is required to fulfil all aspects of the policy.

‘Well designed’ – to be interpreted with reference to principles set out in the Supplementary Planning Document on Open Space and reflecting the Sheffield Quality Standard.

‘A quantitative shortage’ – 4 or fewer hectares per 1,000 people.

‘Local area’ – typically within 400 metres (approximately a 5-minute walk) of the site, though in the case of youth/adult sports provision this is extended to 1,200 metres (approximately a 15-minute walk).

- 5.10** Where new housing is developed, providing open space on-site is often the best way to cater for the immediate recreational needs of new residents. and it can help to achieve to aims of Lifetime Neighbourhoods.
- 5.11** Where open space is provided on-site, its composition should reflect the local context and local needs. Further guidance on what is deemed to be safe, well designed and well integrated will be provided in the [forthcoming] Supplementary Planning Document and will draw on the Sheffield Quality Standard, as set out in the Green and Open Space Strategy.
- 5.12** In the City Centre, new and improved open spaces will be delivered in line with the priorities established in the Core Strategy. Further detail is set out in the City Centre Masterplan and Quarter Action Plans.
- 5.13** Firm commitments for the management and maintenance of any new open space will need to be made and agreed with the Council. It should not be assumed that the Council will be able to automatically adopt new open spaces.
- 5.14** The management and maintenance of small open spaces is not always sustainable. For smaller schemes, it may be more appropriate for developers to contribute to improvement of existing local open spaces so that they can accommodate increased use.
- 5.15** The policy deals only with the additional demands for open space created by a particular development, but policies in the Green Environment and Character and Heritage chapters may also require the inclusion of open space in schemes.

Related policies in this document

- A1 Infrastructure Requirements and Developer Contributions
- G1 Safeguarding and Enhancing Biodiversity and Features of Geological Importance
- G2 The Green Network
- G3 Trees, Woodland and the South Yorkshire Forest
- G5 Development and Area Character

D3 Delivering Affordable Housing

- 5.16** The Core Strategy provides for a range of housing types and indicates that, in all parts of the city, all new housing developments should include a proportion of the dwellings that are affordable. General requirements are set out in:

- CS40 Affordable Housing
- CS41 Creating Mixed Communities

5.17 Affordable housing is defined in national planning policy and covers both social rented housing and intermediate affordable housing. Core Strategy policy CS40 indicates that subsequent policy will indicate the precise size thresholds for applying the policy, the proportions of affordable housing that are required in different types of area and the ways in which they might be provided. Policy D3 follows this up for the provision of new homes that should be affordable in open market housing developments.

Policy D3

Delivering Affordable Housing

In open market housing developments with capacity for 10 or more units, up to 40% of the units will be sought as affordable homes. The precise level of provision will be negotiated and will be consistent with the economic viability of the development.

Across the city as a whole, the target is for 50% of affordable homes to be social rented units and 50% intermediate affordable housing but these targets will be varied to reflect needs in different market areas.

The targets for each market area are as follows.

Note that 'ADF' refers to the areas covered by the Area Development Frameworks for Housing Market Renewal

Market Area	% Social Rented Housing	% Intermediate Housing
City Centre	25	75
City Centre West	50	50
East ADF	50	50
North ADF	25	75
North Sheffield	50	50
North West Rural Area	50	50
North West Urban	50	50
South ADF	25	75
South East Sheffield	50	50
South West Sheffield	75	25
Stocksbridge and Deepcar	50	50

These targets may be revised in response to future Strategic Housing Market Assessments. Revisions will be published in the associated Supplementary Planning Document.

Definitions

'Affordable housing' – includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. See below for 'social rented' and 'intermediate'

'Open market housing' – housing provided at market prices without any public subsidy.

'Social Rented Housing' – rented housing owned by Local Authorities and Registered Social Landlords where rents are set at an affordable level by national regulations.

‘Intermediate Housing’ – housing at prices or rents above those of social rent but below market prices or rents. This can include shared equity products and intermediate rent.

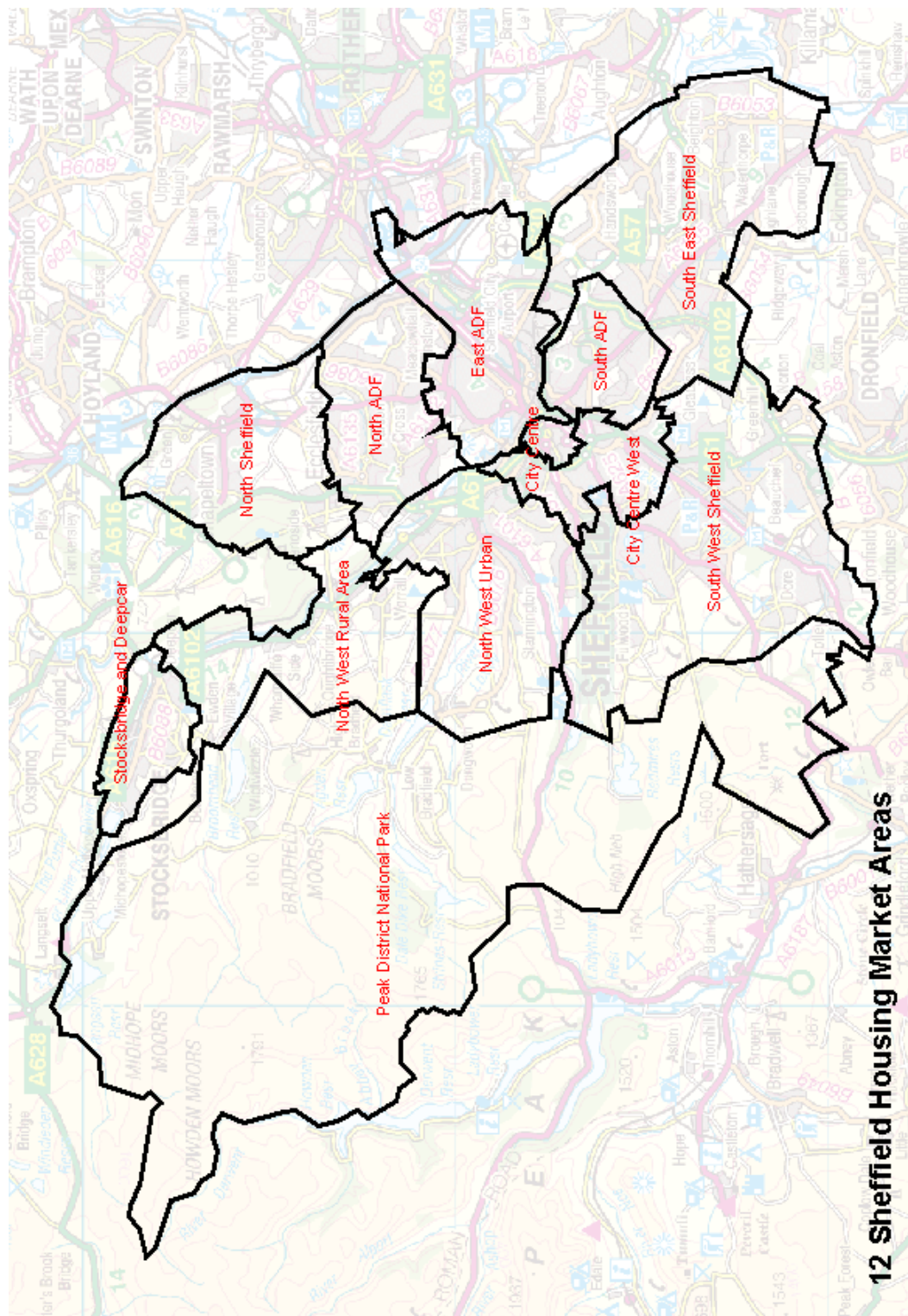
‘Market areas’ – are shown on Map on next page (and are as identified in the Sheffield Housing Market Assessment 2007).

- 5.18** The 40% target for affordable housing reflects an assessment of the likely economic viability of land for housing in Sheffield. This takes account of risks to overall housing delivery, the likely availability of public funding for affordable housing and the level of contributions that developers can reasonably be expected to make. The assessment also indicates situations where it may be necessary to negotiate a lower level to satisfy the policy’s requirement for viability.
- 5.19** The policy will be delivered through a companion Supplementary Planning Document. This specifies the size, type and tenure of affordable housing that is needed in different parts of the city. It also provides guidance on when a financial contribution may be appropriate instead of on-site provision, and how viability will be assessed on schemes where the full affordable housing target cannot be met. It will also include any mechanisms to be used to ensure a robust approach to re-appraising schemes over time where financial viability alters the ability of a scheme to provide affordable housing.
- 5.20** The policy applies to schemes of open market housing. Where a scheme is proposed which is wholly affordable housing there will be no further requirement for additional affordable housing on the site.
- 5.21** Evidence for changes to the percentage targets and tenure requirements in different parts of the city will be based on successive Strategic Housing Market Assessments, which will be updated regularly. The impact of the policy on economic viability will also be kept under regular review. Where adjustments to the targets are needed this will be reported through the SDF Annual Monitoring Report.

Related policies in this document

A1 Infrastructure Requirements and Developer Contributions

Sheffield Housing Market Areas



12 Sheffield Housing Market Areas

6 TRANSPORT AND MOVEMENT

6.1 The Core Strategy's objectives include, on the one hand, mobility, accessibility and travel choice and, on the other, the need to minimise congestion and reduce the emission of air pollutants and greenhouse gases on the other. The policies in this chapter are required to enable the development management process to balance these objectives and to achieve the outcomes identified in the Core Strategy policies, including:

CS51	Transport Priorities
CS53	Management of Travel Demand

E1 Development and Trip Generation

6.2 Wherever possible developments should include provisions and incentives for sustainable travel and Core Strategy policy CS53 proposes Travel Plans as one of the ways of doing this. The policy is needed to set out the specific objectives to be achieved by Travel Plans and establish the size thresholds for developments for requiring Travel Plans. The Core Strategy also identifies car clubs as a means of promoting sustainable travel and the policy sets out the criteria for seeking developer contributions towards these. But where it is still not possible to accommodate the trips that would be generated by a new development the Core Strategy objectives may mean that the development should not go ahead.

Policy E1

Development and Trip Generation

Travel demand arising from new development must be accommodated by existing or, where necessary, new transport infrastructure and managed through incentives for users of the development to travel in ways that:

- a. prevent the development causing excessive congestion on the highway network at any time of the day, especially on routes into the City Centre, on the inner ring road and on routes feeding M1 Junctions 33 and 34; and
- b. prevent unacceptable impacts of carbon emissions, air pollution, noise and visual intrusion and contribute to strategies to address known health problems, particularly in areas with heavy traffic; and
- c. maximise access to public transport and opportunities for walking and cycling with priority being given to locations with poor accessibility.

A Travel Plan and either a Transport Assessment or a Transport Statement must be prepared and implemented for all new development that:

- d. is likely to generate significant numbers of trips; or
- e. would have significant highway safety or capacity impacts; or

- f. Is in an area already covered by an area or framework Travel Plan, for which an organisation-specific Travel Plan would still be required.

Cycle parking for visitors and residents in new residential developments will be promoted through Travel Plans. Walking and cycling will be promoted through Travel Plans and the improvement of walking and cycling routes identified on the Proposals Map.

Provision of publicly accessible, designated car club parking bays, where physically possible, and/or other measures to contribute to or create incentives to use car clubs will also be required:

- g. where there is a high density of potential users near the development, which includes all residential and commercial development in the City Centre or its fringe; or
- h. in Controlled Parking Zones or in other areas where car parking is constrained.

Development will not be permitted where the new trips that it would generate could not be sustained by the highway network after improvements to public transport services and to walking and cycling infrastructure.

Definitions

‘Travel Plan’ – a document prepared and implemented by an organisation to manage travel to and from its site (e.g. commuting, visitors, business travel, freight), with a view to reducing the negative impact of travel on the environment and local congestion.

‘Transport Statement’ – a simple written statement detailing the transport implications of a major development proposal that is not anticipated to have significant implications on the local highway network.

‘Transport Assessment’ – a detailed report explaining all the potential transport implications of a major development proposal that is expected to give rise to significant implications on the local and/or strategic highway network and any mitigation required.

‘Significant numbers of trips’ – more than 60 vehicle movements in any one hour but where more than 30 vehicle movements would be generated a Travel Plan alone would be sufficient. Travel Plans would also be required where there would be more than 50 employees and both a Travel Plan and Transport Statement/ Assessment would be required where the gross floor area or number of units exceeds the following levels:

Thresholds for Travel Plans and Transport Statements/Assessments

Land Use	Gross floor area or number of units
Shops (A1) - food retail	1,000 sq.m.
Shops (A1) - Non food	1,500 sq.m.
Financial and Professional services (A2), Offices (B1a), Community Facilities and Institutions (D1), Leisure and Recreation Facilities (D2)	2,500 sq.m.
General Industry (B2)	4,000 sq.m.
Warehousing (B8)	6,000 sq.m.
Hotels (C1)	125 beds
Housing (including purpose built student accommodation) (C3, C4)	80 units

‘Car club’ – a scheme that provides cars for hire by the hour as a flexible complement to public transport, cycling and walking, effectively working as a ‘pay-as-you-drive’ car-sharing scheme.

‘High density of potential users near the development’ – sufficient potential users within 800 metres walking distance of a functioning car club or where there is a firm proposal that can be demonstrated to be viable.

‘Controlled Parking Zones’ – areas where on-street parking is controlled or restricted (e.g. to provide permit-only parking and/or time limits on parking).

- 6.3** Much of Sheffield’s main road network is close to capacity during peak periods and further traffic growth arising from development, if left unchecked, would lead to congestion that would deter future economic growth and reduce the efficiency of public transport. Provision through Travel Plans for public transport, walking and cycling, and incentives to encourage their use, are important in achieving Core Strategy objectives. Provision for new low-carbon technology may be appropriate, such as for electric vehicles and charging points.
- 6.4** The main built-up area of Sheffield is an Air Quality Management Area, which requires active management of emissions. As road traffic is one of the major sources of air pollutants, Travel Plans can make a significant contribution to managing emissions, especially where commuting and business uses are concerned.
- 6.5** When a Transport Assessment or Transport Statement is required alongside a Travel Plan it will also form the basis for it. Applicants are advised to contact the City Council before submitting a planning application to check whether a Transport Assessment or Transport Statement is needed. The Council, in turn, will refer proposals to the Highways Agency when required.
- 6.6** A Car Club, has already been established in the City Centre where there are low levels of car ownership and hence potential users. Targeted expansion of the Car Club to areas beyond the City Centre relies on the provision of Car Club parking spaces in or near to new development in areas where there are sufficient potential users.
- 6.7** The policy will be implemented through the development management process. The provision and incentives set out in Travel Plans and for Car Club expansion, where required, will be implemented or contributed to by the developers or occupants. Further guidance will be contained in a Supplementary Planning Document on Sustainable Transport.

Related policies in this document

E2 Parking
F1 Pollution Control

E2 Parking

6.8 The Core Strategy establishes the principle that limits will be set on car parking for all new developments in order to help manage car travel demand and that measures will be taken to encourage cycling – see policies:

CS53	Management of Travel Demand
CS57	Park-and Ride and Car Parking in the City Centre
CS60	Transport in the City Centre

The policy below is needed to provide clear guidance for developers on the maximum level of car parking and minimum level of cycle parking that will be expected in new developments in accordance with these policies.

Policy E2

Parking

New development (including extensions to existing places of work) should provide:

- car and cycle parking that is suitable for the use and location; and
- sufficient, and appropriately sited, parking and drop-off facilities for disabled people.

No additional provision for publicly available long-stay parking within Sheffield will be permitted, unless it is being provided in association with new or existing Park-and-Ride facilities.

Car Parking Maximum Standards

Use	Maximum levels of general parking			Minimum Parking for disabled people (additional amount in all areas) ³
	City Centre ¹	Other parts of Urban Areas, Oughtibridge and Wharnccliffe Side ²	Rural Areas ²	
Non-residential uses				
Food shop (A1)	1 space/ 30 sq. m.	1 space/ 18 sq. m.	1 space/ 14 sq. m.	Equivalent of 6% of Urban Area provision
Non-food shop (A1)	1 space/ 60 sq. m.	1 space/ 35 sq. m.	1 space/ 25 sq. m.	Equivalent of 6% of Urban Area provision
Financial and professional services (A2) and Business (B1)	1 space/ 125 sq. m.	1 space/ 60 sq. m.	1 space/ 45 sq. m.	Equivalent of 5% of Urban Area provision
General industry (B2)⁴	1 space/ 150 sq. m.	1 space/ 75 sq. m.	1 space/ 60 sq. m.	Equivalent of 5% of Urban Area provision
Warehouse (B8)⁴	1 space/ 250 sq. m.	1 space/ 200 sq. m.	1 space/ 175 sq. m.	Equivalent of 5% of Urban Area provision
Leisure (D2)	1 space/ 100 sq. m.	1 space/ 50 sq. m.	1 space/ 30 sq. m.	Equivalent of 6% of Urban Area provision (8% if team sports)

Housing (except Home Zones)				
Residential institutions (C2)	1 space/ 10 staff plus 1 space/ 4 daily visitors	1 space/ 4 staff plus 1 space/ 4 daily visitors	1 space/ 3 staff plus 1 space/ 4 daily visitors	Equivalent of 5% of Urban Area provision
Housing (C3, C4)⁵				A minimum of 1 space for each 'wheelchair accessible home or student room'. (See Residential Design SPD for other parking requirements)
1-Bed	0.5 spaces	1 space	1 space	
2-3 Bed	0.5 spaces	1.5 spaces	2 spaces	
4-5 Bed	1 space	2 spaces	2.5 spaces	
Purpose built student housing (per bed space)	0.1 space	0.3 spaces	0.5 spaces	
Home Zones (Housing)⁶	City Centre standards for Housing apply.	1 space per dwelling plus 1 space per 3 dwellings for flexible parking	1.5 spaces per dwelling plus 1 space per two dwellings for flexible parking	1 space per 'wheelchair-accessible home or student room' plus at least 5% of communal spaces with minimum of 1 per location.
This standard applies to the combined total of on and off-street parking				

¹ Parking provision within the University and Hospitals Central Campus and Rail Station area (both outside the Inner Ring Road) will be set through negotiation, when maximum provision will fall between the 'City Centre' and 'Other Parts of Urban Areas' standards.

²The Urban Areas include the main urban area of Sheffield, Chapeltown/High Green and Stocksbridge/Deepcar. The Rural Areas mean all parts of the Green Belt, Countryside Areas and Worrall.

³ A minimum of 2 disabled parking spaces for places of work and a minimum of 3 spaces for places open to the public. On smaller developments where fewer than 3 car parking spaces can be provided, a lower figure may be determined on merit. A requirement for enlarged standard spaces is covered in the Sustainable Transport Supplementary Planning Document.

⁴Or 1 space per 3 staff on site.

⁵Enclosed parking spaces to be at least 3m by 6m to accommodate an average sized vehicle and some storage space. The space may need to be larger if it includes the enclosed cycle storage area. Wheelchair accessible housing and Lifetime Homes will require larger spaces, as set out in the Residential Design Supplementary Planning Document.

⁶On-street parking areas can comprise the majority of intended parking spaces within Home Zones.

Note: Motorcycle parking will be negotiated by case, with a minimum of 1 space.

Cycle Parking Minimum Guidelines

6.9 New developments with 6 or more staff should provide at least two short-stay and two long-stay spaces for cycles or at least the numbers indicated in the table below, whichever is the greater. New developments with 5 or fewer staff should provide at least 1 short-stay and 1 long-stay space. Short-stay spaces for visitors and customers are to be secure and covered and long-stay spaces for commuting cyclists are also to be enclosed, where practically possible.

Use	Minimum Cycle Parking Provision
Galleries, Museums, Libraries, Cinemas, Theatres, Bingo Halls, Public Houses, Restaurants, Banks, Building Societies, Estate Agents and Post Offices.	1 short-stay space/ 40 peak-time visitors. 1 long-stay space/ 15 staff
Offices	1 short-stay space/ 40 peak-time visitors. 1 long-stay space/ 10 staff
Primary and Secondary School	1 long-stay space/ 10 pupils, subject to outcome of Travel Plan 1 long-stay space/ 15 staff, subject to outcome of Travel Plan
Colleges and Universities	1 short-stay space/ 8 students 1 long-stay space/ 8 staff
Housing – Houses and flats: Student flats and hostels for students and nurses:	A target of 1 long-stay space per dwelling, subject to negotiation and the outcome of any Travel Plan. 1 long-stay space per 2 beds and 1 short-stay space per 20 beds
Hospitals	1 short-stay space/ 30 beds (for visitors). 1 long-stay space/ 15 staff
Doctors, Dentists, Clinics and Health Centres.	1 short-stay space/ 20 peak-time visitors. 1 long-stay space/ 20 staff
Industry – including Light, High tech, Science and Heavy Industry. Warehouses.	1 short-stay space/ 30 peak-time customers/ visitors 1 long-stay space/ 15 staff
Leisure and Sports Centres	1 short-stay space/ 15 peak-time customers. 1 long-stay space/ 15 staff. Cycle parking for other uses including stadia or major venues will be negotiated by case.
Retail – general	1 short-stay space/ 30 peak-time customers. 1 long-stay space/ 20 staff
Bus and Tram interchanges	1 short-stay space/ 40 peak-time passengers. 1 long-stay space/ 20 staff

Definitions

‘Suitable for the use and location’ – as indicated in the tables above.

‘Appropriately sited’ – disabled parking spaces and drop-off facilities sited as close to the main entrance as possible, and preferably within 20 metres. Drop-off facilities should be within 20 metres.

- 6.10** The parking requirements reflect the relative accessibility of different locations and the number of journeys that different types of development are likely to require. So, for example, the City Centre is highly accessible by public transport and there is less need for people living there to use a car.
- 6.11** Minimum cycle parking standards provide the necessary facilities to promote travel-to-work choices and encourage a form of travel that has least impact on road space, relieving congestion and lowering emissions. This follows from the Core Strategy’s policy CS53 on Management of Demand for Travel.
- 6.12** Sheffield’s City Centre Masterplan and Core Strategy state that the total number of public car parking spaces in the City Centre will be developed to a total of 9,500 spaces. This also promotes a shift from long-stay to short-stay parking to manage commuting by car to the City Centre, and, thereby, congestion. However, additional margins of long-stay parking for disabled people will still be promoted.
- 6.13** The levels of parking will be achieved through the development management process. More detailed, guidance on implementing the policy will be included in Supplementary Planning Documents on Transport and Residential Design. The policy will also be partly delivered through the implementation of controlled parking zones (see Core Strategy policy CS53).

Related policies in this document

C4 Development in District and Neighbourhood Centres
D1 Provision for the Needs of All Users

E3 Design for Roads and Movement

- 6.14** This policy helps to deliver Core Strategy objectives for neighbourhoods, a safer and more secure environment, walking and cycling, and high-quality and inclusive design. The related Core Strategy policies are:

CS51	Transport Priorities
CS53	Management of Travel Demand
CS54	Pedestrian Routes
CS55	Cycling Routes
CS63	Responses to Climate Change
CS74	Design Principles

Policy E3

Design for Roads and Movement

Roads and streets, pedestrian routes and areas, cycleways and public spaces should be designed, or their environment improved, to:

- a. provide travel choices by making them safe, attractive and convenient to use for everyone, including disabled people, older people, young people and people with young children; and
- b. create levels and gradients that maximise access for disabled people, subject to the available topography including ramps where needed; and
- c. maximise the personal safety of all users, particularly at night, and minimise anti-social behaviour, providing appropriate lighting and ensuring that, wherever possible, pedestrian and cycle routes are well overlooked and well used; and
- d. contribute to a well defined and integrated network of connected streets, footpaths and public spaces of an acceptable standard that are obvious, direct and easy to follow and effectively linked to existing networks; and
- e. contribute to a locally distinctive and attractive character, especially in residential areas; and
- f. if located in areas where people live or work, include spaces that are designed as places where people can meet or relax; and
- g. ensure traffic movements do not result in unacceptable contributions to air or noise pollution; and
- h. provide safe and efficient vehicular access to and from the existing road network, including, but not dominated by, access for service and emergency vehicles; and
- i. meet operational requirements for buses, where this is necessary to meet public transport accessibility standards; and
- j. minimise the conflict between all road users such as pedestrians, cyclists and motorised traffic and to use physical features to achieve appropriate vehicle speeds; and
- k. ensure that sufficient, well designed and appropriate car parking is provided that takes up as little land as possible, is well integrated into the development and street scene, and meets the needs of all users; and
- l. create a comfortable microclimate and contribute to sustainable drainage and reduced carbon emissions; and
- m. make efficient use of resources and be easily maintained and managed.

Definitions

'Acceptable standard' – interpreted with reference to standards for various routes set out by the *Walking Friendly Sheffield* documents

'Public transport accessibility standards' – as set out in the *Regional Spatial Strategy and policy C1*.

- 6.15** The Government's 'Manual for Streets' (2007) recognised that streets form valuable community places, or living space, for local residents and workers. They should therefore be designed for enjoyment, meeting people and other community activities, as well as being corridors for movement. In doing so, neighbourhoods will become more attractive with stronger communities.
- 6.16** The policy recognises the imperative to design roads, paths and public spaces so that they contribute to local transport priorities and include all potential users through identifying and meeting their needs, in accordance with the Disability Discrimination Act. Disabled people require accessible pedestrian crossings at road junctions, and at appropriate points along links, to allow them to move about freely.
- 6.17** Developer contributions may be required for new or upgraded public transport facilities, to make the development more accessible and also useable by disabled people. The street itself can be a useful and efficient space for car parking, which can encourage more social interaction, and can be situated so that it contributes to the management of vehicle speeds.
- 6.18** Details on how the policy will be implemented through the design of areas and neighbourhoods will be set out in a Residential Design Supplementary Planning Document. This will include promoting 'Home Zones' as part of appropriate new housing developments.

Related policies in this document

A1 Infrastructure Requirements and Developer Contributions
D1 Provision for the Needs of All Users
E1 Travel Plans and Car Clubs
E2 Parking

7 GLOBAL ENVIRONMENT AND NATURAL RESOURCES

7.1 The Core Strategy contains most of the policies required to deliver its objectives for reducing the city's impact on climate change and using natural resources sustainably. These include actions to:

- mitigate and adapt to climate change
- design developments to reduce emissions and use resources sustainably
- generate renewable or low carbon energy.

It is not necessary to repeat these in the present document. However, just two issues require additional policies to inform development management, and these relate to protection from pollution and to conditions on waste management development.

F1 Pollution Control

7.2 The Core Strategy includes a set of objectives for natural resources, including contaminated land and air and water quality. Particular aspects of these objectives are developed in policies:

CS63	Responses to Climate Change
CS66	Air Quality

The following policy flows in part from policy CS66 and supports the development management process in ensuring the objectives are achieved through avoiding the main types of pollution of the environment.

Policy F1

Pollution Control

New development will only be permitted if:

- a. it would locate sensitive uses in areas where national air quality objectives are achieved, unless acceptable air quality can be secured through mitigation measures; and
- b. it could be demonstrated for significant development that harmful impacts on air quality would be adequately mitigated; and
- c. the level of any land contamination would not be harmful to human health, the environment or property, or measures would be taken to ensure that the site is made suitable for use; and
- d. there would be no adverse effects on human health or biodiversity from the development or its construction, from changes in flow (rate or volume), or from biological, chemical, suspended-solid or other pollution to watercourses, ponds, lakes, reservoirs or groundwater.

Where pollution is unavoidable, measures to reduce it will be required in order to meet acceptable limits.

Definitions

‘Sensitive uses’ – includes hotels (C1), residential institutions (C2), housing (C3, C4), certain non-residential institutions (schools, nurseries, hospitals) (D1).

‘Acceptable air quality’ – acceptable levels of prescribed pollutants (benzene, 1,3-butadiene, carbon monoxide, lead, nitrogen dioxide, particles (PM₁₀), sulphur dioxide) in ambient air are specified within the Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007).

‘Significant developments’ – as set out in the table below:

Development	Site Area	Gross Floor Space/Units
Food retail (A1)	0.2 Ha	1,000 sq.m.
Non-food retail (A1)	0.8 Ha	1,000 sq.m.
Office (B1)	0.8 Ha	2,500 sq.m.
General industry etc (B2/B8 and comparable uses)	2.0 Ha	6,000 sq.m.
Housing (C3)	1.0 Ha	80 units
Other	60+ vehicle movements in any hour	
Any industrial activity outlined in the Pollution Prevention and Control (England and Wales) 2000 giving rise to emissions to atmosphere	No area/unit threshold	

‘Land contamination’ – pollution of land or other harm that renders it unfit for safe development and most practical uses without prior remediation.

‘Harmful to’ – in relation to land contamination includes nausea, burns, headaches, damage to body organs, asphyxiation, explosion due to ground gas, damage to property or foundations, or harm to plants, crops, wildlife, ground water or surface water.

‘Watercourse’ – all rivers, streams and goyts, including where culverted, but excluding roadside/ fieldside ditches serving only the road or field.

‘Groundwater’ – water that has percolated into the ground.

- 7.3** The provisions for air quality follow directly from Core Strategy policy CS66 and are required to support Core Strategy objectives for a healthy environment. Any negative effects of development on air quality may be mitigated through measures such as reduced parking, Travel Plans and other contributions towards sustainable transport, and low emissions transport strategies. The latter may involve, for example, the introduction of low emissions vehicle technologies and/or contributions towards other measures which contribute to the improvement of air quality and reduction of carbon emissions.
- 7.4** Land contamination is an important concern in view of the large amount of previously developed land, often formerly in industrial use, that will be required to deliver the development proposed in the Core Strategy. Any implications of land contamination would be identified in a Risk Assessment, which developers will be required to carry out for all previously developed land used for purposes other than housing where there is a significant risk. If this identifies an unacceptable level of contamination a Remediation Strategy will be required to render the site suitable for use. Once the remediation has been completed a Validation Report must be submitted to demonstrate

the works have been undertaken satisfactorily. These reports will be required as a planning condition for all known contaminated sites.

- 7.5** Watercourses from a core role in the Green Network and the improvement of water quality is a Core Strategy objective. Delivery of the policy will involve continuing to consult and work with Yorkshire Water and the Environment Agency to ensure that any impacts on water are acceptable.
- 7.6** The policy as a whole will be implemented mainly through the process of development management. Developer contributions may be required for the provision of sustainable transport measures that do not cause unacceptable air pollution.

Related policies in this document

G4 Water in the Landscape

F2 Requirements for Waste Management

- 7.7** The Core Strategy contains key objectives and spatial policies that meet the City's needs for waste management without having to use land in the Green Belt. The related policies are:

CS68	Waste Development Objectives
CS69	Safeguarding Major Waste Facilities
CS71	Protecting the Green Belt

- 7.8** National and regional planning policy also provides criteria-based guidance covering local environmental factors that will be material in considering planning applications for waste management facilities. The Companion Guide to PPS10 suggests that it could be helpful to set out local policy for dealing with 'windfall' waste development. The following policy supplements higher tier policies and clarifies the City Council's approach to waste development in Sheffield's Green Belt. Policy G10 contains policy for other developments to make sufficient provision and space for waste management in their design and layouts.

Policy F2

Requirements for Waste Management

Waste management will be promoted in the designated Waste Management Areas, including:

- a. Bernard Road/ Lumley Street, particularly for energy-from-waste technology and ancillary activities together with other types of waste development, but excluding landfill and open windrow composting; and
- b. Parkwood Springs, for landfill and ancillary uses prior to the site being progressively restored to public parkland.

Proposals for additional waste management facilities, if required, will be permitted where they would:

- c. use previously developed land or buildings at minimal risk from flooding within designated Industrial Areas in preference to other locations; and
- d. secure the restoration and aftercare of the site to contemporary standards and for appropriate new uses; and
- e. use sustainable alternatives to road transport, wherever practicable and beneficial; and
- f. not generate levels of traffic that would make roads unsafe or harm the character of the immediate area or areas along the routes used; and
- g. not involve unacceptable duration, phasing or excessive active areas or hours of operation; and
- h. not use land in the Green Belt, unless no other suitable sites are available elsewhere and the development would contribute, so far as possible, to achieving objectives for the use of land in the Green Belt.

Definitions

‘Energy-from-waste technology’ – activity that uses waste to produce heat or power through thermal or other processes.

‘Open windrow composting’ – shredded biodegradable waste composted in windrows up to 3 metres in height in an open setting’.

- 7.9** Subparagraphs (a) and (b) supplement Core Strategy policy CS69 by identifying more specifically the uses and locations of the two major disposal facilities that are critical to the City’s waste strategy. The Bernard Road/ Lumley Street Area incorporates Sheffield’s Energy Recovery Facility which uses waste heat to fuel over 140 City Centre buildings. Other land within the designated area is suitable for ancillary uses together with a broad range of waste developments excluding open-air facilities that could result in particular impacts on any nearby sensitive properties.
- 7.10** The Parkwood Springs Area includes the city’s only remaining operational large open-gate landfill site. It also includes ancillary leachate treatment and gas utilisation plants. The current planning permission requires all tipping to be completed by the start of 2019 unless otherwise agreed by the planning authority. The phased programme of infilling is designed to release part of the area to be restored to public parkland during the currency of this policy.
- 7.11** The criteria in the policy also supplement those in Core Strategy policy CS68, which sets out the basis for sustainable management of the waste streams that the City must make provision for. In particular subparagraph (c) provides additional guidance on preferred areas for accommodating facilities for non-municipal waste. Designated Industrial Areas already host some waste facilities and it is appropriate for them to continue to do so. In maintaining the presumption against waste development in the Green Belt subparagraph (h) also recognises that there may be exceptional cases where permission could be granted on a Green Belt site if it is the only viable option that is available. The other criteria help to enhance specific aspects of national policy

on protecting vulnerable communities, recycling land and promoting efficient transport networks. Policies C3 and F1 cover other general criteria that protect sensitive uses from possible environmental impacts that may result from some waste developments.

- 7.12** The policy will be implemented through the development management process, attaching conditions to permissions for relevant developments as and when they occur. There will be a need for negotiation and a pro-active approach with some developers to help bring forward acceptable proposals. Progress in implementing this policy will be measured by recording the incidence of waste development in designated Waste Management and Industrial Areas and the Green Belt.

Related policies in this document

C3 Safeguarding Sensitive Uses from Nuisance
F1 Pollution Control
G10 Design Quality
H1 Land Uses in Policy Areas

8 GREEN ENVIRONMENT

8.1 Part of the Core Strategy vision is for Sheffield to be a city that will prize, protect and enhance its natural environment. Sheffield's green environment is one of its defining characteristics and merits protection for the benefit of both people and wildlife. Public bodies are required by law (the Natural Environment and Rural Communities Act 2006) to have regard to the conservation of biodiversity, and conservation of the natural environment is a significant part of the City's response to the challenges of climate change. The development management process has a key part to play in this and specific policy guidance for the city is needed to amplify and complement the more general policies in national statements and the Core Strategy.

8.2 Some of the policies to protect the Green Environment, including the Green Belt, have already been included in the Core Strategy and do not need to be repeated here. These include:

CS2	Business and Industrial Development on Brownfield and Greenfield Land
CS24	Maximising the Use of Previously Developed Land for New Housing
CS71	Protecting Green Belt
CS72	Protecting Countryside not in the Green Belt
CS73	The Strategic Green Network

These policies:

- give priority to previously developed ('brownfield') land
- set limits on development on non-developed ('greenfield') land
- confirm and establish the extent of the Green Belt.

8.3 This chapter takes up the remaining requirements to achieve Core Strategy objectives, which are about safeguarding features of natural importance and providing greater detail on the Green Network. Issues about countryside character (including Green Belt) are dealt with in the next chapter (policy G6). The issue of whether development would be appropriate in gardens (technically 'brownfield' land) is covered in Core Strategy policy CS26, Efficient Use of Housing Land and Accessibility, and by policies C2 and G5 in this document.

G1 Safeguarding and Enhancing Biodiversity and Features of Geological Importance

8.4 Biodiversity includes all kinds of life, from the commonplace to the critically endangered, including all species of plants and animals and the complex ecosystems of which they form part. It is ultimately lost or conserved at the local level. Protection and enhancement of biodiversity and of areas and features of particular ecological or geological value are objectives of the Core Strategy and policy criteria are required to show how the development management process will guide development in a sustainable and consistent manner.

8.5 Sites of Special Scientific Interest are already designated under national legislation. They are shown on the Proposals Map for information and will be protected by that

legislation and national planning policy. The policy context for conserving features of natural interest is set both by the objectives of the Core Strategy and specific policies:

CS73	The Strategic Green Network
CS47	Safeguarding Open Space

The following policy deals with citywide nature conservation and with locally designated sites of importance for nature conservation or geology.

Policy G1

Safeguarding and Enhancing Biodiversity and Features of Geological Importance

New development will not be permitted where it would cause significant harm to habitats and sites of nature conservation or geological importance.

New development will be required to:

- a. wherever possible, safeguard and enhance existing natural and semi-natural features and habitats such as trees, woodland, hedges, watercourses, lakes, ponds, reservoirs and dams that contribute to the biodiversity of the site and neighbouring areas; and
- b. minimise any harm caused to habitats or species identified as being of national, regional or local importance, and to habitats of species protected by law; and
- c. provide new areas of habitat as part of new open space, or features to encourage wildlife, as appropriate to the location; and
- d. safeguard and enhance, where possible, rock outcrops and other landscape features that are of geological significance or contribute to the character of the area.

The city's Local Nature Reserves will be maintained and enhanced for their wildlife value, for community use and as an educational resource. Local Nature Reserves and other Local Nature Sites will be protected and enhanced. Development that would damage their wildlife or geological value, directly or indirectly, will not be permitted other than in exceptional circumstances, when the developer will be required to:

- e. ensure the loss is kept to a minimum and include measures to mitigate any harm; and
- f. compensate for any loss by creating or enhancing habitats of equal or greater value elsewhere within the site or local area; and
- g. carry out any compensatory measures before the accepted damage takes place.

On sites where new open space is provided as part of the development, new areas of habitat should be created. Wherever possible, features to encourage wildlife should be included as part of all developments.

Definitions

'Habitat' – the specific surroundings within which an organism, a species or a community lives. This includes physical factors such as temperature, moisture and light together with biological factors such as the presence of food or predator organisms.

'Local Nature Reserves' – a statutory designation placed on sites by the City Council and confirmed by Natural England. They are a type of Local Nature Site (see below)

'Identified as being of national, regional or local importance' – includes priority species and habitats listed in the National, Regional or Sheffield Biodiversity Action Plans. These are also listed in the Policy Background Report on the Green Environment.

'Local Nature Sites' – locally designated sites of local and regional biodiversity and geological interest, identified by the City Council and including Local Nature Reserves. They are shown on the Proposals Map and listed and described in the Policy Background Report on the Green Environment and in the Area Background Reports.

'Exceptional circumstances' – usually where the proposed development would be of strategic or city-wide importance and there is no viable alternative site available.

- 8.6** Although most of the city's development will take place on previously developed land, some of these sites include valuable habitat. It is important that biodiversity is promoted everywhere, not just in a few special reserves, because species depend on the ability to move across much wider areas. There is potential to increase the value for wildlife of almost any site. This is supported by national planning policy, which also requires conservation of geological features.
- 8.7** Local Nature Sites are the most important resource of biodiversity and geological features outside the statutorily designated areas. They are identified on the Proposals Map and national planning policy states that criteria-based policies should be established for judging development proposals that would affect them. National policy is that, where damage to a site cannot be avoided, on-site mitigation measures should be put in place, using planning conditions or obligations. Only if this is not possible will off-site compensation measures be acceptable or required. Because they are not in the top category of protection there may be exceptional circumstances in which development may be allowed to damage Local Nature Sites but the policy is needed to help ensure that the net impact is kept to the minimum. Although this protection applies to Local Nature Sites that are also Local Nature Reserves but they are not expected to be vulnerable to damaging development as might Local Nature Sites in private ownership.
- 8.8** The protection of Local Nature Sites and improvements to biodiversity and geological features will be delivered by negotiation during the development management process, by the application of conditions, and by the use of planning agreements and possibly developer contributions. Developers will be required to include tree and/or habitat surveys and Landscape Statements with their planning applications. A Supplementary Planning Document on Landscape Design will be issued to provide further advice on how the requirements of the policy may be met. Local Nature Reserves will be protected by the City Council, which owns most of them, and are specifically managed for their

wildlife value, for community use and as an educational resource. New sites may be designated outside the SDF process. Local Nature Sites may also be afforded extra protection as Open Space Areas.

Related policies in this document

D2 Open Space in New Developments
G2 The Green Network

Sites of Special Scientific Interest in Sheffield(by Community Assembly Area and excluding areas in the Peak District). With the exception of Totley Wood, they are all geological sites.

North East

Neepsend Brickworks, Neepsend Railway Cutting

South

Totley Wood (also known as Ladies Spring Wood)

Northern

Little Don Stream Section; Stannington Ruffs; Wadsley Fossil Forest; Wharnccliffe Crags

Local Nature Reserves in Sheffield(by Community Assembly Area)

Central

General Cemetery; Sunny Bank; Sharrow School Green Roof

East

Bowden Housteads Wood/Carbrook Ravine; Salmon Pastures

North-East

Roe Woods and Crabtree Pond; Woolley Wood

South West

Ecclesall Woods; Fox Hagg; Porter Valley

South

Gleadless Valley Woods and unimproved grassland

South East

Shire Brook Valley; Woodhouse Washlands

Northern

Loxley and Wadsley Commons; Townend Common; Wharnccliffe Heath; Wheata Wood

G2 The Green Network

8.9 The Core Strategy identifies a Strategic Green Network, including the rivers and streams of the larger valleys and linked large open spaces across the south of the city. It indicates that this will be complemented by a network of more local Green Links. The full Green Network is identified on the Proposals Map and includes linked open spaces, some footpaths, watercourses and corridors of dense vegetation without public access, such as railway lines, verges of major roads and long back gardens. The policy below is to ensure that they can all be protected from built development and that opportunities are taken to enhance their value and, where appropriate, the range of functions that the Network provides. The related Core Strategy policies are:

CS46	Quantity of Open Space
CS47	Safeguarding Open Space
CS73	Strategic Green Network
CS74	Design Principles

Policy G2

The Green Network

Any development within the Green Network will be expected to:

- a. maintain or increase its continuity and green and open character;
- b. not damage its value for wildlife and, wherever possible, increase it by including new areas of habitat particularly for species identified as being of national, regional or local importance;
- c. create open space and footpath links in areas of Desired Green Links;
- d. provide access to any public footpaths close to the site.

Where space permits, and providing it would not harm its wildlife value, the Green Network will also be used to extend opportunities for informal recreation, including walking and wheelchair use, and, where appropriate, cycling and horse-riding away from the road network.

Definitions

'Green Network' – a network of open space that provides the means for wildlife and people to move through the built-up areas and to connect with the surrounding countryside. It consists of existing Green Links, Desired Green Links and all waterways shown on the Proposals Map.

'Desired Green Links' – areas where there is currently a break in the Green Network where the wildlife and recreational value could be enhanced by the creation of a Green Link between existing open spaces.

'Identified as being of national, regional or local importance' – see policy G1

- 8.10** Maintaining the continuity of the network is critical because isolated fragments of habitat are less likely to allow species to move around freely, to expand their range and adapt to the effects of climate change. But the policy recognises that there may be ways of achieving this whilst still allowing for some development within the network, provided the network for wildlife is not completely severed. The value of existing open spaces and routes can be increased by changes to planting or management. Where possible and desirable, the links should serve other purposes for human movement and enjoyment. This is more likely to be in the larger-scale links, which include public open spaces. There are parts of the Green Network that will never have public access but are still valuable for wildlife. They include railway lines, long back gardens and small watercourses.
- 8.11** Delivery of the Strategic Green Links is as set out in the Core Strategy. Safeguarding and creation of the more local links will be by the development management process taking advantage of opportunities presented by development and initiatives of the Council and partner organisations. The policy will be applied within a corridor centred on the green line shown on the Proposals Map. The emphasis will be on taking

advantage of the local needs and opportunities rather than maintaining a corridor of uniform width.

Related policies in this document

D2 Open Space in New Developments

G1 Safeguarding and Enhancing biodiversity and Features of Geological Importance

G3 Trees, Woodland and the South Yorkshire Forest

8.12 The Core Strategy contains objectives for the safeguarding and enhancing of woodland and trees and requires design of development to respect them as distinctive features of the city. But the principal way in which the objective will be achieved through the planning process will be through development management and the policy below sets out more specifically what is required to achieve the Core Strategy objective. The South Yorkshire Forest Plan has the aim of increasing tree cover across the eastern half of the city, linked to regeneration, and the policy is intended to support this important initiative.

Related Core Strategy policies are:

CS47	Safeguarding of Open Space
CS71	Protecting the Green Belt
CS73	Protecting Countryside not in the Green Belt
CS74	Design Principles

Policy G3

Trees, Woodland and the South Yorkshire Forest

New developments will be required to include appropriate tree planting, to retain and integrate healthy, mature trees and hedgerows and replace any trees that need to be removed. Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows.

Development within the South Yorkshire Forest area should, where applicable, respect the woodland setting and local character and enhance it by:

- a. including substantial new tree planting, using indigenous species, with priority given to sites next to roads, footpaths, open spaces and the Green Belt, where this does not conflict with other important habitats; and
- b. including substantial woodland planting as part of schemes for the reclamation of derelict land or waste disposal sites; and
- c. making provision for the management of woodland within the site or in the immediate area.

Definitions

‘Directly or indirectly damage’ – by including within a development site land under the tree canopy of ancient woodland.

‘Ancient woodlands’ – areas that have been continually wooded since 1600 AD or earlier.

‘Veteran trees’ – defined by Natural England as trees that are of interest biologically, culturally or aesthetically because of their age, size or condition.

‘Ancient or species-rich hedgerows’ – ancient hedgerows are those in existence before the Enclosure Acts (1720-1840.) Species-rich hedgerows contain five or more native, woody species in a 30-metre length

- 8.13** Mature trees and ancient woodland form an important part of the city’s distinctive townscape and provide a setting for relaxation and community activity. Building too close to trees can damage their roots, whilst branches overhanging gardens lead to pressure for their pruning or removal by future occupants. Replacement of trees in the city is important as many will come to the end of their natural lives within the next 40 years and safeguarding the character of many of the older areas requires action now to replace them. New development provides a particular opportunity to extend the South Yorkshire Forest and the policy identifies how this can be brought about.
- 8.14** Delivery of the policy will be through development management, by placing conditions on planning approvals and by placing Tree Preservation Orders on important trees or groups of trees. The South Yorkshire Forest partnership, of public, private and voluntary sector bodies, will also contribute, acting as a focus for environmental regeneration and green infrastructure enhancement. This includes working with the community on tree planting schemes, accessing funds for reclamation of derelict land and promoting awareness of the value of green infrastructure.

Related policies in this document

G1 Safeguarding and Enhancing Biodiversity and Features of Geological Importance
G2 The Green Network

G4 Water in the Landscape

- 8.15** The Core Strategy recognises the importance of water for the city, both as an attractive feature of local townscapes and as wildlife habitat. Water is also a significant hazard through flooding and its flow across the city needs to be managed. The Core Strategy therefore has objectives to reduce the risk and impact of flooding and to safeguard and enhance water features. Related Core Strategy policies are:

CS48 Open Space and Riversides in the City Centre
CS67 Flood Risk Management
CS73 The Strategic Green Network

The policy below is needed to show what this means in terms of the development management process.

Policy G4

Water in the Landscape

Watercourses, lakes, reservoirs, ponds and dams will be protected and enhanced as wildlife habitats, archaeological evidence and attractive features, and, where appropriate, for public access and recreation.

Development which includes a watercourse will be required to open up any existing culverted lengths, where feasible, and any alterations to the channel should not increase flood risk. New culverts or building over watercourses will be permitted only in exceptional circumstances.

Development should be set back from both banks of main rivers and ordinary watercourses to allow for flooding, access for maintenance of the channel and landscaping to enhance the Green Network. A riverside footpath will be required on one bank where appropriate and feasible.

The creation of new wetlands will be encouraged, particularly in the Green Network. Developers will be required to make arrangements for the future ownership and maintenance of new or existing water areas.

The Canal will continue to be improved as a focus for regeneration, as an important part of the Green Network and as a resource for recreation and tourism. Development next to the Canal will be expected to make a positive contribution to its recreational, tourism or environmental value.

Definitions

‘Watercourse’ – *all rivers, streams and goyts, including where culverted, but excluding roadside/ fieldside ditches serving only the road or field.*

‘Exceptional circumstances’ – *for unavoidable short lengths and designed according to City Council guidelines.*

‘Set back’ – *according to Environment Agency requirements. This is 8 metres in the case of Main Rivers as defined by the Environment Agency and up to 5 metres in the case of other watercourses shown on the Proposals Map. The 8-metre distance is national policy and may be subject to change.*

‘Main rivers’ – *as defined by the Environment Agency and shown on the Proposals Map. The current list is shown below.*

‘New wetlands’ – *as part of Sustainable Drainage Systems or for wildlife habitat.*

‘Green Network’ – *as defined in policy G2*

- 8.16** All watercourses are part of the Green Network and the policy is needed to help implement Core Strategy policy CS73 and policy G2 above. Areas of standing water are also valuable habitat for wildlife and support policy G1 to promote biodiversity. They are distinctive and attractive landscape features, with a calming effect on urban living. Often associated with features of archaeological interest because Sheffield's early industries were water-powered, watercourses are important features of Sheffield's history. New wetlands or open water areas can be created in order to provide new areas of habitat and help to reduce flood risk through Sustainable Urban Drainage Schemes.
- 8.17** The Environment Agency requires access to the banks of main rivers for maintenance so development is restricted. This also allows for the construction of a footpath on the more significant watercourses, which complements the river valleys' role as part of the Green Network.
- 8.18** The policy will be delivered by development management, particularly by taking advantages of opportunities presented by redevelopment of riverside sites in the City Centre to uncover and naturalise the rivers. There are also some specific initiatives for creating riverside footpaths.

Main Rivers in Sheffield (as defined by the Environment Agency at 2009)

- *River Little Don (downstream of Underbank Reservoir)*
- *Clough Dike (downstream of r/o 74 Fox Glen Road)*
- *River Don*
- *River Loxley*
- *River Rivelin*
- *Porter Brook (downstream of Forge Dam)*
- *Old Hay Brook (downstream of railway)*
- *Totley Brook (downstream of Mickley Lane)*
- *River Sheaf*
- *Abbey Brook (downstream of Bocking Close)*
- *Meers Brook (downstream of Northcote Avenue)*
- *River Rother*
- *Ochre Dike (downstream of Drakehouse Lane)*
- *Shirtcliffe Brook (downstream of railway, east of Goathland Drive)*
- *Kirkbridge Dike (downstream of Acres Hill Road)*
- *Car Brook (downstream of r/o 652 Prince of Wales Road)*
- *Car Brook- Weedon Street (downstream of Surbiton Street)*
- *Bagley Dike (from north end of Northern General Hospital)*
- *Blackburn Brook (downstream from A61 at Chapeltown)*
- *Hartley Brook (downstream from Ecclesfield Road)*
- *Ecclesfield Brook (downstream from St Mary's Lane)*
- *Whitley Brook (downstream from St Mary's Lane)*
- *Charlton Brook (downstream from Blackburn Drive)*

Related policies in this document

G2 The Green Network

9 CHARACTER AND HERITAGE

9.1 Sheffield is a very distinctive city with its landscape setting of hills, valleys, woodlands and green spaces (including a significant area in the Peak District National Park) and a development pattern that is part of its early industrial heritage. The Core Strategy, therefore, includes objectives about the landscape character of the city and the preservation and enhancement of buildings and areas that are attractive, distinctive or of heritage value in urban and rural settings. The policies in this chapter are required to help achieve these objectives by setting out more precisely how development should reflect the character of the city's varied neighbourhoods, its landscape and topography, its location on the edge of the Peak Park and its heritage assets.

G5 Development and Area Character

9.2 The Core Strategy sets out the distinctive characteristics that contribute to the unique character of Sheffield and its different neighbourhoods. This is reflected specifically in two Core Strategy policies:

CS73	The Strategic Green Network
CS74	Design Principles

The policy below is needed to indicate more detailed design requirements to achieve Core Strategy objectives, ensuring that development in different parts of the city responds to the unique character of its immediate surroundings and wider neighbourhood.

Policy G5

Development and Area Character

Development (including extensions) should respect, take advantage of and, where appropriate, enhance the distinctive character of the site, its surroundings and the wider neighbourhood, including its historic and landscape character. In particular, it should respond to and be compatible with:

- a. the topography and landform, through regular stepping of buildings to ensure a proper relationship with the street; and
- b. the townscape character, including the prevailing street width, enclosure and boundary characteristics, garden size, and the pattern and arrangement of surrounding streets and spaces; and
- c. significant features such as corner buildings, open spaces, street trees and boundary walls; and
- d. important views into and out of the development; and
- e. the scale, height, massing and form of neighbouring buildings; and
- f. the particular building styles, proportions, materials and details; and
- g. the predominant parking arrangements.

- 9.3** Sheffield comprises a range of distinct areas and neighbourhoods that correspond to different ages of the city's growth; characterised by a variety of elements including street layouts and patterns, housing types and materials. The particular context will vary across the city, but this policy identifies the particular elements that require consideration in all types of area. A key element of Sheffield's character is its landform and topography, and this policy ensures that buildings respond to this appropriately to retain views and retain a positive relationship with the streets.
- 9.4** The policy will be implemented through the development management process. Detailed design guidance based on this policy will be set out in Supplementary Planning Documents on Design, Residential Design and Landscape Design, which will identify good practice and adapt comprehensive analysis undertaken on Historic Environment Characterisation by the South Yorkshire Archaeology Service. Guidance relating to the distinctive local character of particular areas of the city will be provided in supplementary planning documents.

Related policies in this document

D2 Open Space in New Development
 G1 Safeguarding and Enhancing Biodiversity and Features of Geological Importance
 G2 The Green Network
 G3 Trees, Woodland and the South Yorkshire Forest
 G4 Water in the Landscape
 G6 Countryside Character
 G7 Development and Heritage
 G9 Historic Parks, Gardens and Cemeteries
 G10 Design Quality

G6 Countryside Character

- 9.5** The Core Strategy objectives have implications for the countryside, and particularly for maintaining its openness, its contribution to the natural environment and habitats and its contribution to the distinctive character of Sheffield. These are taken forward in policies for the Green Belt, other areas of countryside and the Strategic Green Network and do not need to be repeated in this document:

CS71	Protecting the Green Belt
CS72	Protecting Countryside not in the Green Belt
CS73	The Strategic Green Network.

The implications for development are set out more specifically and related to the Proposals Map in the policy below. Although most development will not normally be acceptable, it is important to clarify, in the event of exceptions, what would be required, particularly to enhance and safeguard the countryside's distinctive character.

Policy G6

Countryside Character

The openness, distinctive character and quality of the countryside around the city will be protected and where possible enhanced by:

- a. requiring development for acceptable uses in the Green Belt and in Countryside Areas to respect the distinctive character of the area; and
- b. requiring development on land conspicuous from the Peak National Park to protect and enhance the Park's appearance and character and not conflict with its purposes or harm its valued characteristics; and
- c. only permitting new housing in the Green Belt or in Countryside Areas where:
 - i it would fill in a single house plot within Bolsterstone, Brightholmlee, Dungworth, Ewden Village, Midhopestones, Ringinglow, Whitley or a substantially developed road frontage; or
 - ii exceptionally, a small site within, or at the edge of, Bolsterstone, Brightholmlee, Dungworth, Ewden Village or Midhopestones, would be used for affordable housing in perpetuity to meet local needs
 - iii it involves redevelopment of a designated existing Major Developed Site and housing has been identified as an appropriate new use.

Definitions

'Substantially developed road frontages' – *Storth Lane/Owler Gate/Hilltop Drive at Wharncliffe Side; Chapeltown Road; Whiteley Wood Road; Long Line.*

- 9.6 In accordance with the Core Strategy vision for countryside areas not in the Green Belt, it is important to safeguard their openness and character as well as that of the Green Belt. Much of Sheffield's Green Belt is within sight of the Peak District National Park, so where development (including wind energy generation) is acceptable it needs to be designed so as not to have an adverse effect on the Park, as required by the 1995 Environment Act.
- 9.7 Affordable housing can only be provided on 'exception sites' in areas defined as 'rural areas' by statute for this purpose. This excludes Ringinglow and Whitley. Affordable housing will only be delivered using this policy where there is an identified local need.
- 9.8 For Major Developed Sites, see chapter 24 below.
- 9.9 The policy will be delivered by the development management process, with consultation with the Peak District National Park Authority as required.

Related policies in this document

G5 Development and Area Character

G7 Development and Heritage

- 9.10 The Core Strategy includes the objective of preserving and enhancing buildings and areas that are attractive, distinctive or of heritage value and policy CS74, Design Principles, identifies those features that are particular to Sheffield. Policy G5, above, provides further guidance on safeguarding the city's distinctive character and policy G7 below complements this by dealing with the management of conflicting objectives.

Policy G7

Development and Heritage

Areas, buildings and features of special heritage value will be safeguarded by:

- a. restoring and repairing buildings unless, exceptionally, there would be benefits to the community or for sustainable development that would decisively outweigh the historic and architectural value of the building; and
- b. preserving, protecting and enhancing archaeological remains and their settings, including sites in former metal trades areas and the City Centre, unless, in the case of remains that are not nationally significant:
 - i damage would be limited, leaving remains in situ; or, where this is not justifiable or feasible,
 - ii adequate archaeological recording would offset any damage caused.

Definitions

‘Areas, buildings and features of special heritage value’ – includes designated conservation areas (listed below) and significant buildings within them, other statutorily or locally ‘listed’ buildings and archaeological remains, In conservation areas features and characteristics will be identified in Conservation Area Appraisals or Statements of Significance.

- 9.11 It is recognised that heritage objectives may need to be weighed alongside others in the Core Strategy but the significance to the city of links to its distinctive past are such that other objectives will normally be achieved in a way that does not prejudice heritage. There may be particular issues in the City Centre and neighbouring areas because they cover the area of early Sheffield but are also priority areas for regeneration. Heritage assets associated with the metal trades, whether or not they are of national importance individually, contribute collectively to an understanding of the distinctive history of Sheffield as an internationally important metal manufacturing city.
- 9.12 The policy will be implemented through the development management process and with reference to the relevant Conservation Area Appraisal or Statement of Significance. Applications must contain sufficient information to enable their impact on the Area to be judged.
- 9.13 There is significant support for a ‘Local List’ of buildings and structures that are valued locally even though they are not of national significance. This will be a material consideration where demolition is proposed in a planning application.
- 9.14 Known archaeological sites, including Scheduled Ancient Monuments, are shown on the South Yorkshire Sites and Monuments Record and information from this can be obtained by contacting the South Yorkshire Archaeology Service. The preservation of sites will be prioritised according to their importance, with recording only as a last resort for the least important sites.

Conservation Areas in Sheffield (by Community Assembly Area and excluding areas in the Peak District)

Central

Birkendale; Broomhall; Broomhill; City Centre; Cultural Industries Quarter; Furnace Hill; General Cemetery; Hanover; Hillsborough Park; John Street; Kelham Island; Milton Street; Northumberland Road; Porter Brook; Well Meadow.

East

Norfolk Road

South West

Dore; Endcliffe; Fulwood; Ranmoor; Totley; Whirlow

South

Beauchief Abbey; Beauchief Hall; Greenhill; Norton; Nether Edge; Oakes Park

South East

Hackenthorpe; Moss Valley (part)

Northern

Bolsterstone; Brightholmlee; Ecclesfield; Grenoside; Midhonestones; Middlewood Park; Wadsley; Langsett (part)

Related policies in this document

G5 Development and Area Character
G9 Historic Parks, Gardens and Cemeteries
G10 Design Quality

There is no policy G8

G9 Historic Parks, Gardens and Cemeteries

9.15 The city's heritage of historic parks and gardens is an important part of what makes Sheffield distinctive and contributes to Core Strategy objectives for heritage, open space and habitats and, specifically, policies:

CS47	Safeguarding of Open Space
CS73	The Strategic Green Network
CS74	Design Principles

The Regional Spatial Strategy advises that plans should conserve historic landscapes including registered parks and gardens. National planning policy includes Registered Parks and Gardens as a category of heritage asset that local planning authorities should protect in preparing development plans and determining planning applications. Nationally registered parks and gardens are termed 'designated assets' with the highest priority for protection but policy G9 applies to all sites on the Local Schedule.

Policy G9

Historic Parks, Gardens and Cemeteries

Historic parks, gardens and cemeteries will be protected and, wherever possible, their restoration and enhancement will be encouraged. Development that would damage their

features, character, setting or appearance, or which might prejudice future restoration, will not be permitted.

Definitions

‘Historic parks, gardens and cemeteries’ –public or private spaces which have a historic layout, landscape or architectural features. They are shown on the Proposals Map and listed below.

‘Features’ –may include buildings, sculptures, water features, paths, seats, railings, walls, rockwork etc

- 9.16** Historic parks, gardens and cemeteries provide green lungs for people and wildlife and evidence of the social and cultural history of the city. However, many of the gardens are in the grounds of institutions and are frequently threatened by development where they are not defined as Open Space Areas in their own right. Public parks can also be threatened by inappropriate development for recreational uses if their historic character has not been recognised. Some have suffered from neglect and vandalism and demolition of buildings. Those buildings that remain may have lost their original function and be threatened by inappropriate conversion. The policy enables development that would erode or destroy the distinctive character of these landscapes to be prevented.
- 9.17** In the case of private gardens delivery will be through the development management process. The Garden History Society will be consulted on applications affecting sites on the national Register. Public parks and cemeteries are maintained and improved by the City Council, through a variety of funding programmes and in partnership with Friends’ groups.

Historic Parks in Sheffield (by Community Assembly Area and excluding areas in the Peak District)

Central

Chelsea Park; Hillsborough Park; Lynwood; Sheffield Botanical Gardens; Weston Park**

East

Monument Ground; Norfolk Heritage Park**

North East

Abbeyfield Park; Devon Gardens; Firth Park; Longley Park;

South West

Beauchief Garden; Porter Valley Parks; Whinfall Quarry Garden*; Whirlow Brook Park*

South

Graves Park; Meersbrook Park

Northern

Glen Howe Park

Historic Gardens in Sheffield (by Community Assembly Area)

Central

Ashdell, Broomhill; Crewe Flats, Broomhill; Tupton Hall/Hadow House/Pisgah House, Broomhill; Tupton Court, Ranmoor; The Glen, Endcliffe; Woofinden Almshouses, Hunters Bar

East

Queens Tower; Shrewsbury Almshouses

South West

Clifford House, Whirlow; Dore Moor House, Dore; Moorwinstow, Dore; Mylnhurst, Millhouses; Notre Dame School, Ranmoor; Parkhead Hall, Whirlow; The Towers, Sandygate; Thornbury Hospital, Ranmoor; Whirlow Court, Whirlow; Woodland View, Abbeydale

South

Beauchief Hall; Cliffe House, Cavendish Road; Cook and Beard Almshouses, Heeley; John Eaton's Almshouses, Norton; Kenwood, Nether Edge; Oakes Park*, Norton; Spring Leigh, Nether Edge*

South East

Elmwood, Mosborough

Northern

Barnes Hall, Grenoside; former hospital grounds, Wadsley Park Village

Historic Cemeteries in Sheffield (by Community Assembly Area)

Central

General Cemetery; Wardsend Cemetery*

East

City Road Cemetery; Tinsley Park Cemetery*

North East

*Burngreave Cemetery**

South West

Rivelin Glen Cemetery; Walkley Burial Ground and Jews Burial Ground;

*Sites included in the Register of Parks and Gardens of Special Historic Interest in England.

Related policies in this document

G5 Development and Area Character
G7 Development and Heritage

10 AREAS THAT LOOK GOOD AND WORK WELL

10.1 The Core Strategy establishes the key design principles for reflecting Sheffield's distinctive setting and heritage and for transforming its built environment and neighbourhoods – see policy CS74 Design Principles. Because design contributes to meeting all of the Core Strategy's objectives it is covered in several chapters of this document, including:

- B1 City Centre Design – contributing to Serving the City Region
- C2 Residential Design – contributing to Attractive and Sustainable Neighbourhoods
- D1 Provision for the Needs of All Users – contributing to Opportunities and Well-Being for all and taking up issues of access and inclusive design
- E3 Design for Streets and Movement – contributing to Movement and Sustainable Transport
- G5 Development and Area Character – contributing to A City with Character

10.2 Some design requirements are included in the Core Strategy itself. In particular policies relating to sustainable design are:

- CS64 Climate Change, Resources and Sustainable Design of Developments
- CS65 Renewable Energy and Carbon Reduction.

10.3 The policies in the present chapter provide additional guidance to help achieve the Core Strategy objectives for Areas that Look Good and Work Well. Along with the policies outlined above they help to establish the framework for more detailed Supplementary Planning Documents.

G10 Design Quality

10.4 Core Strategy policy CS74, Design Principles, sets out the design principles for development across the city; outlining the distinctive characteristics that need to be taken into account and the city's objectives for design quality. The following policy is required to provide the specific criteria to achieve this.

Policy G10

Design Quality

Development (including extensions) should:

- a. consist of a well structured arrangement of streets, spaces and buildings, providing clear distinctions between public and private spaces that makes it easy for people to find their way around; and
- b. express the proposed uses through its design, composition, materials and detailing; and
- c. create a safe and secure environment that minimises the risk and fear of crime or problems arising from anti-social behaviour; and

- d. display architectural quality through its scale, form, proportions and fenestration pattern and exhibit a coherent choice and arrangement of materials, colours and details, particularly at ground floor level; and
- e. contribute positively to the skyline through an attractive and well detailed roofscape; and
- f. ensure that any neighbouring residents would have sufficient daylight and not lead to problems of overlooking or loss of privacy; and
- g. include a comprehensive and high quality scheme for hard and soft landscaping of both private and public areas; and
- h. Include facilities and adequate space for refuse storage and to enable effective recycling and composting both in residential development and major retail schemes; and
- i. be easy to maintain and manage.

A high standard of design and materials will be expected throughout the city, and an exceptional standard of design and materials will be expected in the City Centre, at key Gateway Locations and for frontages along major Gateway Routes.

Definitions

'Gateway routes' – as identified in policy CS75 of the Core Strategy.

'Gateway locations' – key entrance points into the City Centre, as follows:

- Corporation Street/ Gibraltar Street
- Wicker
- Parkway
- Queens Road/ St Mary's Road
- St Mary's Road/ Bramall Lane
- St Mary's Gate/ London Road
- St Mary's Gate/ Moore Street;
- Glossop Road/ West Street
- Brook Hill
- Shalesmoor

- 10.5** One of planning's main roles is to guide changes in Sheffield's physical appearance and to ensure that design across the city is of the highest quality. Achieving a well considered arrangement of buildings and the proper definition of spaces contributes towards the Core Strategy objectives for attractive and sustainable neighbourhoods.
- 10.6** The topography of the city means that the roofscape and skyline is of particular importance, as it can be viewed from a higher position and experienced over long distances. The topography also creates specific challenges in ensuring that development does not lead to unacceptable loss of daylight through overshadowing.

- 10.7** The introduction of strong and well detailed landscaping within developments reinforces the green character of much of Sheffield, both in the local and city wide experiences of the city.
- 10.8** The policy will be implemented through area regeneration initiatives and the development management process, taking into account national guidance such as *Secured by Design* and *Designing out Crime*. Further detailed design guidance will be set out in Supplementary Planning Documents on City Centre Design, Residential Design and House Extensions. Significant applications that are of strategic importance or that demonstrate best practice will be referred to the Sustainable Development and Design Panel. The Conservation Advisory Group and the Access Liaison Group will also be consulted on significant applications

Related policies in this document

C1 Design for Sustainable Neighbourhoods
 C2 Residential Design
 E3 Design for Roads and Movement

G11 Tall Buildings and Views

- 10.9** The Sheffield Economic Strategy recognises the role of a positive image in maximising productivity and competitive businesses. The City Centre Masterplan sets out the importance of integrating sustainable, high quality design and construction for all development. The Core Strategy policy CS76, Tall Buildings in the City Centre, outlines the broad spatial considerations and guiding principles for the location of tall buildings. Views are also an important part of this. Policy CS76 also recognises that there is an implicit link between tall buildings and the vision for the distinctive 'Quarters' that comprise the City Centre (see policy B1). The policy below is needed to provide more detailed design requirements and locational guidance.

Policy G11

Tall Buildings and Views

Tall buildings should be of exceptional architectural quality and should:

- a. contribute to the skyline of the city from all angles through the design and form of the roof top;
- b. have a positive relationship with the surrounding building heights, spaces and pedestrian routes and provide active ground floor uses and clear entrances; and
- c. not create unacceptable overshadowing, reflection or impacts on the microclimate of the surrounding area
- d. not detract from significant views within the Quarters or the following key views on approaches to the City Centre:
 - i The two cathedrals and Town Hall from Corporation Street
 - ii Anglican Cathedral and Telegraph House from Penistone Road

- iii St Vincent's Church from Penistone Road
- iv Town Hall and cathedrals from Spital Hill
- v Town Hall and cathedrals from the Parkway
- vi St. Vincent's Church from Western Bank.

Definitions

'Tall Building' – a building exceeding the thresholds identified in the table below for each City Centre Quarter

'Significant views' – as identified in the table below:

City Centre Quarters	Threshold for tall buildings	Significant views and settings/ opportunities to open up significant views
Cathedral Quarter	4 storeys	Views: Campo Lane to Pye Bank; Hawley Street to St Vincent's/ Crookes;
Heart of the City	6 storeys	Settings: Maintain the setting of civic buildings: Central Library, City Hall, Victoria Hall Methodist Church, Lyceum Theatre, Town Hall, St Marie's Cathedral, Winter Garden. Opportunity: West Street to St Vincent's and Upper Don Valley;
Kelham/ Neepsend	4 storeys	
Castlegate/ Victoria Quays	5 storeys	
Cultural Industries Quarter	3 storeys	
Devonshire Quarter	4 storeys	Views: Division Street to Town Hall tower;
St George's	5 storeys	Views: Leavygreave Road to Sheffield University campus;
St Vincent's	5 storeys	Views: Penistone Road to Cathedral, Town Hall;
The Moor	8 storeys	Views: Fitzwilliam Street, Devonshire Green to St Mary's Church; Opportunity: Trafalgar Street to St Mary's Church; - Connect The Moor to London Road

Sheaf Valley	4 storeys	Views: Parkway to St Marie's Cathedral, Town Hall, Victoria Hall; Heart of the City to Norfolk Park and Skye Edge;
West Bar	6 storeys	Views: Corporation Street to City Centre ridge;
Wicker/ Riverside	6 storeys	Views: Spital Hill and the Wicker to the City Centre;

10.10 The unique topography of Sheffield, with the City Centre located on a ridge and surrounded by a series of hills and valleys, raises particular challenges for the development of tall buildings. This results in extensive views of the City Centre being presented from a series of points around the city, with buildings being viewed from some considerable distance. In addition, the raised parts of the City Centre provide a series of strategic views from within the centre to the surrounding hills, which is a distinctive feature of Sheffield. Tall buildings need to be located so that the defining characteristics of these views are maintained.

10.11 The different Quarters within the City Centre have different design characteristics and requirements, as outlined in Policy B1, City Centre Design. A single definition of tall buildings is inappropriate for the City Centre as a whole, therefore, so the policy proposes a sliding threshold for different parts of the City Centre and for other parts of the city to determine the level where a detailed tall building assessment will be required.

10.12 Implementation of the policy will be assisted through a Supplementary Planning Document that will set in more detail the implications of this policy and the Core Strategy policy relating to tall buildings. Developers will also be required to submit a statement as part of the Design and Access Statement that sets out the rationale for the building and its location.

Related policies in this document

B1 City Centre Design
D1 Provision for the Needs of All Users
G5 Development and Area Character
G10 Design Quality

G12 Public Art

10.13 The Core Strategy states that new development should contribute to achieving attractive, distinctive neighbourhoods across the city and proposes improvement of the pedestrian environment – see policies:

CS54 Pedestrian Routes
CS74 Design Principles

Public art can play an important role in implementing these policies by creating or re-inforcing an identity for a development or area.

Policy G12

Public Art

Public art will be required as integral part of major developments as well as development relating to:

- a. The City Centre, District Centres and Neighbourhood Centres;
- b. Sites with historic or cultural significance, community buildings and public spaces;
- c. Key Routes and pedestrian routes.

Public art must be of high quality, durable and robust and reflect the local context.

It may be delivered by on-site works or by a contribution to off-site works specific to the local area. Provision must be made for long-term maintenance for permanent works.

Definitions

‘Major developments’ – consisting of 200 or more new homes and developments where the gross floorspace is at least 10,000 sq. m.

‘Public art’ – permanent or temporary works by artists, craftspeople or creative professionals that may include:

- *Specific stand-alone works of art*
- *Work that is integral to the design of a building or landscape or its setting*
- *Community engagement*
- *Installations and performances*

‘Key Routes’ – as defined in the Core Strategy, policy CS52

10.14 In the City Centre, public art can contribute to achieving a more distinctive regional focus and District and Neighbourhood Centres and community buildings tend to be the most appropriate places for enhancing the distinctiveness of their neighbourhoods. Public art can have a special value in locations with historic or cultural associations and public spaces usually provide good opportunities for appropriate works. It can also add to the interest of Key Routes and the pedestrian environment, which are important components of the city’s spatial strategy.

10.15 The policy will be implemented through the involvement of appropriate artists, craftspeople and creative professionals in the wider regeneration process and by involving local communities. Where public art cannot be achieved on individual sites, the Council may expect a contribution towards a Public Art Fund that will be used to commission and maintain works strategically across the city.

Related policies in this document

A1 Infrastructure Requirements and Developer Contributions
G10 Design Quality

G13 Shop Front Design

10.16 Shop fronts are a particularly conspicuous aspect of shopping centres at ground level. Their design quality, therefore, has a major effect on the character and appearance of buildings and streets, contributing to their economic prosperity and to the distinctive character of their area. More specifically, high quality shop fronts help to deliver Core Strategy policies:

CS74 Design Principles
CS75 Improvements to Gateway Routes into and through the City.

Policy G13**Shop Front Design**

Shop fronts, including replacement shop fronts, should be designed so that:

- a. they respond positively to the context and composition of the building as a whole and integrate features from upper floors through to ground level: and
- b. they respond to the overall character of the street scene; and
- c. the fascia is in proportion to the shop front and the building, as well as adjacent buildings; and
- d. roller shutter boxes are fitted behind a flush fascia and guide rails are integrated behind the pilasters, with colour coated, perforated, pierced or punched roller shutters; and
- e. transparent glazing is used as much as possible on all windows and doors of principal elevations including upper floors where they are in use.

Internally illuminated fascia signs will not be permitted in Conservation Areas and will be discouraged elsewhere in the city.

Definitions

‘Conservation Areas’ and ‘Housing Areas’ – as shown on the Proposals Map.

10.17 The requirements of the policy aim to create frontages that are in keeping with the character of the building and of the wider area. This requires attention to be paid to overall proportions and matters of detail that can have a more than proportionate impact on the appearance of the shop. Solid shutters and blocked window spaces have a deadening effect on the building, detract from the sense of vitality of the area and have a generally unpleasant impact on the street scene. Provision is made in the

policy for the security requirements of businesses but by allowing displays of goods still to be visible it contributes to the attractiveness of the centre to all who use it. Transparent glazing helps to reduce energy consumption through reliance on artificial lighting.

- 10.18** The policy will be implemented through the development management process. Detailed design guidance will be set out in Supplementary Planning Documents on aspects of Design.

Related policies in this document

D1 Provision for the Needs of All Users
G10 Design Quality

G14 Advertisements

- 10.19** Advertisements can contribute to a sense of vitality in the city. But, they need to be carefully designed and positioned so that they do not detract from their surroundings so undermining objectives and policies of the Core Strategy for design quality, particularly:

CS74 Design Principles
CS75 Improvements to Gateway Routes into and through the City

Policy G14

Advertisements

Advertisements that require advertisement consent must:

- a. be well designed and respect the character and appearance of the area: and
- b. respect and be in harmony with the architectural features of the building; and
- c. provide associated landscaping, fencing and screening as necessary; and
- d. not lead to an excessive, cluttered or uncoordinated display that would detract from the appearance of the site or the locality.

In Conservation Areas, Housing Areas, open spaces, Countryside Areas and the Green Belt large poster advertisements will only be permitted where they would clearly enhance the appearance of the area.

Large format banner advertisements will not be permitted in Housing Areas.

Definitions

‘Conservation Areas’ and ‘Housing Areas’ – as shown on Proposals Map.

- 10.20** The policy applies similar principles to advertisements to those required of buildings so ensure a consistent approach to the street scene. It reflects the greater sensitivity of some areas where large advertisements would be out of keeping with their character.
- 10.21** The policy will be implemented through the development management process. Detailed design guidance will be set out in Supplementary Planning Documents on aspects of Design.

Related policies in this document

G10 Design Quality

PART 2: CITY-WIDE POLICY AREAS

11 LAND USES IN POLICY AREAS

H1 Land Uses in Policy Areas

- 11.1** The overall spatial strategy of the Core Strategy is expressed in broad terms that can be shown on a Key Diagram. But, it still needs to be translated locally in terms of specific areas and boundaries that can be defined on an Ordnance Survey base. The implications of the spatial strategy at a more local level are shown on the Proposals Map using a system of *policy areas*. A policy area is identified where there is normally a preferred land use, which will be dominant and which will determine the general character of the area. The preferred, dominant use reflects the spatial policies of the Core Strategy. These uses include, for example, offices, manufacturing and distribution, shops, housing and community facilities.
- 11.2** It is recognised that it is not desirable or sustainable for these policy areas to be taken up exclusively by single uses. So, for each area there is a menu of land uses that would also be acceptable. This might be because they support the preferred use (e.g. community facilities in a Housing Area) or because they would be compatible with the preferred use and cause no harm for it (e.g. hotels in a Housing Area). Including a range of other acceptable uses is consistent with national planning policy, which encourages a mixing of uses in order to create more vibrant communities and enable sustainable patterns of development that reduce the need to travel.
- 11.3** Sometimes it is clear that certain land uses would be incompatible with the preferred use and these are explicitly identified as being unacceptable (e.g. open storage in a Housing Area). Identifying clearly unacceptable uses gives greater certainty to developers and occupiers than simply leaving them to be determined on their merits. However, in other cases it would remove necessary flexibility to prescribe acceptability or otherwise. In these cases it is better to leave the decision to be made on its merits as proposals are put forward.
- 11.4** For each policy area, therefore, a menu of preferred, acceptable and unacceptable uses is presented and these are the same wherever that policy area is designated in the city.
- 11.5** In some cases a preferred use is not specified. This occurs where it is not critical to secure a particular dominant use, especially where it is important to secure regeneration of an area. It would then be preferable for the masterplanning process to determine the precise mix and distribution of land uses.
- 11.6** The policy area system provides a way of managing the relative emphasis on certainty and flexibility. A spectrum of uses can be identified as follows, in which certainty is qualified by increasing flexibility:
- Traditional site allocations (see policy J1 below) in which sites are safeguarded for a sole (or almost sole) use to help guarantee meeting the citywide requirement (e.g. housing)
 - Policy areas in which a high proportion is required for the preferred use
 - Policy areas in which it is sufficient for a simple majority of the area to be taken by the preferred use

- Policy Areas in which the preferred use is the largest single use without having to occupy more than half the area
- Policy Areas with a range of acceptable uses but no preferences or proportions are specified
- Areas where no uses are specified.

11.7 By listing preferred, acceptable and unacceptable uses the policy provides a basic framework for considering planning applications but, as a broad statement of principle, it does not remove the need to consider and weigh other statutory policies and relevant material considerations in reaching planning decisions. So, this does not mean that a use described as being acceptable must always be approved or that one described as unacceptable must always be refused.

11.8 There are 19 types of policy area:

- Business and Industry Areas (5 types one of which has no preferred use)
- Flexible Use Areas (no preferred use)
- City Centre Cultural Hub
- Shopping Areas (4 types)
- Institution Areas (2 types)
- Housing Areas (2 types)
- Waste Management Areas (no uses specified)
- Open Space Areas (no uses specified)
- Countryside Areas (no uses specified)
- Green Belt (no uses specified)

11.9 These areas are shown on the Proposals Map. A fuller description is given below in paragraph 11.14. The operation of the policy areas is summarised in policy H1 below.

Policy H1

Land Uses in Policy Areas

Development proposals in the Policy Areas shown on the Proposals Map will be decided in accordance with the preferred, acceptable and unacceptable uses as shown in Table H1b below. Development proposals for uses not specified will be decided on their individual merits but new development should not cause the preferred land uses as defined in Table H1a not to be dominant.

In areas with preferred uses, these uses should be dominant but development for other acceptable or unspecified uses will be permitted if it would not undermine the required level of dominance. Exceptions may be made where:

- a. it involves development of a small site and the physical characteristics of the site make achievement of the required proportion of preferred use(s) impractical; or
- b. there are significant other regeneration benefits arising from the proposal.

Definitions

'Preferred' uses – uses which determine the distinctive character and role of the Policy Area.

'Acceptable' uses – uses which are ancillary to the preferred uses or compatible with the character and role of the Policy Area.

'Unacceptable' uses – uses which are incompatible with the character and role of the Policy Area.

'Dominant' – for most Policy Areas, this means that the preferred use(s) should take up at least the minimum levels specified in Table H1a. Exceptions are identified in Table H1b.

'Small site' – usually less than 0.5 ha.

11.10 Area Action Plans, master plans and planning briefs for individual sites, will be used to promote the preferred and acceptable uses in the Policy Areas. Site allocations for specific uses (see policy J1 below) will also be used to ensure that land is safeguarded to meet citywide requirements and development is consistent with the character of each Policy Area.

11.11 The level at which the preferred use should be dominant is defined in Table H1a below. For most Policy Areas, the assessment of dominance will be based on the land area covered by development but the total gross floorspace in the area will be used to assess dominance in Priority Office Areas and Business Areas. Where the minimum requirement for a preferred use is less than 50% it should still be the principal individual use.

Table H1a Characteristics and Preferred Uses in the Policy Areas

Policy Area	Description	Minimum levels of Preferred Use(s)	Core Strategy policy
Priority Office Area	Concentrations of large-scale and high-density office development.	70% of office (B1) floorspace	CS4, CS17
Business Area	Office development preferred but may be much less intensive than in Priority Office Areas and supported by non-office business uses. Requirement of at least 30%, enough to enable the requirement for new offices to be satisfied but avoid overprovision.	30% of office (B1) floorspace	CS3, CS7, CS11, CS17
Business and Industrial Area	Concentrations of non-office business, industry and warehouses/ storage	70% of non-office business and industry floorspace	CS5, CS7, CS8, CS9, CS10, CS11, CS12, CS13, CS32, CS33
Industrial Area	Concentrations of industry and warehouses/ storage	70% of industry and storage floorspace	CS5, CS7, CS8, CS9, CS10, CS11, CS12, CS13, CS32, CS33
General Employment Area	Mix of employment and other non-housing uses with no preferences	No preferred uses	CS5, CS15

Flexible Use Areas	Mix of housing and other non-industrial uses with no preferences	No preferred uses	CS6, CS17, CS27, CS28, CS29, CS30, CS32, CS33
City Centre Cultural Hub	Concentration of arts and cultural facilities in City Centre	50% of area in specified cultural facilities	CS19
City Centre Primary Shopping Area	Concentration of shops	50% of area in shops	CS14, CS17
District Centre	Providing more local concentrations of food and non-food shops, leisure and community facilities for parts of the city	50% of area in shops	CS13, CS32, CS33, CS34, CS35, CS36, CS37, CS38,
Neighbourhood Centre	Providing a basic range of shops and services within walking distance	50% of area in shops	CS39
Meadowhall Shopping Centre	Maintaining around current level of shopping for regional catchment	50% of area in shops	CS7,
University and College Area	Core teaching areas for universities and Sheffield College	50% of area in community facilities and/or research and development	CS17, CS20
Hospital Area	Core areas for major hospitals	50% of area in residential institutions and/or research and development	
Housing Area	Residential areas	70% of area in housing	CS6, CS24, CS27, CS28, CS29, CS30, CS31, CS32, CS33
Central Housing Area	Housing preferred but as part of a mix of uses so a requirement for at least 30% is required. Employment and service uses that are compatible also acceptable	30% of area in housing	CS17, CS23, CS27
Waste Management Area	Energy from waste and landfill areas	90% of area in waste management uses	CS69
Open Space Area	Open space	No provision for	CS47
Countryside Areas and Green Belt Areas	Open countryside	development of specific uses	CS71, CS72

11.12 The assessment of dominance will take account of existing and committed development. The areas for assessment will be up to 10 hectares and will be defined using major physical barriers where appropriate (including rivers, the Canal, railways and major roads) but where there are no recognised features, it will be defined by negotiation with the developer. If the whole Policy Area is less than 10 hectares, the assessment will be based on the whole area.

11.13 In managing the relationship between preferred and acceptable uses, the following principles will apply:

- Where competing proposals for preferred and acceptable uses each satisfy the policy criteria, the preferred status of one is not a basis for refusing the other
- Whilst a particular use may be preferred in an area, if there is no prospect of such development coming forward on a specific site within it, then an otherwise acceptable use will not be refused simply because it is not preferred.

Related policies in this document

J1 Development on Allocated Sites

Table H1b: Land Uses in Policy Areas

Use Class Ref	Use Class	Policy Areas ⁽²⁰⁾														
		Priority Office Area	Business Area	Business and Industrial Area	Industrial Area	General Employment Area	City Centre Cultural Hub ⁽¹⁷⁾	City Centre Primary Shopping Area and Shopping Streets	District Centre	Neighbourhood Centre	Meadowhall Shopping Centre	University & College Area	Hospital Area	Housing Area	Central Housing Area	Flexible Use Area
A1	Shops	•	O ⁽¹⁾	•	•	•	O	+(2)	+(3)	+(3)	O ⁽⁴⁾	O ⁽¹⁾	O ⁽¹⁾	O ⁽¹⁾	O ⁽¹⁾	O ⁽¹⁾
A2	Financial and professional services	•	•	•	•	•	O	O ⁽⁵⁾	O	O	O ⁽⁴⁾	•	•	•	•	•
A3	Restaurants and cafes	•	•	•	•	•	O	O ⁽⁵⁾	O	O	O ⁽⁴⁾	•	•	•	•	•
A4	Drinking establishments	•	•	•	•	•	O	O ⁽⁵⁾	O	O	O ⁽⁴⁾	•	•	•	•	•
A5	Hot food take-aways	•	•	•	•	•	X	O ⁽⁵⁾	O	O	O ⁽⁴⁾	•	•	•	•	•
B1a	Offices	+(6)	+(7)	O ⁽⁸⁾	O ⁽⁶⁾	O ⁽⁸⁾	O ⁽⁹⁾	O ⁽⁹⁾	O ⁽¹⁰⁾	O ⁽¹⁰⁾	O	O ⁽⁸⁾	O ⁽⁸⁾	O ⁽⁸⁾	O ⁽¹¹⁾	O ⁽⁶⁾
B1b	Research and development	•	O	+	O	O	X	X	•	•	•	+	•	•	•	O
B1c	Light industry	•	O	+	O	O	X	X	•	•	•	•	•	•	•	O
B2	General industry	X	X	+	+	O	X	X	X	X	X	X	X	X	X	X
B8	Warehouses and storage	X	X	+(12)	+(13)	O	X	X	X	X	X	X	X	X	X	X
C1	Hotels	•	•	•	•	•	O	O ⁽¹⁴⁾	O	O	O	•	•	•	O	O
C2	Residential institutions	•	•	X	X	X	X	X	•	•	X	O	+	+	+	O
C3	Housing	•	O	X	X	X	O(9)	O ⁽⁹⁾	O ⁽⁹⁾	O ⁽⁹⁾	X	O	+	+(7)	O	O
C4	Houses in Multiple Occupation	•	•	X	X	X	•	•	•	•	X	•	•	•	•	•
D1	Community facilities	•	•	•	•	•	+(15)	O ⁽⁸⁾	O	O	O	+	O	•	•	•
D2	Leisure and recreation facilities	•	•	•	•	•	+(15)	O ⁽¹⁶⁾	O ⁽¹⁴⁾	O ⁽¹⁴⁾	O ⁽⁴⁾	•	•	•	•	•

Use Class Ref	Use Class	Policy Areas ⁽²⁰⁾														
		Priority Office Area	Business Area	Business and Industrial Area	Industrial Area	General Employment Area	City Centre Cultural Hub ⁽¹⁷⁾	City Centre Primary Shopping Area and Shopping Streets	District Centre	Neighbourhood Centre	Meadowhall Shopping Centre	University & College Area	Hospital Area	Housing Area	Central Housing Area	Flexible Use Area
	Amusement centres	•	•	•	•	•	X	O ⁽¹⁴⁾	•	•	•	•	•	•	•	•
	Car parks	•	•	•	•	•	O ⁽⁹⁾	O ⁽⁹⁾	O	•	•	•	•	•	•	•
	Car Showrooms	•	•	O	•	•	X	X	•	•	•	•	•	•	•	O
	Casinos	•	•	•	•	•	O	O ⁽⁹⁾	•	•	•	•	•	X	X	•
	Garage and transport depots	•	•	•	O	•	X	X	•	•	•	•	•	X	X	•
	Hostels	•	•	X	X	X	X	X	•	•	•	•	•	•	•	•
	Houses in multiple occupation (non-C4)	•	•	X	X	X	•	•	•	X	•	•	•	•	•	•
	Laundrettes	•	•	•	•	•	X	X	•	O	•	•	•	•	•	•
	Lorry parks	X	•	•	O	•	X	X	•	X	X	X	X	X	X	•
	Night clubs	•	•	•	•	•	O	O ⁽⁹⁾	•	•	•	•	•	X	X	•
	Open Space	•	•	•	•	•	O	•	•	•	•	•	•	O	O	•
	Petrol filling stations	•	•	•	•	•	•	X	•	•	•	•	•	X	X	•
	Open storage	X	X	X	O	•	X	X	•	X	X	X	X	X	X	X
	Other unclassified industrial process	X	X	+	+	•	+	X	•	•	•	•	•	•	•	•
	Theatres	•	•	•	•	•	•	O ⁽⁹⁾	•	•	•	•	•	•	•	•
	Taxi and vehicle hire businesses	•	•	•	•	•	X	X	•	•	•	•	•	X	X	•
	Warehouse clubs	•	•	•	•	O	X	X	•	•	•	•	•	X	X	•
	Waste management facilities (excluding landfill, associated plant and open air composting)	X ⁽¹⁹⁾	•	•	+	•	X ⁽¹⁹⁾	X ⁽¹⁹⁾	•	X ⁽¹⁹⁾	X ⁽¹⁹⁾	X ⁽¹⁹⁾	X ⁽¹⁹⁾	X ⁽¹⁹⁾	X ⁽¹⁹⁾	•

Key	Preferred	+
	Acceptable	O
	Use decided on its merits	•
	Unacceptable	X

Notes

1. Only small convenience shop development (<200 square metres gross floor area) that is associated with existing or proposed housing (unless on a City Centre Shopping Street)
2. Major non-food shop development would be unacceptable if it prejudiced or delayed the New Retail Quarter
3. Of appropriate scale – see policy C4
4. Minor development needed for the operation of existing uses – see policy C5
5. In the Primary Shopping Area, if it contributes to its vitality and viability – see policy B2
6. At least 70% of the gross floorspace in the area
7. At least 30% of the gross floorspace in the area
8. Small-scale only and in appropriate locations (defined by Core Strategy Policy CS3 and paragraph 6.12).
9. Except at street level frontages
10. If small-scale and not at street-level frontage. Larger-scale office development determined on merits.
11. Up to 30% of the gross floorspace in the area
12. Excluding open storage (which is unacceptable)
13. Excluding open storage (but is an acceptable use)
14. Except at street level frontages in the Primary Shopping Area
15. Preferred D1 and D2 Uses are those included in the definition of Cultural facilities shown in Policy B2 Other uses in the D1 and D2 classes will be decided on their merits
16. Only those uses listed in Planning Policy Statement PPS4, paragraph 7 and, at street level frontage, only those defined as ‘other town centre uses’ under policy B2
17. Policy B2 explains the circumstances under which changes of use from Cultural Facilities, as defined at Policy B2, will be allowed
18. For a fuller definition, see Companion Guide to Planning Policy Statement PPS10, section 8, box 32
19. Except for small-scale public bring banks, which will be decided on their merits.
20. For Waste Management Areas “acceptable” uses will be determined in accordance with policy F2 and Core Strategy policy CS68.

PART 3: SITE ALLOCATIONS

12 GENERAL SITE ALLOCATIONS POLICY

J1 Development on Allocated Sites

- 12.1** 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.
- 12.2** 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.

- 12.3** 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.
- 12.4** 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
- 12.5** 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).
- 12.6** 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).

12.7 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.

12.8 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.

Policy J1

Development on Allocated Sites

On allocated sites:

- a. required uses should cover at least 90% 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
- b. 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.

- 12.9** 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.
- 12.10** 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.
- 12.11** 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.

- 12.12** 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.

12.13 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).

12.14 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.

12.15 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

13 ALLOCATED SITES IN THE CITY CENTRE

Business and Industry Areas

Sites are allocated for office development to help deliver the Core Strategy target of at least 64% of total office development being in the City Centre or at its edge (policy CS3). The locations reflect the distribution of Office Priority Areas and Business Areas (see policy H1 and the Proposals Map) and these policy areas, in turn, flow from the locations for concentrating office development in Core strategy policy CS4.

These sites are highly accessible by public transport and benefit from the range of facilities close by in the City Centre.

Some sites fall within the zone with a high probability of flooding. This may affect the phasing of office development if alternative sites are available in comparable lower risk areas. Mitigation measures are identified in the conditions on development of those sites.

Sites with Required Uses

Site Ref: P00043	Type of Allocation: Office
Site Area: 0.56 ha	Policy Area: Business Area
Site Address: Holly Street / Calver Lane (former NUM)	
Required Use: Offices (minimum gross floorspace of 70% B1a)	
Conditions on Development:	
<ul style="list-style-type: none"> • Design to pay regard to the City Centre Conservation Area, the three Grade II listed buildings adjacent to the south west of the site and the Grade II* listed City Hall to the east of the site. • A pedestrian link between Holly Street and Carver Lane to be provided. 	
Reasons:	
<ul style="list-style-type: none"> • This is a prestigious site located next to Barkers Pool public square, the City Hall and the New Retail Quarter. • It is close to the high-frequency Supertram route. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Implementation of existing planning permission by private developer. • An existing permission for offices, ground-floor retail and bar restaurants and associated car parking is valid to October 2011. 	

Site Ref: P00045	Type of Allocation: Office
Site Area: 0.45 ha	Policy Area: Priority Office Area
Site Address: Castlegate (Broad Street/Shude Hill/Exchange Place) – 2 sites.	
Required Use: Offices (minimum gross floorspace of 70% B1a)	
Conditions on Development:	
<ul style="list-style-type: none"> • Innovative and modern architecture on this prominent split site. • Sensitivity to archaeological remains and nearby Grade II* and Grade II listed buildings. 	

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (high and medium probability of flooding).
- Northern portion should complement the proposed Victoria Square on Exchange Place.

Reasons:

- Core Strategy policy CS17 (i) identifies Castlegate as an area for a mix of uses including offices, in order to link the City Centre with Victoria Quays.
- Redevelopment would assist Castlegate to further develop its proposed residential and employment role, which is a key driver of the Castlegate: Policy and Development Framework (2005), which identifies the site for a Business use.

How will it be delivered?

- The City Council owns the site and has a development agreement with Carillion Regeneration Limited who will be the lead organisation in stimulating new development and funding. Timescales are currently expected to be medium to long term.
- City Council to advise on relationship with adjacent Grade II* Listed Building.

Site Ref: P00055	Type of Allocation: Office
Site Area: 2.63 ha	Policy Area: Priority Office Area
Site Address: Moorfoot/New Business District South (Initial phases)	
Required Use: Offices (minimum gross floorspace of 70% B1a)	
Conditions on Development:	
<ul style="list-style-type: none"> • New development should improve links between the south west of the City Centre and adjacent neighbourhoods • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the south eastern part of the site (high probability of flooding). 	
Reasons:	
<ul style="list-style-type: none"> • The later phases of NBD South development, i.e. east of South Lane, will be included later but are omitted for now as there is no evidence for delivery in the next ten years 	
How will it be delivered?	
<ul style="list-style-type: none"> • The Council has recently purchased a large section of the site. • Delivery will be via public/private development partnership 	

Site Ref: P00070 (see also P00100 and P00470)	Type of Allocation: Office
Site Area: 0.61 ha	Policy Area: Priority Office area
Site Address: In front of Sheffield Station, Sheaf Street (Digital Campus phase 3)	
Required Use: Offices (minimum gross floorspace of 70% B1a)	
Conditions on Development:	
<ul style="list-style-type: none"> • Highest quality design in this prominent location, respecting the setting of Sheffield Station – a Grade II listed building • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium and high probability of flooding, and developed functional floodplain) 	

Reasons:

- The site is in a prominent location next to the railway station which is a key entry point to the city and next to a new high quality public space at Sheaf Square
- The Digital Campus is a series of high profile high-tech office developments identified in the City Centre Masterplan and Economic Masterplan as a key priority

How will it be delivered?

- The site is vacant and owned by the Regional Development Agency, Yorkshire Forward
- It will be marketed as a partnership development site.

Site Ref: P00100 (see also P00070 and P00470)

Type of Allocation: Office

Site Area: 0.39 ha

Policy Area: Priority Office Area

Site Address: Sheaf Street / Pond Hill (Digital Campus phase 1)

Required Use: Offices (minimum gross floorspace of 70% B1a)

Conditions on Development:

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (high probability of flooding and developed functional floodplain)

Reasons:

- The site is in a prominent location close to the bus and train stations and inner ring road
- The Digital Campus is a series of high profile high-tech office developments identified in the City Centre Masterplan and Economic Masterplan as a key priority.

How will it be delivered?

- The site is vacant and owned by the Regional Development Agency, Yorkshire Forward
- It will be marketed as a partnership development site.

Site Ref: P00470 (see also P00070 and P00100)

Type of Allocation: Office

Site Area: 0.15 ha

Policy Area: Priority Office Area

Site Address: Harmer Lane / Sheaf Street (Digital Campus phase 2)

Required Use: Offices (minimum gross floorspace of 70% B1a)

Conditions on Development:

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (medium and high probability of flooding, and developed functional floodplain).

Reasons:

- The site is in a prominent location close to the bus and train stations and inner ring road
- The Digital Campus is a series of high profile high-tech office developments identified in the City Centre Masterplan and Economic Masterplan as a key priority.

How will it be delivered?

- The site is vacant and is owned by the Regional Development Agency, Yorkshire Forward.
- It will be marketed as a partnership development site.

13.1 Sites without Required Uses

Site Ref: P00040	Type of Allocation: Preferred Use
Site Area: 0.25 ha	Policy Area: Business Area
Site Address: Blonk Street, adjacent to 28 Wicker.	
Preferred Use: Offices (B1a)	
Conditions on Development:	
<ul style="list-style-type: none"> • Innovative and modern architecture at this prominent site but compatible with the adjacent mixed-use development and integrating well with the Five Weirs Walk along the eastern side of the site and the planned footbridge that will span the River Don. • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to entire site (high and medium probability of flooding). • Any localised contamination to be remediated. 	
Reasons:	
<ul style="list-style-type: none"> • Flexibility of use will assist delivery of site with significant conditions on development. • flood protection measures on the River Don are due to begin this year (2010) 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council owns the site, which has been marketed and a Development Agreement has been agreed with developer. • Developer anticipated to lead in stimulating new development and funding. • Environmental Protection Service to advise if localised contamination is identified. • Flood protection measures on the River Don are due to begin this year (2010) • The site may be suitable as a multi-storey car park to serve the Wicker / Riverside area. 	

Site Ref: P00046	Type of Allocation: Preferred Use
Site Area: 0.21 ha	Policy Area: Business Area
Site Address: Charles Street / Clay Lane	
Preferred Use: Offices (B1a)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect the character of the Cultural Industries Quarter Conservation Area and the Grade II listed building to the rear of the site 	

Reasons:

- This part of the Cultural Industries Quarter is a mixture of business uses and Sheffield Hallam University.
- Education use next to existing campus area is supported by Core Strategy policy CS20.

How will it be delivered?

- Sheffield Hallam University are currently in dialogue with the City Council about proposals for educational use.

Site Ref: P00073**Type of Allocation:** Preferred Use**Site Area:** 0.51 ha**Policy Areas:** Business Area and Central Housing Area**Site Address:** Hanover Way / Milton Street**Preferred Use:** Offices (B1a) and housing (C3) or residential institutions (C2)**Conditions on Development:**

- Development of the site should be sympathetic to nearby Listed Buildings and Hanover Conservation Area.
- Vehicular access from the Inner Ring Road may be constrained by the nearby major roundabout – it is currently via Milton Street.

Reasons:

- The site is highly prominent from the Inner Ring Road and is suited for business/office uses. However, housing may be possible away from the Inner Ring Road, which causes traffic noise and pollution.
- The City Centre Masterplan identifies the Devonshire Quarter as an area where the residential neighbourhood will be strengthened. Also it provides an opportunity for a more family-orientated neighbourhood.

How will it be delivered?

- Part of the site to be cleared
- Pre-application discussions with the City Council are recommended because of the site's closeness to Listed Buildings, a Conservation Area and the Inner Ring Road.

Site Ref: P00083**Type of Allocation:** Preferred Use**Site Area:** 0.27 ha**Policy Area:** Business Area**Site Address:** Pond Street / Sheaf Street (former NMB)**Preferred Use:** Offices (B1a)**Conditions on Development:**

- Location requires the highest design quality
- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the east of the site (medium and high probability of flooding, and developed functional floodplain).

Reasons:

- This is a highly prominent site on a key entry point to the city opposite the Sheffield train station and overlooking Sheaf Square.
- The location would make it equally suitable for a high quality office or hotel, or a landmark Sheffield Hallam University building.

How will it be delivered?

- Currently owned by the Regional Development Agency, Yorkshire Forward
- Existing outline permission for a hotel, offices, restaurants and basement car parking valid until August 2010.

Site Ref: P00089**Type of Allocation:** Preferred Use**Site Area:** 2.2 ha**Policy Area:** Business Area**Site Address:** Bridgehouses (Chatham Street)**Preferred Use:** Offices (B1a)**Conditions on Development:**

- Creation of a physical link to the proposed employment zone at the east of the site
- Employment use other than offices would have to be compatible with the adjacent residential areas
- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (medium probability of flooding).

Reasons

- The site has a potentially key role in linking Burngreave and the City Centre.

How will it be delivered?

- Owned by National Grid who have previously held discussions with the City Council on developing a scheme.

Site Ref: P00121**Type of Allocation:** Preferred Use**Site Area:** 2.63 ha**Policy Area:** Business Area**Site Address:** West Bar Triangle**Preferred Use:** Offices (B1a)**Conditions on Development:**

- The site to be developed comprehensively to include new public open space and neighbourhood shopping centre
- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (medium and high probability of flooding).

Reasons:

- The large size of the site offers a rare opportunity to create a new neighbourhood centre and a new open space serving the new residential communities and nearby workers.
- As the site adjoins some new residential developments, further new housing would be an appropriate part of the mix of development.

How will it be delivered?

- Through joint venture between landowners and City Council with public/private funding
- Current outline permission for a large and varied mixed use redevelopment valid to January 2012.

Retail Use

One of the most important actions to deliver the Core Strategy's vision for serving the City Region is completion of the New Retail Quarter (see Core Strategy policies CS14, 17 and 18). This will be complemented by relocation of the indoor market.

Sites with Required Uses

Site Ref: P00084	Type of Allocation: Retail
Site Area: 5 ha	Policy Area: Primary Shopping Area
Site Address: New Retail Quarter	
Required Use: Shops (minimum gross floorspace of 70% A1)	
Conditions on Development:	
<ul style="list-style-type: none"> • Design to reflect the regional importance of the development and respect the City Centre Conservation Area and listed buildings. 	
Reasons:	
<ul style="list-style-type: none"> • To safeguard this strategic location in the Primary Shopping Area 	
How will it be delivered?	
<ul style="list-style-type: none"> • Previous permission for retail, housing, night club, health and fitness club, multi-storey car parking and open space. • Private developer expected to submit a revised scheme to reflect new market conditions. • Compulsory Purchase Order valid to July 2011. The Council, Yorkshire Forward and Homes and Communities Agency are providing funds to complete the purchase. 	

Site Ref: P00059	Type of Allocation: Retail
Site Area: 1.26 ha	Policy Area: Business Area
Site Address: The Moor / Eyre Street / Cumberland Way (Indoor Market)	
Required Use: Shops (A1)	
Conditions on Development:	
<ul style="list-style-type: none"> • Provision of an indoor market, which would supersede the preference for offices. • A main entrance to the market from the frontage on to The Moor. • Design to respect the high quality public realm that is currently being created on The Moor as part of the new pedestrian Steel Route. 	
Reasons:	
<ul style="list-style-type: none"> • Existing indoor market location in Castlegate does not accord with Core Strategy policy CS18 Shopping in the City Centre. 	

- There is not capacity for an indoor market in the Primary Shopping Centre, but should be located on a top level shopping street approaching the Primary Shopping Area, i.e. either The Moor or High Street.
- The proactive approach in allocation is in line with national policy (PPS4 EC4.1e.)

How will it be delivered?

- Implementation of existing planning permission by private developer.
- Existing permission for market hall and retail units is valid until November 2012 .

Residential Areas

One of the priority locations for housing in the Core Strategy is the City Centre (see policy CS25) but it is envisaged that it would be part of mixed use developments. The following development sites are located in the Central Housing Area, where housing is the preferred use, but housing is not the sole required use in order to encourage mixing.

Some sites fall within the zone with a high probability of flooding. Housing would not be permitted in this zone as long as suitable sites were available outside it and, in any case, would not be permitted within it before 2016 at the earliest (Core Strategy policy CS67). Mitigation measures will be essential. This may affect the phasing of development of alternative sites.

Sites without Required Uses

Site Ref: P00038	Type of Allocation: Preferred Use
Site Area: 0.42 ha	Policy Area: Central Housing Area
Site Address: Sylvester Street / Mary Street (Klaussner)	
Preferred Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (high probability of flooding). No housing before 2016/17 • Public footpath to be provided along Porter Brook and design to respect the listed buildings to the north and south of the site. 	
Reasons:	
<ul style="list-style-type: none"> • Flexibility of use will support development that can satisfy the significant conditions. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Through a private developer. • Current permission including apartments, commercial space, parking, public space and riverside walk expires in December 	

Site Ref: P00039	Type of Allocation: Preferred Use
Site Area: 0.85 ha	Policy Area: City Centre Housing Area
Site Address: Shoreham Street / Sidney Street (Porter Brook site)	
Preferred Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Opening of culvert and provision of open space to take advantage of the riverside setting. • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (medium and high probability of flooding). No housing before 2016/17 in the area with a high probability of flooding. • Design to respect the Cultural Industries Quarter Conservation Area and retain the remaining building of character. 	
Reasons:	
<ul style="list-style-type: none"> • New open space and opening of culvert on the Porter Brook to take account of the riverside setting is supported by Core Strategy policy CS48. • Flexibility of use will support development that can satisfy the significant conditions. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site is mainly owned by the Regional Development Agency, Yorkshire Forward and will be marketed by Yorkshire Forward as a partnership development site. 	

Site Ref: P00044	Type of Allocation: Preferred Use
Site Area: 1.43 ha	Policy Area: Central Housing Area
Site Address: Castle Market	
Preferred Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Opening of culvert and provision of open space to take advantage of the riverside setting. • Development to respect any archaeology of value. 	
Reasons:	
<ul style="list-style-type: none"> • Archaeological investigation of castle remains is under way. • Redevelopment will make the site available within the life of the plan. • New open space and opening of culvert around Market Square/Sheffield Castle is supported by Core Strategy policy CS48. • Flexibility of use will support development that can satisfy the significant conditions 	
How will it be delivered?	
<ul style="list-style-type: none"> • Currently owned by City Council but would require private development partner. 	

Community Facilities

Core Strategy policy CS20 supports the consolidation and expansion of teaching and research functions within and adjacent to existing campuses.

Sites with Required Uses

Site Ref: P00071	Type of Allocation: Education
Site Area: 0.52 ha	Policy Area: University and College Area
Site Address: 'Jessop East', Former Jessop Hospital, Leavygreave Road	
Required Use: D1 Non-residential Education (University based teaching and research accommodation, not conventional B1 office provision)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect Listed Buildings and settings within and to east of the site. 	
Reasons:	
<ul style="list-style-type: none"> • Economies of scale arising from a University-based building next to other University premises would be significant. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The University of Sheffield owns the site. • Timing will depend on the University and upon public and private funding sources • Some site remediation may be necessary given uncertain nature of site history • Existing permission for west half of the site for educational use valid to September 2012. 	

Open Space

The following allocations will deliver open spaces specifically proposed in Core Strategy policy CS48, Open Spaces and Riversides in the City Centre.

Sites with Required Uses

Site Ref: P00086	Type of Allocation: Open Space
Site Area: 0.44 ha	Policy Area: Open Space Area
Site Address: Nursery Street, opposite Joiner Street	
Required Use: Open Space	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to be designed to act as a flood storage area if appropriate (high probability of flooding and developed functional floodplain). 	
Reasons:	
<ul style="list-style-type: none"> • Open space would serve the area's increasing population and could provide informal, high quality green space and landscaping on the riverside. This is already reflected in the Wicker Riverside Action Plan (2007 – 2017). • There are few open spaces within the Riverside Quarter. Improving the pedestrian space on the riverside would create life and activity on the Riverside and the Wicker. 	

How will it be delivered?

- The project will be mainly delivered and funded by both public and private sector organisations. The Wicker Riverside Action Plan identifies potential organisations.
- Timescales are most likely to be medium to long term
- Protection measures along River Don (phase 1b) are due to commence in 2010.

Site Ref: P00087	Type of Allocation: Open Space
Site Area: 0.18ha	Policy Area: Open Space Area
Site Address: Paradise Square	
Required Use: Open Space	
Conditions on Development:	
<ul style="list-style-type: none"> • Design to be sympathetic to the Square's historic character and setting. 	
Reasons:	
<ul style="list-style-type: none"> • It would complement the City's only complete Georgian Square, surrounded by Grade II Listed Buildings and located in the City Centre Conservation Area. • The allocation supports the Cathedral Quarter Action Plan's (2004 – 2014) vision to reinstate the area as a main public open space over the plan period • Current car parking detracts from the quality and charm of the space. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council to continue to negotiate phased removal of existing car parking spaces. • Delivery is long-term requiring alternative acceptable car parking. 	

Site Ref: P00093	Type of Allocation: Open Space
Site Area: 0.30ha	Policy Area: Open Space Area
Site Address: Proposed St. Vincent's Park	
Required Use: Open Space	
Conditions on Development:	
<ul style="list-style-type: none"> • Informal public open space on the roof of development, accessed from Solly Street. 	
Reasons:	
<ul style="list-style-type: none"> • The site is identified for future open space use in the St. Vincent's Action Plan (2004 – 2014) to meet need generated in the area by significant levels of new housing. • Open space would connect Solly Street and Scotland Street. 	
How will it be delivered?	
<ul style="list-style-type: none"> • A terraced design would be delivered by the Council using Section 106 contributions that have been collected from surrounding developments. • A green roof design would be delivered through a Council/private developer partnership using joint resources. 	

- The site is owned by City Council and a developer has an option on the site
- Current permission valid to August 2010 and for a 4/5 storey building to provide car park, apartments, ground floor business space and roof top public park with café.

Site Ref: P00475	Type of Allocation: Open Space Site
Site Area: 0.50ha	Policy Area: Open Space Area
Site Address: Victoria Square, Exchange Street	
Required Use: Open Space	
Conditions on Development:	
<ul style="list-style-type: none"> • Development in flood zones to be designed to act as a flood storage area if appropriate (medium and high probability of flooding) • Design to take advantage of the setting provided by Listed buildings to the east of the site. 	
Reasons:	
<ul style="list-style-type: none"> • Completion of the Inner Relief Road provides the opportunity to improve connection between Victoria Quays and the rest of the City Centre. Supported by policy B1. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Initial feasibility work completed but funding for next phase still to be secured – could be in conjunction with the Castle Market site (P00044). 	

14 ALLOCATED SITES IN THE LOWER DON VALLEY

Business and Industry Areas

The Core Strategy identifies the Lower Don Valley as a strategic location for Manufacturing, distribution/ warehousing and non-office businesses (see policy CS5). Sites here will contribute to meeting the requirements in policy CS1. Within the area, the predominant land use around the Meadowhall centre is for employment, including office development and non-office business uses (policy CS7). At Tinsley Park, the major uses are industry and warehousing/ distribution (policy CS8) whilst a range of traditional and modern manufacturing and distribution are proposed in the Attercliffe/Newhall and Parkway/ Kettlebridge areas (policy CS9)

Sites with Required Uses

Site Ref: P00136	Type of Allocation: Business or Industrial
Site Area: 2.07 ha	Policy Area: Business and Industry Area
Site Address: r/o Davy Steels site, Prince of Wales Road	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Independent access to the site may be needed 	
Reasons:	
<ul style="list-style-type: none"> This is part of a larger existing industrial site in an established business and industry area It would provide employment near an area of relatively high unemployment and is close to a high-frequency public transport route on Main Road The site is suitable for general industrial/business and incubator/Small and Medium Enterprise clusters and research/technology/science. 	
How will it be delivered?	
<ul style="list-style-type: none"> Development or promotion of site by owner Estimated in 0-5 years; the site is vacant. 	

Site Ref: P00137	Type of Allocation: Industrial
Site Area: 0.89 ha	Policy Area: Industrial Area
Site Address: Barleywood Road	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> Surrounding land uses are industrial and away from existing residential uses The site is suitable for general industrial/business and incubator/Small and Medium Enterprises. 	
How will it be delivered?	

- Development or promotion of site by owner
- Estimated in 0-5 years; the site is vacant and available

Site Ref: P00140	Type of Allocation: Industrial
Site Area: 0.63 ha	Policy Area: Industrial Area
Site Address: Broad Oaks	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are industrial and the site is part of an established industrial area • It would provide employment near an area of relatively high unemployment and close to a high-frequency bus route on Staniforth Road and Supertram stop on Woodbourn Road • The site is suitable for general industrial/business and heavy/specialist industrial uses. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • Estimated in 0-5 years; the site is vacant 	

Site Ref: P00143	Type of Allocation: Business or Industrial
Site Area: 1.52 ha	Policy Area: Business and Industrial Area
Site Address: Calor Site, Shepcote Lane	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Contributions to improved public transport • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the western part of the site (high and medium probability of flooding). 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are mixed business and industrial, and the site is located away from existing residential uses • The site is suitable for general industrial/business and incubator/Small and Medium Enterprises • The site is close to good road connections and the national road network 	
How will it be delivered?	

- Development or promotion of site by owner
- Estimated in 0-5 years, the site is vacant and available

Site Ref: P00145	Type of Allocation: Industrial
Site Area: 0.55ha	Policy Area: Industrial Area
Site Address: Catley Road	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are industrial and away from existing residential uses • The site is suitable for general industrial/business and heavy /specialist industrial uses 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • Estimated in 0-5 years; the site is vacant and available 	

Site Ref: P00151	Type of Allocation: Industrial
Site Area: 0.69 ha	Policy Area: Industrial Area
Site Address: Former Gasworks, Effingham Street, Sussex Street	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium and high probability of flooding). 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are industrial and away from existing residential uses • It would provide employment close to high-frequency public transport on Attercliffe Road • The site is suitable for general industrial/business and heavy /specialist industrial uses 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • Estimated in 0-5 years; the site is vacant and available 	

Site Ref: P00153	Type of Allocation: Industrial
Site Area: 0.69 ha	Policy Area: Industrial Area
Site Address: Faraday Road/Trent Street	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	

Conditions on Development:

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding).

Reasons:

- Surrounding land uses are industrial and away from existing residential uses
- It would provide employment close to high-frequency public transport on Attercliffe Road
- The site is suitable for general industrial, heavy/specialist industrial or incubator/Small and Medium Enterprises

How will it be delivered?

- Development or promotion of site by owner
- Estimated in 0-5 years; the site is vacant and available

Site Ref: P00160**Type of Allocation:** Industrial**Site Area:** 0.72 ha**Policy Area:** Industrial Area**Site Address:** Former Dr John Worrall School, Attercliffe**Required Uses:** General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)**Conditions on Development:**

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the western part of the site (medium probability of flooding).
- Contribution towards provision of the Tinsley Link (site P00166)

Reasons:

- Surrounding land uses are industrial and away from existing residential uses
- It would provide employment close to high-frequency public transport on Attercliffe Road and the Arena Supertram stop and to the national road network, but measures are needed to support new development here.
- This is an available site suitable for general industrial uses

How will it be delivered?

- Development or promotion of site by owner
- Estimated in 0-5 years; the site is vacant and available

Site Ref: P00169**Type of Allocation:** Business or Industrial**Site Area:** 1.11 ha**Policy Area:** Business and Industrial Area**Site Address:** Huntsman's Gardens, off Shepcote Lane**Required Uses:** Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)**Conditions on Development:**

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the eastern part of the site (medium and high probability of flooding).

Reasons:

- Surrounding land uses are mixed business and industrial and the site is located away from existing residential uses

How will it be delivered?

- Development or promotion of site by owner
- Estimated in 0-5 years; the site is vacant and available

Site Ref: P00174	Type of Allocation: Industrial
Site Area: 3.26 ha	Policy Area: Industrial Area
Site Address: Lumley Street	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are industrial and away from existing residential uses • It would provide employment close to good public transport, at Broad Lane and the Nunnery Square tram stop, and the site is close to the Parkway • The site is suitable for general industrial/business and incubator /Small and Medium Enterprise clusters 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • Estimated in 0-5 years . 	

Site Ref: P00178	Type of Allocation: Industrial
Site Area: 1.26 ha	Policy Area: Industrial Area
Site Address: Next to Shepcote House, Shepcote Lane	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Contributions to improved public transport 	
Reasons:	
<ul style="list-style-type: none"> • The site is suitable for general industrial/business, heavy/specialist industrial and incubator/Small and Medium Enterprise clusters • Surrounding land uses are industrial and away from existing residential uses • The site is close to good road connections and national road network 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • Estimated in 0-5 years; the site is vacant and available 	

Site Ref: P00182	Type of Allocation: Industrial
Site Area: 19.92 ha	Policy Area: Industrial Area
Site Address: Outokumpu Site, Shepcote Lane	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	

Conditions on Development:

- Provision of the Tinsley Link (site P00166) before development starts
- Measures to mitigate impact of traffic on nearby motorway junctions
- Contributions to improved public transport
- Access to be from Shepcote Lane, not Greasboro Road

Reasons:

- The site is vacant and suitable for general industrial/business, heavy/specialist industrial and incubator/Small and Medium Enterprise clusters
- Surrounding land uses are industrial and away from existing residential uses
- The site is close to good road connections and the national road network but measures are needed to support new development here (see Core Strategy policies CS8 and CS59)

How will it be delivered?

- Development or promotion of site by owner
- Estimated in 5-10 years; some site clearance is still needed.

Site Ref: P00187	Type of Allocation: Industrial
Site Area: 0.67 ha	Policy Area: Industrial Area
Site Address: Ripon Street/Woodbourn Hill	
Required Use): General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are industrial and away from existing residential uses • It would provide employment close to high-frequency public transport on Staniforth Road and the Woodbourn Road tram stop, and the site is close to the Parkway • The site is suitable for general industrial/business and incubator /Small and Medium Enterprises 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • A planning consent for part of the site west of Ripon Street could be implemented for industrial units, offices and taxi call centre • Estimated in 0-5years; the site is vacant and available 	

Site Ref: P00191	Type of Allocation: Business or Industrial
Site Area: 21.52 ha	Policy Area: Business and Industry Area
Site Address: Sheffield Business Park Phase 2 (former Western runway Sheffield Airport)	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	

- Measures to mitigate impact of traffic on nearby motorway junctions
- Contributions to improved public transport

Reasons:

- The site adjoins the remainder of Sheffield Business Park
- It is close to good road connections and the national road network and away from existing residential uses but measures are needed to support new development here (see Core Strategy policies CS8 and CS59)
- It is suitable for a high quality business park; warehousing/distribution; incubator/Small and Medium Enterprise clusters

How will it be delivered?

- Sheffield Airport Properties Ltd are promoting the site for early development
- The site had outline planning permission for a mixed use development, including mainly offices, general industry and distribution uses, but this was valid only until June 2010
- The developer is preparing a planning application for Phase 1
- Estimated in 5-10 years; the site is vacant and available

Site Ref: P00472	Type of Allocation: Business or Industrial
Site Area: 0.7 ha	Policy Area: Business and Industry Area
Site Address: Europa Link	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Contributions to improved public transport 	
Reasons:	
<ul style="list-style-type: none"> • The site is close to good road connections and the national road network • Surrounding land uses are mixed business and industrial, and the site is located away from existing residential uses • The site is suitable for general industrial/business and incubator/Small and Medium Enterprises 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • Estimated in 0-5 years; the site is vacant and available 	

Site Ref: P00473	Type of Allocation: Industrial
Site Area: 1.6 ha	Policy Area: Industrial Area
Site Address: Former Tinsley Marshalling Yards (West site)	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Independent access to the site may be needed • Contributions to improved public transport 	
Reasons:	

- Surrounding land uses are industrial and away from existing residential uses
- The site is suitable for general industrial/business and heavy /specialist industrial uses
- The site is close to good road connections and national road network

How will it be delivered?

- Development or promotion of site by owner
- Estimated in 0-5 years; the site is vacant and available

Site Ref: P00474	Type of Allocation: Industrial
Site Area: 3.3 ha	Policy Area: Industrial Area
Site Address: Former Tinsley Marshalling Yards (East site)	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Contributions to improved public transport 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are industrial and away from existing residential uses • The site is suitable for general industrial/business and heavy /specialist industrial uses • The site is close to good road connections and national road network 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • Estimated in 0-5 years; the site is vacant and available 	

Sites without Required Uses

Site Ref: P00127 (incorporating former sites P00157, P00158 and P00171)	Type of Allocation: Preferred Use
Site Area: 25.0 ha	Policy Area: Business Area
Site Address: Weedon Street/ Meadowhall Way ('River Don District')	
Preferred Use: Offices (B1a)	
Conditions on Development:	
<ul style="list-style-type: none"> • Measures to mitigate impact of traffic on nearby motorway junctions including contribution towards provision of Tinsley Link (site P00166) • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding). 	
Reasons:	
<ul style="list-style-type: none"> • The site is well served by public transport, including the Interchange and Carbrook tram stop, and it is close to national road network, but but measures are needed to support new development here (see Core Strategy policies CS7 and CS59) • It is within an area covered by the Lower Don Valley Masterplan (2005) and River Don District Masterplan (2007), which aim to attract nationally mobile businesses 	

and uses that need large sites not typically available in City Centre, and create a new mixed use community of employment and housing

- It is available and the flexibility allows an opportunity to deliver a wide range of uses whilst reflecting the emphasis on employment uses in the area.

How will it be delivered?

- This site has outline planning permission for a mixed-use development including mainly business and residential uses. Due to its complexity the permission will be valid until May 2019
- The planning consent for the River Don District specifies a wide range of measures to deliver infrastructure and services, including transport measures (including contribution to the Tinsley Link) and a remediation strategy. Also, Section 106 contributions including travel planning, community facilities, open space/play and education contribution
- Part of the site has planning permission for a car showroom and is valid to August 2010.
- Estimated start in 0-5 years

Site Ref: P00129	Type of Allocation: Flexible (see policy H1)
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Site Area: 2.79 ha	Policy Area: General Employment Area
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Site Address: Alsing Road

Conditions on Development:

- Measures to mitigate impact of traffic on nearby motorway junctions including contribution towards provision of the Tinsley Link (site P00166)
- Development should not proceed unless further modelling is undertaken by the developer that confirms there are no areas of functional floodplain within the site and this is agreed with the Environment Agency
- Mitigation of flood risk , including flood protection measures and design for resilience to flooding

Reasons:

- Flexibility will maximise the opportunity to deliver a wide range of employment uses
- The site is close to good road connections and the national road network but measures are needed to support new development here (see Core Strategy policies CS7 and CS59)
- Any development must comply with Core Strategy policy CS67 Flood Risk Management

How will it be delivered?

- Potential to be developed by 2015, subject to agreement with Environment Agency
- Depends on delivery or promotion of site by owner

Site Ref: P00138	Type of Allocation: Preferred Use
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Site Area: 5.15 ha	Policy Area: Business and Industrial Area
Site Address: Former Betafence, Sheffield Road	
Preferred Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Measures to mitigate impact of traffic on nearby motorway junctions including contribution towards provision of the Tinsley Link (site P00166) 	
Reasons:	
<ul style="list-style-type: none"> Flexibility will maximise the opportunity to deliver a wide range of employment uses The site is next to the Carbrook tram stop and close to the national road network but measures are needed to support new development here (see Core Strategy policies CS7 and CS59) The site is potentially available 	
How will it be delivered?	
<ul style="list-style-type: none"> Development or promotion of site by owner Estimated 6-10years, once the site is fully cleared 	

Site Ref: P00139	Type of Allocation: Preferred Use
Site Area: 1.10 ha	Policy Area: Industrial Area
Site Address: Brightside Lane/Upwell Street	
Preferred Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> Surrounding land uses are industrial and away from existing residential uses The site is suitable for warehouse/distribution and general industrial/business uses It would provide employment opportunities close to a high-frequency public transport route on Brightside Lane Flexibility will maximise the opportunity to deliver a wide range of employment uses 	
How will it be delivered?	
<ul style="list-style-type: none"> Development or promotion of site by owner Estimated 0-5years, the site is vacant and available 	

Site Ref: P00164	Type of Allocation: Preferred Use
Site Area: 0.93 ha	Policy Area: Business and Industrial Area
Site Address: Former Sheffield Tipper's Site, Sheffield Road	
Preferred Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Contribution towards provision of Tinsley Link (site P00166) 	

- Survey to be done on possible ground contamination, proposing any required mitigation
- Measures to mitigate flood risk

Reasons:

- The site is well served by public transport on Sheffield Road and the Tinsley tramstop, and close to the national road network but measures are needed to support new development here (see Core Strategy policies CS7 and CS59)
- The site is suitable for a high quality business park, general industry/business and incubator/Small and Medium Enterprises
- Flexibility will maximise the opportunity to respond to local constraints and deliver a wide range of employment uses (see policy CS67 on flood risk)

How will it be delivered?

- Development or promotion of site by owner
- Estimated in 0-5 years, the site is vacant and available

Site Ref: P00219	Type of Allocation: Preferred Use
Site Area: 1.4 ha	Policy Area: Business and Industrial Area
Site Address: Nunnery Sidings (East)	
Preferred Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development	
<ul style="list-style-type: none"> • Development to be phased to ensure that it does not conflict with Core Strategy policy CS2 	
Reasons	
<ul style="list-style-type: none"> • Flexibility will maximise the opportunity to respond to local constraints and multiple ownerships and deliver a wide range of employment uses 	
How will it be delivered?	
<ul style="list-style-type: none"> • Joint working of multiple landowners will be necessary to bring the site to market. • Negotiation to secure access to the site through adjacent business premises • Estimated 5-10 years; phasing will depend on how much other greenfield land has been developed in the previous five years (see Core Strategy policy CS2) 	

Site Ref: P00220	Type of Allocation: Preferred Use
Site Area: 0.6 ha	Policy Area: Business and Industrial Area
Site Address: Off Parkway Avenue	
Preferred Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Decontamination may be required as part of the site is currently used as a scrap yard. • Fill in the railway tunnel to access the full site • The Travel Plan to ensure best use is made of links to nearest Supertram stop 	

Reasons:

- The surrounding area is predominantly non-office business and industry
- The site is close to the Nunnery Square Supertram stop, and there is also good access to the strategic road network
- Flexibility will maximise the opportunity to deliver a wide range of employment uses.

How will it be delivered?

- Development or promotion of site by owner. Further work required to investigate the best mechanism and funding for dealing with the disused railway tunnel running through the site, which may involve Network Rail
- Estimated 5-10 years; the site is vacant.

Site Ref: P00471	Type of Allocation: Preferred Use
Site Area: 6.0 ha	Policy Area: Business and Industry Area
Site Address: Sheffield Business Park (heliport)	
Preferred Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Retention of heliport and operational areas • Measures to mitigate impact of traffic on nearby motorway junctions 	
Reasons:	
<ul style="list-style-type: none"> • The site is close to good road connections and the national road network but measures are needed to support new development here (see Core Strategy policies CS8 and CS59) • Flexibility will maximise the opportunity to respond to local constraints and deliver a wide range of employment uses 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • Estimated 5-10years, the site is still in aviation use 	

Retail

Darnall District centre is in need of regeneration to provide enough good quality shops, services and facilities to meet local needs. The centre has been losing a significant amount of its trade to nearby large foodstores. The Core Strategy (policy CS35) proposes regeneration, renewal and expansion and the allocation of sites will help to ensure that this can happen. The development will also contribute towards the implementation of the Darnall Attercliffe and Tinsley Neighbourhood Development Framework.

Site Ref: P00481	Type of Allocation: Retail site
Site Area: 3.0 ha	Policy Area: District Centre
Site Address: Main Road and Britannia Road, Darnall Centre	
Required Use: Foodstore (A1)	
Conditions on Development:	

- Main entrance to front onto Main Road
- Site to provide for complementary regeneration and renewal in the wider District Centre
- Existing discount foodstore and other existing retail units to be relocated within the centre
- Development scheme to provide some new council accommodation, including a new library and community facility
- Significant highways and public realm improvement works to be carried out
- The development to provide at least 3,500 sq. m. sales area for convenience goods.

Reasons:

- This site will deliver the new food store, which is needed as the anchor for the renewed centre.

How will it be delivered?

- Promotion of the site by potential developers
- Estimated delivery by 2015

Sites without Required Uses

Site Ref: P00185	Type of Allocation: Preferred Use
Site Area: 0.6 ha	Policy Area: District Centre
Site Address: Station Road, Darnall	
Preferred Uses: Shops (A1)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to take account of an electricity sub-station on the site • Further investigation for presence of underground services required. 	
Reasons:	
<ul style="list-style-type: none"> • It is a large site and offers a significant development opportunity to support the district centre • It has access to a range of retail and community facilities, and is close to high-frequency bus routes • Flexibility will contribute to the range of facilities required to support renewal of the centre 	
How will it be delivered?	
<ul style="list-style-type: none"> • Disposal of the site by the Council • Clearance of the Old School building will be needed • Delivery estimated by 2015 	

Residential

Core Strategy policy CS28 promotes housing as part of a mix of uses around the Canal between Attercliffe and Darnall and policy CS23 identifies the Lower Don Valley generally as an area for housing in the longer term and before then as opportunities arise. Housing in this area helps to meet the target for previously developed sites (policy CS24)

Sites with Required Uses

Site Ref: P00162	Type of Allocation: Housing
Site Area: 0.49 ha	Policy Area: Housing Area
Site Address: Former Handsworth First School, St Joseph's Road, Handsworth	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • The site is in a suitable location for high density housing in an accessible location close to a high frequency public transport route on Handsworth Road and local shops. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • The site has had planning permission for residential use though this has now expired • Estimated in 0-5 years; the site is vacant and available 	

Site Ref: P00181	Type of Allocation: Housing
Site Area: 0.9 ha	Policy Areas: Housing Area
Site Address: Ouse Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • The site is identified within the Darnall Attercliffe and Tinsley Neighbourhood Development Framework for housing-led regeneration • The site is suitable for housing that could be completed after 2013 • This is a suitable location for high-density housing in an accessible location close to local shops and a high-frequency public transport route on Staniforth Road 	
How will it be delivered?	
<ul style="list-style-type: none"> • City Council promotion of development opportunity to house builder • Requires relocation of existing warehouse • Estimated delivery 6-10 years 	

Site Ref: P00412	Type of Allocation: Housing
Site Area: 0.61 ha	Policy Area: Housing Area
Site Address: Chapelwood Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	

- The site would be an appropriate part of the housing-led regeneration strategy for the area and this is already reflected in the Darnall Attercliffe and Tinsley Neighbourhood
- Development Framework
- This is a suitable location for high density housing, in an accessible location close to local shops and to high-frequency public transport on Staniforth Road.

How will it be delivered?

- City Council Project Group formed to bring forward development of this site.
- City Council promotion of the opportunity to a house builder; preparation of a market brief
- Estimated delivery 0-5 years

Site without Required Uses

Site Ref: P00196	Type of Allocation: Housing
Site Area: 3.32 ha	Policy Area: Housing Area
Site Address: Attercliffe Canalside (Staniforth Road Transport Depot)	
Preferred Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • The Darnall Attercliffe Tinsley Neighbourhood Development Framework identifies Attercliffe Waterside as a major development project for delivery of new housing • The site is suitable for high-density housing but might be developed for another community use that would serve housing in the Lower Don Valley • It is in an accessible location close to high-frequency public transport on Staniforth Road and close to local shops 	
How will it be delivered?	
<ul style="list-style-type: none"> • Requires relocation of the transport depot • City Council promotion of development opportunity to developer • Estimated delivery 6-10 years 	

Waste Management**Sites with Required Uses**

Site Ref: P00141	Type of Allocation: Waste Management
Site Area: 2.44 ha	Policy Area: Waste Management Area
Site Address: Broadlands, Lumley Street	
Required Uses: Waste management facilities and ancillary uses (excluding landfill and open windrow composting)	
Conditions on Development:	
<ul style="list-style-type: none"> • Site access requires improvement and probably funding of off-site highway works. 	

- Site layout to retain or replace existing landscaping fronting Lumley Street
- Measures to ensure that additional surface water run-off does not increase the risk of flooding to adjacent sites.

Reasons:

- Half of the site already stores refuse collection vehicles used by the Council's waste contractor and the vacant portion adjoins the City's Energy Recovery Facility.
- The site is next to an established industrial area and is therefore consistent with Core Strategy policy CS68.
- The allocation supports the approved Municipal Waste Management Strategy (MWMS) 2009-2020 because it identifies an optimal site for bulking up or processing additional recyclates from the expanded kerbside collection service that will be in place by the end of 2010.
- The site has good access to the major road network and its near-central location would minimise the distance that collected waste needs to travel.
- There is an overriding need to reserve the land particularly for waste management needs identified in the MWMS.

How will it be delivered?

- The Council's Waste Contractor will build and operate the facility as part of a long-term waste management contract
- Part of the site has planning permission for an extension to the adjacent lorry park, valid to November 2012.
- Estimated in 6-10 years

Transport

Site Ref: P00166	Type of Allocation: New Road
Site Area: 3.18 ha	Policy Areas: Industrial Area and Business and Industrial Area
Site Address: Tinsley Link, Meadowhall Way/Sheffield Road	
Required Use: New Road	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk to the entire route (medium and high probability of flooding, and functional floodplain) 	
Reasons:	
<ul style="list-style-type: none"> • Core Strategy policy CS59 identifies a proposed new road, the M1 Junction 34 relief road, the Tinsley (formerly Halfpenny) Link • The new road is needed to support the economic regeneration of the Lower Don Valley and is expected to form a part of the northern route for South Yorkshire Bus Rapid Transport linking Sheffield and Rotherham, with a separate lane for the guided bus • It will also address Highways Agency's concerns about the impact on the motorway network of traffic generated in the area 	

- The link will be used by public transport and cars running underneath the M1, and will provide relief to J34 (N and S) and improve journey times for public transport
- Lower Don Valley Masterplan (2005) also indicates the need for link road to deliver increased capacity around M1 Junction 34S

How will it be delivered?

- Local Transport Plan funding (it has approval in principle from the Regional Transport Board) and from developer contributions (assisted by short-term loans from Yorkshire Forward, pending developments coming forward)
- Estimated delivery in 6-10 years (subject to approval of proposal for Bus Rapid Transit scheme by Department for Transport - not expected before 2010/2011)

Flexible Use Areas

Core Strategy policy CS28 identifies the area around the canal at Attercliffe for a mix of uses including housing, services and employment

Site Ref: P00134	Type of Allocation: Flexible (see policy H1)
Site Area: 4.8 ha	Policy Area: Flexible Use Area
Site Address: Attercliffe Canalside, Ripon Street/Woodbourn Road	
Conditions on Development:	
<ul style="list-style-type: none"> • Non presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • 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 • Flexibility of uses will assist regeneration of a site formerly in industrial use in line with the objectives of this Framework 	
How will it be delivered?:	
<ul style="list-style-type: none"> • Development or promotion of site by owners • Estimated 0-5years, the site is vacant and available 	

Site Ref: P00154	Type of Allocation: Flexible (see policy H1)
Site Area: 0.92 ha	Policy Area: Flexible Use Area
Site Address: Fitzalan Works, Effingham Street	
Conditions and Reasons:	
<ul style="list-style-type: none"> • As for site P00134 	
How will it be delivered?	
<ul style="list-style-type: none"> • As for site P00134 except that some site clearance will be required 	

Site Ref: P00183	Type of Allocation: Flexible (see policy H1)
Site Area: 1.0 ha	Policy Area: Flexible Use Area
Site Address: Former PIC Toys, Darnall Road	

Conditions on Development:

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to a small area to the west of the site (high and medium probability of flooding)

Reasons and Delivery:

- As for site P00134

Site Ref: P00184	Type of Allocation: Flexible (see policy H1)
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Site Area: 0.8 ha	Policy Area: Flexible Use Area
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Site Address: Pinfold Works, Staniforth Road

Conditions, Reasons and Delivery

- As for site P00154

Site Ref: P00194	Type of Allocation: Flexible (see policy H1)
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Site Area: 0.4 ha	Policy Area: Flexible Use Area
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Site Address: Site adjacent Fitzalan Works, Attercliffe Road

Conditions, Reasons and Delivery:

- As for site P00134

Site Ref: P00195	Type of Allocation: Flexible (see policy H1)
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Site Area: 0.65 ha	Policy Area: Flexible Use Area
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Site Address: Spartan Works, Attercliffe Road
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Conditions on Development:

- Retention of the frontage to Attercliffe Road

Reasons and Delivery:

- As for site P00154

Site Ref: P00202	Type of Allocation: Flexible (see policy H1)
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Site Area: 0.5 ha	Policy Area: Flexible Use Area
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Site Address: Westaways, Attercliffe Road
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Conditions on Development:

- Site contamination from industrial use to be addressed

Reasons and Delivery:

- As for site P00154

15 ALLOCATED SITES IN THE UPPER DON VALLEY

Business and Industry Areas

Core Strategy policy CS5 identifies the Upper Don Valley as a strategic location for manufacturing, distribution/warehousing and non-office business development. Policy CS10 states that employment uses will be maintained and promoted in the North Neepsend/ Hillfoot Riverside and Wadsley Bridge areas

Sites with Required Uses

Site Ref: P00236	Type of Allocation: Business or Industrial
Site Area: 0.78 ha	Policy Area: Business and Industrial Area
Site Address: Former Clifton Steelworks, Club Mill Road, Hoyland Road	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium and high probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> The site is vacant and , in a prominent location and in single ownership It is therefore identified within the Upper Don Valley Physical Regeneration Strategy as part of an opportunity site. The site is suitable for warehousing/distribution with good access from the A61 Penistone Road corridor. 	
How will it be delivered?	
<ul style="list-style-type: none"> Reclamation of the site may be required due to contamination from petrol storage tanks. Environment Agency investigating possible flood management proposals on the River Don in this location Private developers to develop the site The site has planning permission for a transfer station for a skip hire business, valid only until August 2010. 	

Site Ref: P00237	Type of Allocation: Business or Industrial
Site Area: 0.85 ha	Policy Area: Business and Industrial Area
Site Address: Gas Holder Site, Neepsend Lane, Parkwood Road	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified general industrial/processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> Surrounding land uses are industrial and separated from residential areas and local services by the A61 Penistone Road corridor 	

- This part of the gas works is no longer in use and in single ownership and is now cleared, remediated and ready for development.
- It is therefore identified within the Upper Don Valley Physical Regeneration Strategy as an opportunity site
- The size of the site makes it most suitable for general industrial use. Access issues mean it is not suitable for warehousing / distribution uses

How will it be delivered?

- Private developers to develop the site

Site Ref: P00241	Type of Allocation: Industrial
Site Area: 4.20 ha	Policy Area: Industrial Area
Site Address: Claywheels Lane	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the southern part of the site (medium probability of flooding). 	
Reasons:	
Please refer to site P00233	
<ul style="list-style-type: none"> • This is a cleared and vacant site and is therefore identified within the Upper Don Valley Physical Regeneration Strategy 	
How will it be delivered?	
<ul style="list-style-type: none"> • Possible contamination due to former industrial use will need to be further investigated • Environment Agency investigating possible flood management proposals on the River Don in this location • Private developers to develop the site 	

Site Ref: P00242	Type of Allocation: Business or Industrial
Site Area: 0.62ha	Policy Area: Business and Industrial Area
Site Address: Club Mill Road - River Don A	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding). 	
Reasons:	
<ul style="list-style-type: none"> • The site is surrounded by heavy industrial land uses and separated from residential areas by the A61 Penistone Road corridor 	

- It is a large vacant site and seen as a key development site to improving the appearance of this area. It is, therefore, identified within the Upper Don Valley Physical Regeneration Strategy as part of an opportunity site.
- The site is suitable for general industrial / business uses and development would help to reduce fly tipping and ad-hoc storage of scrap parts

How will it be delivered?

- Possible contamination from previous heavy industrial uses will need further investigation
- Club Mill Road is largely unadopted and upgrading may be required after flood damage
- Environment Agency investigating possible flood management proposals on the River Don in this location
- Private developers to develop the site

Site Ref: P00244	Type of Allocation: Business or Industrial
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Site Area: 0.42 ha	Policy Area: Business and Industrial Area
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Site Address: Herries Road South

Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)

Conditions on Development:

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding).

Reasons:

- This is a cleared and vacant site surrounded by industrial uses with good access to the Penistone Road A61 corridor. It has therefore been identified within the Upper Don Valley Physical Regeneration Strategy as part of an opportunity site
- The site has good access for cars and lorries

How will it be delivered?

- Environment Agency investigating possible flood management proposals on the River Don in this location
- Private developers to develop the site

Site Ref: P00247	Type of Allocation: Business or Industrial
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Site Area: 0.80 ha	Policy Area: Business and Industrial Area
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Site Address: Wardsend Road

Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)

Conditions on Development:

- None presently anticipated

Reasons:

- This is a vacant greenfield site in an employment location and, therefore, identified within the Upper Don Valley Physical Regeneration Strategy as part of an opportunity site.

How will it be delivered?

- Access improvements are required. Currently restricted access from Wardsend Road
- Private developers to develop the site
- Phasing will depend on how much other greenfield land has been developed in the previous five years (see Core Strategy policy CS2)

Site Ref: P00248	Type of Allocation: Business or Industrial
Site Area: 0.77 ha	Policy Area: Business and Industrial Area
Site Address: Wardsend Road North	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • This is an underused greenfield site currently used for the storage of building materials • It is suitable for general industrial / business uses 	
How will it be delivered?	
<ul style="list-style-type: none"> • Access improvements may be required to gain access from the Penistone Road A61 corridor • Vegetation will need to be cleared to allow for future development • Private developers to develop the site • Phasing will depend on how much other greenfield land has been developed in the previous five years 	

Site Ref: P00252	Type of Allocation: Business or Industrial
Site Area: 5.49 ha	Policy Area: Business and Industrial Area
Site Address: Neepsend Gasworks Tip, Neepsend Lane	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding). 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are industrial and separated from residential areas by the A61 	

- This is a large underused industrial site in single ownership but significantly contaminated. It is, therefore, identified within the Upper Don Valley Physical Regeneration Strategy as part of an opportunity site
- The site is suitable for general industry, warehousing and heavy/specialist industry
- It has good access to the A61 Penistone Road corridor via Neepsend Lane

How will it be delivered?

- Active overland gas pipe runs through the south part of the site but National Grid have secured a grant from Ofwat to bury this. Heavy contamination needs to be removed from parts of the site. Funding is not currently identified for this
- Environment Agency investigating possible flood management proposals on the River Don in this location
- Private developers to develop the site

Site Ref: P00256	Type of Allocation: Business or Industrial
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Site Area: 1.50 ha	Policy Area: Business and Industrial Area
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Site Address: Site of Doncasters, accessed via Doncaster Lane, between Rivers Loxley and Don

Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)

Conditions on Development:

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium and high probability of flooding).

Reasons:

- This is a vacant and underused part of the Doncasters site central to an industrial estate and accessed via industrial road. It was therefore identified within the Upper Don Valley Physical Regeneration Strategy as part of an opportunity site
- The site is suitable for general industrial/business development

How will it be delivered?

- Likely contamination issues given surrounding industrial uses will need investigation
- Environment Agency investigating possible flood management proposals on the River Don in this location
- Private developers to develop the site

Site Ref: P00257	Type of Allocation: Business or Industrial
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Site Area: 0.58 ha	Policy Area: Business and Industrial Area
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Site Address: Site of Hillfoot Steel, Penistone Road North

Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)

Conditions on Development:

- None presently anticipated

Reasons:

- This is a vacant site and was therefore identified within the Upper Don Valley Physical Regeneration as an opportunity site
- The site is available and in a prominent location

How will it be delivered?

- Likely contamination given surrounding industrial uses will need investigation
- Private developers to develop the site

Site Ref: P00258	Type of Allocation: Industrial
Site Area: 17.5 ha	Policy Area: Industrial Area
Site Address: Beeleywood	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • The Core Strategy (policy CS6, 6.19) identifies the Upper Don for business relocation from obsolete sites in the City Centre. Claywheels Lane area would provide more extensive opportunity for this than any other part of the Upper Don Valley • Surrounding land uses are industrial are remote from existing residential uses and local services • Securing large scale development on a number of derelict and underused sites would provide a larger total contribution towards a river crossing • This is the largest site in the Upper Don Valley and is largely cleared. Its was therefore identified within the Upper Don Valley Physical Regeneration Strategy • The site is suitable for mixed employment use, and creative industries 	
How will it be delivered?	
<ul style="list-style-type: none"> • Likely contamination issues due to former industrial use to be investigated • Environment Agency investigating possible flood management proposals on the River Don in this location • Private developers to develop the site • Part of the site has planning permission for an aggregate recycling facility, valid until December 2011. 	

Site Ref: P00259	Type of Allocation: Industrial
Site Area: 1.7 ha	Policy Area: Industrial Area
Site Address: Niagara Forge	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding) 	
Reasons:	

Please also refer to site P00258

- This site is largely cleared and was therefore identified within the Upper Don Valley Physical Regeneration Strategy as an opportunity site
- The site is suitable for general industry/business development

How will it be delivered?

- Environment Agency investigating possible flood management proposals on the River Don in this location.
- Private developers to develop the site

Site Ref: P00430	Type of Allocation: Business or Industrial
Site Area: 0.64 ha	Policy Area: Business and Industrial Area
Site Address: Rawson Spring Road	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium and high probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> • This site is situated centrally within an existing industrial estate and access to the site links to other industrial and business sites. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Environment Agency investigating possible flood management proposals on the River Don in this location • Private developers to develop the site 	

Sites without Required Uses

Site Ref: P00251	Type of Allocation: Flexible (see policy H1)
Site Area: 1.1 ha	Policy Area: General Employment Area
Site Address: Livesey Street / Doncaster Lane	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> • This is a large vacant site in single ownership in an employment location. • The policy area provides flexibility here by allowing a range of employment uses 	
How will it be delivered?	

- Environment Agency investigating possible flood management proposals on the River Don in this location
- Private developers to develop the site

Site Ref: P00253	Type of Allocation: Preferred Use
Site Area: 2.04 ha	Policy Area: Business and Industrial Area
Site Address: Old Penistone Road	
Preferred Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> • This is a largely vacant site in single ownership in a prominent location with good access links to the Penistone Road A61 corridor • It is not appropriate for housing as it is surrounded by business and industrial uses and is separated from existing residential areas and local services by the Penistone Road (A61) 	
How will it be delivered?	
<ul style="list-style-type: none"> • The landowners have expressed their desire to demolish the existing buildings and redevelop the site • Environment Agency investigating possible flood management proposals on the River Don in this location • Private developers to develop the site 	

Transport

Site Ref: P00239	Type of Allocation: Park-and-ride
Site Area: 2.25ha	Policy Area: Business and Industrial Area
Site Address: Herries Road, Herries Road South/ Penistone Road North	
Required Use: Park and Ride	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (medium and high probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> • Core Strategy policy CS57 provides for remotely located long stay parking in the Penistone Road corridor • This site is consistent with the Penistone Road Major Scheme Business Case which will deliver enhanced public transport infrastructure along the Penistone Road corridor. 	

- The location of this site at the junction of Penistone Road and Herries Road South (the outer ring road) is favourable and could increase the number of cars that the site could capture
- This is the only current site on this corridor capable of functioning as a strategic park and ride site, potentially accommodating around 500 spaces. Alternative sites are limited and not of a sufficient scale

How will it be delivered?

- The Penistone Road Smart Route Business Case was submitted to the Department for Transport in March 2010
- A Major Scheme Business Case is currently being developed with the aim of making a submission to the Department for Transport to secure funding for this project
- Environment Agency investigating possible flood management proposals on the River Don in this location.

Flexible Use

Site Ref: P00249	Type of Allocation: Flexible (see policy H1)
Site Area: 0.06ha	Policy Area: Flexible Use Area
Site Address: Ash Street / Langsett Road	
Conditions on Development:	
<ul style="list-style-type: none"> • Conserving of vegetation on the site assessed to be of ecological value 	
Reasons:	
<ul style="list-style-type: none"> • This is a vacant greenfield site in a highly sustainable location and close to existing housing and local services 	
How will it be delivered?	
<ul style="list-style-type: none"> • Private developers to develop the site • Phasing will depend on how much other greenfield land has been developed in the previous five years (see Core Strategy policy CS2) 	

16 ALLOCATED SITES IN THE SHEAF VALLEY AND NEIGHBOURING AREAS

No sites are allocated within this area.

17 ALLOCATED SITES IN THE NORTH EAST URBAN AREA

Business and Industry Areas

Land close to the boundary of the Lower Don Valley Area is strategically located to help meet the requirement for manufacturing, distribution/ warehousing and non-office businesses (see policies Cs1 and CS5). Specific locations are provided for around Burngreave (policy CS11) and the Blackburn Valley (CS12).

Sites with Required Uses

Site Ref: P00001	Type of Allocation: Business or Industrial
Site Area: 6.26 ha	Policy Area: Business and Industrial Area
Site Address: Colliery Road gas site	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (medium probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> This former gas depot is an integral part of an existing industrial area, The site scores well on sustainability, is relatively free from constraints and marketable 	
How will it be delivered?	
<ul style="list-style-type: none"> Expected to be by private developer May be post 2015 The site had a planning permission for light industrial units, which has now lapsed. 	

Site Ref: P00007	Type of Allocation: Industrial
Site Area: 0.41 ha	Policy Area: Industrial Area
Site Address: Carlisle Street East, adj. to Carwood Park Industrial Units	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Developer contributions to create an access point to the site 	
Reasons:	
<ul style="list-style-type: none"> This site is located within an established industrial area that can be accessed from strategic routes (Savile Street East) It is vacant with development potential, within an established industry area, close to the Lower Don Valley. 	
How will it be delivered?	

- Private developers to develop the site
- May be post 2015.

Site Ref: P00010	Type of Allocation: Business or Industrial
Site Area: 0.45 ha	Policy Area: Business and Industrial Area
Site Address: Cyclops Works Carlisle Street	
Required Uses: Small scale research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • This site is located within an established business and industrial area that has relatively good accessibility close to a strategic route. • It is vacant site, with development potential, within an established industry area, close to the Lower Don Valley. 	
How will it be delivered	
<ul style="list-style-type: none"> • Private developers to develop the site • May be post 2015. 	

Site Ref: P00015	Type of Allocation: Business
Site Area: 1.07 ha	Policy Area: Business and Industrial Area
Site Address: Oakham Drive/Rutland Road	
Required Uses: Small scale office uses (B1a) or research and development (B1b) or light industry (B1c)	
Conditions on Development:	
<ul style="list-style-type: none"> • Significant trees to be retained along the southern boundary of the site by the railway 	
Reasons:	
<ul style="list-style-type: none"> • This site is located within an established industry and business area. • The trees for retention are in the Strategic Green Network (see Core Strategy, CS73) 	
How will it be delivered?	
<ul style="list-style-type: none"> • Private developers to develop the site • May be post 2015 	

Site Ref: P00017	Type of Allocation: Business or Industrial
Site Area: 6.50 ha	Policy Area: Business and Industrial Area
Site Address: Prospects Business Park, Carlisle Street/ Petre Street	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	

Reasons:

- This site has development potential and is located within an established industry and business area that is located close to a strategic route.

How will it be delivered

- Private developers to develop the site
- May be post 2015

Site Ref: P00028**Type of Allocation:** Business or Industrial**Site Area:** 0.48 ha**Policy Area:** Business and Industrial Area**Site Address:** West of Crown Hill, Petre Street**Required Uses:** Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)**Conditions on Development:**

- Living conditions (particularly quality of environment and low noise levels) for neighbouring uses need to be protected (especially the residential care home)
- Developer contributions for highway access to the site

Reasons:

- This site is located within an established industrial area that can be accessed from strategic routes (Owler Lane and Brightside Lane)
- It is a vacant site that has development potential within an established business area close to the Lower Don Valley (CS5).
- **How will it be delivered?]**
- Private developers to develop the site
- May be post 2015

Site Ref: P00476**Type of Allocation:** Business or Industrial**Site Area:** 1.65 ha**Policy Area:** Business and Industrial Area**Site Address:** Former ROM Site, Bower Street/Tyler Street**Required Uses:** Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)**Conditions on Development:**

- Transport assessment will be required to ensure development does not significantly impact traffic congestion on J24 of the M1.

Reasons:

- The site is relatively free from constraints and marketable and located within an established business/industrial area close to M1 junction 34.
- The site is within walking distance of Meadowhall Transport Interchange.

How will it be delivered?

- Expected to be by private developer through implementation of the recently granted planning permission (or revisions as appropriate)
- May be post 2015

Site Ref: P00477	Type of Allocation: Industrial
Site Area: 30 ha	Policy Area: Industrial Area
Site Address: Former William Lees Steel Works, north of Outokumpu (Blackburn Valley)	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Transport assessment will be required to ensure development does not significantly impact traffic congestion on J24 of the M1. 	
Reasons:	
<ul style="list-style-type: none"> • This former steel works site is an integral part of an existing industrial area. • The site has recently been cleared and is suitable for development. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Expected to be by private developer • Maybe post 2015 	

Site without Required Use

Site Ref: P00022	Type of Allocation: Preferred Use
Site Area: 12.92 ha	Policy Area: Business Area
Site Address: Spital Hill Employment Zone, Spital Hill	
Preferred Use: Offices (B1a)	
Conditions on Development:	
<ul style="list-style-type: none"> • Offices to be small-scale 	
Reasons:	
<ul style="list-style-type: none"> • Required uses are not specified because of multiple ownership. • Burngreave is underserved by investment, which this site can provide. • This area will form part of the gateway into Spital Hill and employment uses are needed to complement the regeneration of Spital Hill as proposed in the Neighbourhood Development Framework 	
How will it be delivered?	
<ul style="list-style-type: none"> • As the regeneration of Spital Hill progresses interest in the employment zone will increase. The proposed Tesco (opposite the site) will be a key catalyst for regeneration. • A brief would be required to help encourage comprehensive development. 	

Retail

Sites with Required Uses

Site Ref: P00013	Type of Allocation: Retail
Site Area: 3.46ha	Policy Area: District Centre
Site Address: Former Hartwell's site, Carlisle Street and Savile Street	
Required Uses: Supermarket (A1) and office (B1a) development	
Conditions on Development:	
<ul style="list-style-type: none"> • Supermarket to be a genuine anchor for the District Centre with its main pedestrian entrance at Carlisle Street • Post office and pharmacy use to be prohibited • Offices to be completed as part of the scheme • Developer contributions for highways works, public realm and public art • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (high and medium probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> • The site is large enough to meet the identified need for a large-scale supermarket to serve North East Sheffield. • It would form part of the District Shopping Centre and contribute towards its renewal, • Office development is needed to create further employment and the location is edge-of-city-centre and highly accessible • A post office and pharmacy would prejudice core functions of the existing District Centre 	
How will it be delivered?	
<ul style="list-style-type: none"> • Site to be developed by private developers • The site of the site has a planning permission for a supermarket, retail units, a petrol station and offices, and this will be valid until February 2013. • Estimated start on site late 2010 	

Site Ref: P00301	Type of Allocation: Retail
Site Area: 1.83 ha	Policy Area: District Centre
Site Address: Chaucer School site	
Required Use: Retail (A1)	
Conditions on Development:	
<ul style="list-style-type: none"> • Main entrance to front onto public square • Site to provide parking for other uses in the District Centre • Compensation for loss of open space • Significant highways improvement works • High environmental sustainability standards required (as in the market brief) • The site should have at least 2500 sq. m. of its sales areas for convenience goods and no more than 30% of its total sales area for comparison goods. 	
Reasons	

- The site will meet an identified need for a new food store and will provide the anchor for the new centre.
- The development will contribute towards the implementation of the Parson Cross Masterplan and Southey Owlerton Centres Strategy.

How will it be delivered?

- The site will be delivered by Asda (following a developer competition).
- Planning application under consideration for a foodstore, petrol station and retail units.
- Estimated delivery within 3 years.

Residential

Most of the housing areas in North East Urban Sheffield are given priority in Core Strategy policies CS24 and CS25, being previously developed and located in a Housing Market Renewal Area. The housing sites are mainly in established residential areas, surrounded by other housing and most provide opportunities to strengthen the housing market in their neighbourhoods by providing modern and efficient homes in a variety of sizes and tenure types and with an improved layout.

Sites with Required Uses

Site Ref: P00009	Type of Allocation: Housing
Site Area: 0.45 ha	Policy Area: Housing Area
Site Address: Catherine Street/Brotherton Street	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to be integrated with the Somerset Open Space Area and site P00021 Somerset Road and Somerset Open Space Area to be improved • Provision of a mix of housing types to meet the local need of families. 	
Reasons:	
<ul style="list-style-type: none"> • The Burngreave Fir Vale Master Plan proposes new residential development for families to address current housing market weaknesses. • Somerset Open Space needs to be safeguarded and improved to form the heart of the development (see Core Strategy policy CS45) 	
How will it be delivered?	
<ul style="list-style-type: none"> • City Council to compulsorily purchase site • The site may be developed by the Local Housing Company and the Council will release a market brief around 2011 • Estimated start on site post 2012 	

Site Ref: P00011	Type of Allocation: Housing
Site Area: 1.71 ha	Policy Area: Housing Area
Site Address: Earl Marshal Road	
Required Uses: Housing (C3) or residential institutions (C2)	

Conditions on Development:

- Integrate with Owler Lane Neighbourhood Centre and Skinnerthorpe Road site (P00019) through physical connections and design
- A mix of housing types to meet the local need of families.

Reasons:

- The Burngreave Fir Vale Master Plan proposes new residential development for families to address current housing market weaknesses.
- Integration with the Owler Lane Centre and the Skinnerthorpe Road site is needed to support the regeneration of the Neighbourhood Centre, in line with the Burngreave Fir Vale Master Plan.

How will it be delivered?

- Possible Local Housing Company Site.

Site Ref: P00012**Type of Allocation:** Housing**Site Area:** 0.70 ha**Policy Area:** Housing Area**Site Address:** Former EPU site and land at Gower Street**Required Uses:** Housing (C3) or residential institutions (C2) at former EPU site with live/work uses at Gower Street**Conditions on Development:**

- Need to integrate with Spital Hill District Centre, especially with the live/work element at Gower Street to ensure that there are active frontages that relate to the centre
- A mix of housing types to meet the local need of families.

Reasons:

- The Burngreave Fir Vale Master Plan proposes new residential development for families to address current housing market weaknesses,
- Gower Street is not suitable for primary residential uses due to neighbouring employment uses. Live/work could mean activity at the ground floor and living above.

How will it be delivered?

- Housing and Communities Agency Funding to help deliver the north of the site.
- Site brief to be issued for land at Gower Street

Site Ref: P00014**Type of Allocation:** Housing**Site Area:** 1.16 ha**Policy Area:** Housing Area**Site Address:** between 434-652 Grimesthorpe Road**Required Uses:** Housing (C3) or residential institutions (C2)**Conditions on Development:**

- None presently anticipated

Reasons:

- Residential uses are the most appropriate given the use of the surrounding area and this is supported by the granting of outline planning permission on appeal.
- There is a need for family housing in the area

How will it be delivered?

- Site to be developed by the private landowners

- Part of the site has planning permission for 44 houses, valid until November 2012.
- Application under consideration for permission for apartment and care home on the remainder of the site.

Site Ref: P00021	Type of Allocation: Housing
Site Area: 0.52 ha	Policy Area: Housing Area
Site Address: Somerset Road/Richmond Street	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to be integrated with the Somerset Open Space Area and site P0009 Catherine Street and Somerset Open Space Area to be improved • A mix of housing types to meet the local need of families. 	
Reasons:	
<ul style="list-style-type: none"> • The Burngreave Fir Vale Master Plan proposes new residential development for families to address current housing market weaknesses, • Somerset Open Space needs to be safeguarded and improved to form the heart of the development (see Core Strategy Policy CS45) 	
How will it be delivered?	
<ul style="list-style-type: none"> • City Council to compulsorily purchase site • The site may be developed by the Local Housing Company and the Council will release a market brief around 2011 • Estimated start on site post 2012 	

Site Ref: P00029	Type of Allocation: Housing
Site Area: 5.96 ha	Policy Area: Housing Area
Site Address: Woodside redevelopment site, Pitsmoor Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Integrate development with and improve Stanley Fields Open Space Area and enhance Green Links from Denholme Close to Parkwood Springs • Incorporate the new link road to new housing at the Stanley Tools site • A mix of housing types to meet the local need of families • Playgrounds lost through clearance to be replaced within the redevelopment. 	
Reasons:	
<ul style="list-style-type: none"> • The Burngreave Fir Vale Master Plan proposes new residential development for families to address current housing market weaknesses. • Stanley Fields Open Space needs to be safeguarded and improved to form the heart of the development (see Core Strategy Policies CS45 and 47) and serve the needs of residents in Burngreave and City Centre residential developments. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council as landowner will release a market brief and select a developer 	

- Growth Point funding has been secured for infrastructure works
- The Homes and Communities Agency will fund the acquisition of the Highway pub

Site Ref: P00297	Type of Allocation: Housing
Site Area: 1.027 ha	Policy Area: Housing Area
Site Address: Between Falstaff Road and Buchanan Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Some of the site to be used for a green link to Parson Cross Park (which will replace some open space lost by the development of site P00323). 	
Reasons:	
<ul style="list-style-type: none"> • New housing will replace the properties that were demolished as already proposed in the Parson Cross Masterplan • The site is near to facilities such as a park, school and proposed District Centre. • New housing will complement the Chaucer District Centre by providing customers. 	
How will it be delivered?	
<ul style="list-style-type: none"> • A detailed masterplan for the wider 'Falstaff' development is currently being prepared (and also covers sites P00302, P00303, P00304, P00305, P00312 and P00323. • The City Council will lead the development of the site, potentially using the proposed Local Housing Company. • Otherwise, development would be through a market brief and developer competition. • Estimated delivery within 5 years. 	

Site Ref: P00299	Type of Allocation: Housing
Site Area: 3.15 ha	Policy Area: Housing Area
Site Address: Buchanan Crescent/ Adlington Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development must include a link through the site to connect Parson Cross Park and the proposed District Centre at Chaucer. 	
Reasons:	
<ul style="list-style-type: none"> • As site P00297 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council is planning to dispose of the site to Places for People. • Estimated delivery within 5 years. 	

Site Ref: P00300	Type of Allocation: Housing
Site Area: 0.62 ha	Policy Area: Housing Area
Site Address: Chaucer School Site, Halifax Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development in this prominent location to be of a high quality. 	

Reasons:

- The site has access to a range of community facilities at the proposed Chaucer District Centre, and will be close to a high-frequency bus route.
- Parson Cross Masterplan, 2005: promotes adding to the mix of housing in the area.

How will it be delivered?

- The site is presently in Council ownership.

Site Ref: P00302	Type of Allocation: Housing
Site Area: 0.59 ha	Policy Area: Housing Area
Site Address: Collinson Road/ Adrian Crescent	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • No site specific conditions presently anticipated. 	
Reasons:	
<ul style="list-style-type: none"> • As site P00297 	
How will it be delivered?	
<ul style="list-style-type: none"> • As site P00297 	

Site Ref: P00303	Type of Allocation: Housing Site
Site Area: 1.104 ha	Policy Area: Housing Area
Site Address: Falstaff Crescent	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • The site may need to accommodate an element of open space which will in part replace open space lost by the development of site P00323. 	
Reasons and Delivery:	
<ul style="list-style-type: none"> • As site P00297 	

Site Ref: P00304	Type of Allocation: Housing
Site Area: 2.22 ha	Policy Area: Housing Area
Site Address: Falstaff Road/ Adrian Crescent	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • As site P00303 	
Reasons and Delivery:	
<ul style="list-style-type: none"> • As site P00297 	

Site Ref: P00305	Type of Allocation: Housing
Site Area: 3.31 ha	Policy Area: Housing Area
Site Address: Falstaff Road/ Symons Crescent/ Murdoch Road	

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- No site specific conditions presently anticipated

Reasons and Delivery:

- As site P00297

Site Ref: P00306

Type of Allocation: Housing

Site Area: 0.58 ha

Policy Area: Housing Area

Site Address: Former 179 - 229 (odds), Deerlands Avenue

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- No site specific conditions presently anticipated.

Reasons:

- As site P00297

How will it be delivered?

- The City Council will lead the development of the site, potentially through the Local Housing Company.
- Otherwise, development would be through a market brief and developer competition.
- Estimated delivery within 5 – 10 years.

Site Ref: P00307

Type of Allocation: Housing

Site Area: 0.82 ha

Policy Area: Housing Area

Site Address: Former 200 - 262 (evens) Deerlands Avenue

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- As site P00306

Reasons:

- As site P00297

How will it be delivered?

- As site P00306

Site Ref: P00308

Type of Allocation: Housing

Site Area: 0.46 ha

Policy Area: Housing Area

Site Address: Former 354 - 384 (evens), Deerlands Avenue

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- As site P00306

Reasons:

- As site P00297

How will it be delivered?

- As site P00306

Site Ref: P00309	Type of Allocation: Housing
Site Area: 4.38 ha	Policy Area: Housing Area
Site Address: Fox Hill Crescent	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Include open space to replace that lost through developing site P00310. 	
Reasons:	
<ul style="list-style-type: none"> • New housing will replace the properties demolished as already proposed in the Fox Hill Masterplan • The site is near to facilities such as a park, school and neighbourhood centre 	
How will it be delivered?	
<ul style="list-style-type: none"> • Sheffield City Council has disposed of the site to the developer Artisan. • Phase 1 of the housing development has commenced on land adjoining the allocation site. Development should commence on the allocation site within the next few years as part of the phase 2 and 3 of the development. • Estimated delivery within 3 years. 	

Site Ref: P00310	Type of Allocation: Housing
Site Area: 0.58 ha	Policy Area: Housing Area
Site Address: Fox Hill Recreation Ground (access off Fox Hill Road)	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Open space lost as a result of this development to be replaced within site P00309. 	
Reasons:	
<ul style="list-style-type: none"> • Although greenfield, development is proposed to create overlooking of Fox Hill Park. • Residential use is proposed in the Fox Hill Masterplan. • See also site P00309 	
How will it be delivered?	
<ul style="list-style-type: none"> • As site P00309 	

Site Ref: P00312	Type of Allocation: Housing
Site Area: 0.45 ha	Policy Area: Housing Area
Site Address: Launce Road/ Collinson Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • No site specific conditions presently anticipated 	
Reasons and Delivery:	

- As site P00297

Site Ref: P00314	Type of Allocation: Housing
Site Area: 1.16 ha	Policy Area: Housing Area
Site Address: Lytton Road/ Buchanan Road/ Wordsworth Avenue	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Current proposal is to develop the site for older persons' accommodation, so no contribution towards the provision of education will be required 	
Reasons:	
<ul style="list-style-type: none"> • As site P00297 	
How will it be delivered?	
<ul style="list-style-type: none"> • As site P00306 	

Site Ref: P00315	Type of Allocation: Housing
Site Area: 0.85 ha	Policy Area: Housing Area
Site Address: Margetson Crescent	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mature trees to be retained 	
Reasons:	
<ul style="list-style-type: none"> • New housing will replace the properties that were demolished as already proposed in the New Parson Cross Masterplan. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Southey Owlerton Area Regeneration (SOAR), the site owners, have prepared a market brief and will dispose of the site when the economic climate has improved. • Estimated delivery within 5 years. 	

Site Ref: P00316	Type of Allocation: Housing
Site Area: 0.43 ha	Policy Area: Housing Area
Site Address: Musgrave Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • No site specific conditions presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • New housing will replace the properties that were demolished as already proposed in the Shirecliffe Masterplan. • The site is near to facilities such as a park and school 	
How will it be delivered?	

- As site P00306

Site Ref: P00317	Type of Allocation: Housing
Site Area: 0.58 ha	Policy Area: Housing Area
Site Address: Crumpsall Road/Crumpsall Drive	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions, Reasons and Delivery:	
<ul style="list-style-type: none"> • As site P00316 	

Site Ref: P00320	Type of Allocation: Housing
Site Area: 7.81 ha	Policy Area: Housing Area
Site Address: Parson Cross College (Colley site) Remington Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Highways improvements for better access and safety at nearby junctions • Improvements to pitches at Colley Park, floodlights for Colley Park, changing facilities, adult learning centre at Chaucer (site P00326) • New sports hall to be provided • Part of the site to include football pitches, tennis courts and other open space 	
Reasons:	
<ul style="list-style-type: none"> • The site is near to facilities such as a park, school, improved neighbourhood centre (Margetson Crescent) and proposed District Centre at Chaucer. • New housing will support the nearby Chaucer District. • Part of this site is greenfield but is identified in the New Parson Cross Masterplan • The sports related conditions compensate for the loss of open space on the site. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The Sheffield College is planning to dispose of the site. • A planning application for 480 homes on this and site P00321 is being considered • Estimated delivery within 3 – 5 years. 	

Site Ref: P00321	Type of Allocation: Housing
Site Area: 5.52 ha	Policy Area: Housing Area
Site Address: Parson Cross College (Monteney site), Morrall Road/Monteney Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions, Reasons and Delivery	
<ul style="list-style-type: none"> • As site P000320 	

Site Ref: P00323	Type of Allocation: Housing
Site Area: 3.31 ha	Policy Area: Housing Area
Site Address: Rear of 120-178 Buchanan Road	

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- Replacement open space to replace development in Parson Cross Park.

Reasons:

- Although greenfield, the site has been identified through the Parson Cross Masterplan, to create overlooking of Parson Cross Park
- See also P00297

How will it be delivered?

- As site P00297

Site Ref: P00324

Type of Allocation: Housing

Site Area: 1.41 ha

Policy Area: Housing Area

Site Address: Rear of Deerlands Avenue / Parson Cross Park

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- Developer contributions for highway works to enable access into the site
- Compensation for loss of part of Parson Cross Park required locally.

Reasons:

- Although a greenfield site it has been identified in the Parson Cross Masterplan to create overlooking of Parson Cross Park
- See also site P00306

How will it be delivered?

- As site P00306

Site Ref: P00414

Type of Allocation: Housing

Site Area: 0.59 ha

Policy Area: Housing Area

Site Address: Former tennis courts and adjacent land, Steel City sportsground, Shiregreen Lane

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- Design to prevent adverse effect on the playing fields, including visual, noise, safety, security and accessibility
- Provision of a mix of housing types to meet local need.

Reasons:

- There is a need for larger family dwellings, detached houses and bungalows in the North East Urban Area
- Housing will increase levels of passive surveillance onto the remaining open space, which has been subject to anti-social behaviour
- New housing will replace unattractive, former tennis courts, albeit technically greenfield. The capital receipt from the land sale is earmarked for further improvements to the sportsground.
- The site is near to Firth Park District Centre which offers a good range of services and facilities.

How will it be delivered?

- Phase 2 (2011-2013) in the Brightside/Shiregreen Neighbourhood Development Framework
- Disposal by the City Council (Parks) anticipated, subject to a site brief.

Site Ref: P00415	Type of Allocation: Housing
Site Area: 2.58 ha	Policy Area: Housing Area
Site Address: Hinde House School Lower Playing Field.	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Provision of a mix of housing types to meet local need. 	

Site Ref: P00417	Type of Allocation: Housing
Site Area: 1.00 ha	Policy Area: Housing Area
Site Address: Woodbury Road, Wincobank	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Provision of a mix of housing types to meet local need 	
Reasons:	
<ul style="list-style-type: none"> • Local need for housing has been demonstrated through public consultations on the Brightside/Shiregreen Neighbourhood Development Framework • There is currently a need for larger family dwellings, detached houses and bungalows in the North East Urban Area • Although technically greenfield, the site is in a poor state, detracting considerably from the character of the area, adjoining Concord Park and Woolley Woods. • New housing development would improve the appearance of the Neighbourhood Centre on Fife Street which has been identified for public realm improvements 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site has outline planning permission and there is current development interest. • Part of the site has a planning application for 17 houses and 4 flats • Negotiations between landowners would enable a more comprehensive development. 	

Site Ref: P00419	Type of Allocation: Housing
Site Area: 1.03 ha	Policy Area: Housing Area
Site Address: Woolley Wood School, Shiregreen	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Provision of a mix of housing types to meet local need. 	
Reasons:	
<ul style="list-style-type: none"> • The site is within an established housing area, close to open space at Concord Park. The Brightside/Shiregreen Neighbourhood Development Framework has identified the site for new housing. 	

- There is currently a need for larger family dwellings, detached houses and bungalows in the North East Urban Area
- Development would benefit the wider environment through improved design quality.

How will it be delivered?

- Site could be vacated following proposed school closure by August 2012.
- Replacement of existing buildings to be funded by Primary Capital Programme that is still to be allocated.

Site Ref: P00443	Type of Allocation: Housing
Site Area: 1.10 ha	Policy Area: Housing Area
Site Address: Mansel Crescent/Mansel Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to take account of an electricity sub-station on the site. 	
Reasons:	
<ul style="list-style-type: none"> • New housing would replace the previous housing, now demolished • The site is near to facilities such as a park, school and proposed District Centre. • New housing will complement the nearby Chaucer District Centre . 	
How will it be delivered?	
<ul style="list-style-type: none"> • As site P00306 	

Site Ref: P00444	Type of Allocation: Housing
Site Area: 0.84 ha	Policy Area: Housing Area
Site Address: Mansel Crescent/Mansel Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Access to the shops fronting Chaucer Road to be maintained 	
Reasons and Delivery:	
<ul style="list-style-type: none"> • As site P00443 	

Sites without Required Uses

Site Ref: P00019	Type of Allocation: Preferred Use
Site Area: 1.9 ha	Policy Area: Neighbourhood Centre/Housing Area
Site Address: Skinnerthorpe Road Development Site	
Preferred Uses: Housing (C3) or residential institutions (C2) and retail (A1)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to a small area to the south of the site (medium and high probability of flooding). No housing within the area of high probability of flooding before 2016/17 	
Reasons:	

- The neighbourhood centre is in poor condition, requiring regeneration to meet local needs.
- There is an opportunity for improved access to the rear of the existing row of shops.
- Core Strategy policy CS39 proposes improvement and strengthening of the most viable Neighbourhood centres in Housing Market Renewal areas and it is considered that this centre can be made viable. The Burngreave Fir Vale Master Plan supports this.
- Integration with the Earl Marshal and Skinnerthorpe Road would ensure that the centre is connected well into the residential area
- The flexibility in the allocation will help the market respond to the issues of flood risk

How will it be delivered?

- Existing housing is being demolished; the plan for their replacement is still to be formalised.

Community and Leisure

Sites with Required Uses

Site Ref: P00428	Type of Allocation: Community Facilities
Site Area: 0.51 ha	Policy Area: District Centre
Site Address: Wordsworth Avenue/Buchanan Road	
Required Use: Health Centre (D1)	
Conditions on Development:	
<ul style="list-style-type: none"> • Main entrance to front onto public square. 	
Reasons:	
<ul style="list-style-type: none"> • This use of the site will contribute towards the provision of public services as proposed in the Parson Cross Masterplan and Southey Owlerton Centres Strategy, • An additional health centre will meet the needs of large new housing development, within a presently deprived neighbourhood (CS44) 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site will be delivered by the Primary Care Trust. • The site has outline planning permission • Compulsory purchase of existing shop units required (public inquiry took place on 20th May 2009, and the CPO process is being undertaken) • Estimated delivery within 5 years. 	

Mixed Use

Site with Required Uses

Site Ref: P00326	Type of Allocation: Mixed Use
Site Area: 0.78 ha	Policy Area: District Centre

Site Address: Wordsworth Avenue/Buchanan Road/Deerlands Avenue

Required Uses: Community use (D1) (combined learning centre and library), with associated retail, office space (Joint Learning and Disability Service) housing (C3) or residential institution (C2), and open space (public square)

Conditions on Development:

- Development to front onto public square.
- To include a pedestrian link from site P00299 to the new District Centre.

Reasons:

- The development will contribute to the implementation of the Parson Cross Masterplan and Southey Owlerton Centres Strategy, 2005 by providing a balance of commercial and public buildings providing a range of retail and public services.
- The mix of uses will provide the range of facilities required to ensure that a new sustainable District Centre is established (CS37) and meets local needs (CS34).

How will it be delivered?

- The learning centre and public square already have planning permission and the majority of funding is in place. Work by City Council to start on site in 2009.
- Parts of the site have planning permissions for a library and public square, and these will be valid until November 2011
- The northern part of the site to be disposed of with a market brief (to be prepared by Sheffield City Council)
- Estimated delivery within 5 years.

Flexible Use Areas

Site Ref: P00026	Type of Allocation: Flexible (see policy H1)
Site Area: 0.06ha	Policy Area: Flexible Use Area

Site Address: Rutland Road**Conditions on Development:**

- Surveillance to Stanley Fields open space area is required
- Employment rather than housing uses along the frontage at Rutland Road
- A link road to be provided to Pitsmoor Road across Stanley Fields.

Reasons:

- Both residential and employment uses are proposed for the site in the Burngreave Fir Vale Master Plan, but parts are more suitable to these uses than others, making it inappropriate to allocate the site fully for either use
- Residential uses would link to Woodside and provide natural surveillance to Stanley Fields.

How will it be delivered?

- The site is being developed by private developers disposing of the Stanley Tools site.

Part of the site has a planning permission for residential development and this will be valid until February 2013.

18 ALLOCATED SITES IN THE SOUTH EAST URBAN AREA

Business and Industry Areas

Core Strategy policy CS5(c) identifies Orgreave as a location for manufacturing, distribution/warehousing and other non-office businesses

Sites with Required Uses

Site Ref: P00155	Type of Allocation: Business or Industrial
Site Area: 1.16 ha	Policy Area: Business and Industry Area
Site Address: Former Asda site, Orgreave Place	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Surrounding land uses are long established mixed business and industrial • The site would provide employment uses close to where people live, and to frequent public transport on Retford Road • The site is suitable for general industrial/business and incubator/Small and Medium Enterprise clusters 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development or promotion of site by owner • The site is within an area that has permission for industry (B2) that is partly implemented • Estimated in 0-5years; the site is vacant and available 	

Site Ref: P00156	Type of Allocation: Business or Industrial
Site Area: 0.51 ha	Policy Area: Business and Industry Area
Site Address: Scaffold Yard, Orgreave Place	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions, Reasons and Delivery:	
<ul style="list-style-type: none"> • As for site P00155 	

Retail

Core Strategy aims to strengthen Neighbourhood Centres in the Housing Market Renewal Area where the retail element would be commercially viable (policy CS39) and to provide primary health centres in areas of changing need (policy CS44)

Sites with Required Uses

Site Ref: P00328	Type of Allocation: Mixed Use
Site Area: 1.25 ha	Policy Area: Neighbourhood Centre
Site Address: Beldon Road B, Norfolk Park	
Required Uses: Retail (A1), community facilities (D1) and housing (C3)	
Conditions on Development:	
<ul style="list-style-type: none"> • The retail element to be of an appropriate scale to serve the neighbourhood • Any housing development to be located above or behind shopping frontages. • An existing group of trees at the northern edge of the site to be retained. 	
Reasons:	
<ul style="list-style-type: none"> • A new Neighbourhood Centre including a health centre is required for the regeneration of Norfolk Park and the Beldon Road site is the most accessible location available. • The area lacks retail provision following the vacation of premises in the former shopping parade at Park Grange Drive and the medical practice at Tower Drive needs replacing. • The residential should be sited where they would complement the commercial functions of the new centre. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council has approved a planning brief and market brief. • The new health centre has planning consent and will be developed as a priority project by Sheffield Primary Care Trust's LIFT partner. • The Council will dispose of the remaining land on the open market for private development. • Developer(s) will use their own capital or borrowing to fund the commercial elements. • Estimated in 0-5 years 	

Residential

Most of the housing areas in South East Urban Sheffield are given priority in Core Strategy policies CS24 and CS25, being previously developed and located in a Housing Market Renewal Area. The housing sites are mainly in established residential areas, surrounded by other housing and most provide opportunities to strengthen the housing market in their neighbourhoods by providing modern and efficient homes in a variety of sizes and tenure types and with an improved layout.

Sites with Required Uses

Site Ref: P00203	Type of Allocation: Housing
Site Area: 1.15 ha	Policy Area: Housing Area
Site Address: Blagden Street (Land to rear of 40 Manor Oaks Road)	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	

Reasons:

- Housing is more compatible with established surrounding uses than the existing use and reflects the City Road Neighbourhood Development Framework.
- There is a need for larger family housing across the area.

How will it be delivered?

- The site has planning permission for 11 apartments and 39 houses, valid to October 2011.
- Development would be by the private sector.

Site Ref: P00204	Type of Allocation: Housing
Site Area: 2.64 ha	Policy Area: Housing Area
Site Address: Castle College North Site, Granville Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • High quality to help improve the image of this gateway area. 	
Reasons:	
<ul style="list-style-type: none"> • The site is close to a full range of public transport links and at the edge of the City Centre. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site has been purchased by the Homes and Communities Agency. • It is very likely to come forward in 6-10 years. 	

Site Ref: P00205	Type of Allocation: Housing
Site Area: 1.38 ha	Policy Area: Housing Area
Site Address: Site ofClaywood Tower Blocks	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Open space to the west of the site, to maintain the view from Sheaf Valley Park to the Cholera monument and form part of the green link from Park Square to Norfolk Park. 	
Reasons:	
<ul style="list-style-type: none"> • The redevelopment of the site would contribute to the regeneration of the Housing Market Renewal area, by providing high quality housing on a visible site on its edge. 	
How will it be delivered?	
<ul style="list-style-type: none"> • This site is likely to be delivered by the Local Housing Company in the next 6-10 years. • Otherwise, development would be through a market brief and developer competition. 	

Site Ref: P00206	Type of Allocation: Housing
Site Area: 2.99 ha	Policy Area: Housing Area
Site Address: Cricket Inn Road	
Required Uses: Housing (C3) or residential institutions (C2)	

Conditions on Development:

- None presently anticipated

Reasons:

- This site could contribute to the area's selective redevelopment by providing higher quality , including aspirational housing or helping to meet the shortage of larger, family type housing.

How will it be delivered?

- A brief will be produced to ensure that the mix and design meet regeneration objectives.

Site Ref: P00208**Type of Allocation:** Housing**Site Area:** 6.10 ha**Policy Area:** Housing Area**Site Address:** Fretson Road/ Motehall Road, Manor**Required Uses:** Housing (C3) or residential institutions (C2) or Community facilities (D1)**Conditions on Development:**

- None presently anticipated

Reasons:

- Redevelopment here, would support the Manor Neighbourhood Development Framework.
- Education and an Extra Care Scheme are both potential uses for parts of the site, although neither has been confirmed as yet. A school would be likely to require 2.2-2.4 ha.
- If neither of these uses is ultimately required on the site, it will all be developed for housing.

How will it be delivered?

- The City Council will lead the development, potentially using the Local Housing Company.
- Otherwise, development would be through a market brief and developer competition.

Site Ref: P00209**Type of Allocation:** Housing**Site Area:** 2.54 ha**Policy Area:** Housing Area**Site Address:** Harborough Avenue / Vinglea Drive**Required Uses:** Housing (C3) or residential institutions (C2)**Conditions on Development:**

- None presently anticipated

Reasons:

- This site could contribute towards meeting the shortage of larger homes in the area, identified in the Strategic Housing Market Assessment and Manor Neighbourhood Development Framework.
- The site is within the Manor Development Agreement and needs to be redeveloped for housing to meet the objectives associated with the demolition of former properties.

How will it be delivered?

- The City Council, as landowner, will release a market brief for development of the site (and site P00213) with Manor and Castle Development Trust and the Homes and Communities Agency.
- Estimated release of land is before 2011.

Site Ref: P00210	Type of Allocation: Housing
Site Area: 1.61 ha	Policy Area: Housing Area
Site Address: Harborough Road / Harborough Rise	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Green links to be created to the open space area 	
Reasons:	
<ul style="list-style-type: none"> • This site could contribute towards meeting the shortage of larger homes in the area, identified in the Strategic Housing Market Assessment and Manor Neighbourhood Development Framework. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council, as landowner, will lead the development, potentially using the Local Housing Company. • Otherwise, development would be through a market brief and developer competition 	

Site Ref: P00211	Type of Allocation: Housing
Site Area: 0.87 ha	Policy Area: Housing Area
Site Address: Maltravers Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Some informal open space to be created within the development 	
Reasons:	
<ul style="list-style-type: none"> • Redevelopment here would support the regeneration of Wybourn as proposed in the South Area Development Framework • There is potential for this site to address the demand for larger family housing in the area. 	
How will it be delivered?	
<ul style="list-style-type: none"> • A brief will be produced to ensure that mix and design contribute to regeneration objectives. 	

Site Ref: P00212	Type of Allocation: Housing
Site Area: 9.40 ha	Policy Area: Housing Area
Site Address: Manor Gateway Site, off Prince of Wales Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	

- A proportion of larger, family type housing with 3+ bedrooms to meet demand in this area.
- A green corridor to be created to reinforce the Green Link and improve access

Reasons:

- Residential development here would support regeneration through the Manor Neighbourhood Development Framework.
- This site presents an opportunity for higher quality, including aspirational, housing, which features in the vision for the area.

How will it be delivered?

- The City Council will lead the development, potentially using the Local Housing Company.
- Otherwise, development would be through a market brief and developer competition.

Site Ref: P00213	Type of Allocation: Housing
Site Area: 1.08 ha	Policy Area: Housing Area
Site Address: Manor Community Centre	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • This site could contribute towards meeting the shortage of larger homes in the area, identified in the Strategic Housing Market Assessment and Manor Neighbourhood Development Framework. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will release a market brief for development of the site (and site P00209) with the landowner, Manor and Castle Development Trust, and the Homes and Communities Agency. • Estimated release of land is before 2011. 	

Site Ref: P00214	Type of Allocation: Housing
Site Area: 3.74 ha	Policy Area: Housing Area
Site Address: Manor Park Avenue	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Redevelopment would support the regeneration of Wybourn through the South Area Development Framework. • The site has potential to provide larger family housing which is needed in the area. 	
How will it be delivered?	

- A brief will be produced to ensure that mix and design contribute to regeneration objectives.

Site Ref: P00215	Type of Allocation: Housing
Site Area: 2.84 ha	Policy Area: Housing Area
Site Address: Manor Site 8	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Redevelopment would contribute to regeneration through the Manor Neighbourhood Development Framework. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site has planning permission for 124 units. 	

Site Ref: P00217	Type of Allocation: Housing
Site Area: 0.91 ha	Policy Area: Housing Area
Site Address: Wulfric Road / Windy House Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • The site is a key area for change in the Manor Neighbourhood Development Framework. • This is a long standing demolition site where regeneration is needed. • There is good access to high-frequency bus routes on City Road, and shops and services on City Road and at Manor Top. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will lead the development, potentially using the Local Housing Company. • Otherwise, development would be through a market brief and developer competition. 	

Site Ref: P00222	Type of Allocation: Mixed Use
Site Area: 7.85 ha	Policy Area: Housing Area
Site Address: Park Hill Flats, Duke Street, Sheffield	
Required Uses: Small-scale retail (A1) and housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Redevelopment of the flats will support the creation of a gateway where Park Hill joins Duke Street, as proposed in the City Road Neighbourhood Development Framework. 	

- The site is highly visible and occupies an edge of city centre location so redevelopment will provide apartments, which are more suited to this location and the potential market than the larger houses that would be appropriate elsewhere.
- The site is highly accessible from the Sheffield Station tram stop and from bus routes.

How will it be delivered?

- Work has started on Phase 1 of the redevelopment and Urban Splash is fully committed to completing the scheme.
- Some funding is being provided from the Homes and Communities Agency.
- Part of the site has planning permission for refurbishment works and a car park.

Site Ref: P00223	Type of Allocation: Housing Site
Site Area: 5.84 ha	Policy Area: Housing Area
Site Address: Phase D, Stonecliffe Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • New public transport routes to serve the site with sufficient frequency. 	
Reasons:	
<ul style="list-style-type: none"> • The site is a key area for change in the Manor Neighbourhood Development Framework • This site could meet the local need for a greater range of housing types and tenures, including larger units. • With adjoining site P00208, it is large enough to potentially include a small retail element and apply Lifetime Neighbourhoods principles. • The site along, with site P00208, does not yet have a high level of public transport access. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will lead the development, potentially using the Local Housing Company • Otherwise, delivery would be through a market brief and developer competition. 	

Site Ref: P00226	Type of Allocation: Housing
Site Area: 0.68 ha	Policy Area: Housing Area
Site Address: Seaton Crescent	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • The site has been identified in the Wybourn, Manor Park and Arbourthorne Masterplan for new housing. 	
How will it be delivered?	

- The site has planning permission along with Seaton Place.

Site Ref: P00227	Type of Allocation: Housing
Site Area: 0.41 ha	Policy Area: Housing Area
Site Address: Seaton Place	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions, Reasons and Delivery:	
<ul style="list-style-type: none"> • As for site P00226 	

Site Ref: P00228	Type of Allocation: Housing
Site Area: 2.30 ha	Policy Area: Housing Area
Site Address: Skye Edge Avenue A	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to be very high quality as the site is in a prominent location. • A landmark building to be created in line with the Master Plan • Views into and out of the site to be maximised. • Green links to be created within the development • An area of play to be created in Skye Edge Park 	
Reasons:	
<ul style="list-style-type: none"> • This site could help meet the shortage of larger homes, identified in the Strategic Housing Market Assessment and the Wybourn, Arbourthorne and Manor Park Masterplan. 	
How will it be delivered?	
<ul style="list-style-type: none"> • An architect has been chosen for the site through the Europan 9 competition. • The City Council, as landowner, will release a market brief for development of the site in conjunction with the architect. • The estimated release of land is within the next five years. 	

Site Ref: P00230	Type of Allocation: Housing
Site Area: 0.70 ha	Policy Area: Housing Area
Site Address: St. John's School, Manor Oaks Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Any open space lost through the development to be replaced, possibly as part of a land swap with the Wybourn Nursery site. 	
Reasons:	
<ul style="list-style-type: none"> • The site is no longer required for education use. • Development could help to meet the shortage of larger, family type housing. 	
How will it be delivered?	

- A brief will ensure that the mix and design contribute to regeneration objectives.

Site Ref: P00330	Type of Allocation: Housing
Site Area: 1.3ha	Policy Area: Housing Area
Site Address: Daresbury Drive	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Space adjacent to East Bank Road to be retained for a Green Link connecting greenspaces to the north and south of the site. 	
Reasons:	
<ul style="list-style-type: none"> • The site is an integral part of this residential neighbourhood with good access to local shops and a high frequency bus service. • The City Council has already approved the principle of replacing housing here in the adopted masterplan for the Wybourn Arbourthorne Manor Park area. • The Green Link is required to allow movement of wildlife between nature conservation areas at Black Bank and Buck Wood. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will dispose of the site on the open market or to the Local Housing Company. • Outline planning permission was granted in February 2009 for 41 units. • A private developer would use their own capital and borrowing to fund development. • Estimated in 0-5 years 	

Site Ref: P00333	Type of Allocation: Housing
Site Area: 3.42ha	Policy Area: Housing Area
Site Address: Kenninghall Drive	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated. 	
Reasons:	
<ul style="list-style-type: none"> • The site is close to local shops within the proposed Neighbourhood Centre at Beldon Road (see site P00328) and benefits from good access to high frequency bus and tram services. • The City Council has already approved the principle of replacing housing here in the adopted masterplan for the Norfolk Park area. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will dispose of the site on the open market or to the Local Housing Company. 	

- In the case of residential development by the Local Housing Company the Council would contribute land to provide its equity share. A private developer would use their own capital or borrowing to fund development.
- Estimated in 0-5 years.

Site Ref: P00335	Type of Allocation: Housing
Site Area: 1.52ha	Policy Area: Housing Area
Site Address: Park Grange Drive	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Scale, form and layout of development will need to retain long distance views towards the city centre from site P00424. 	
Reasons:	
<ul style="list-style-type: none"> • The new local shopping centre planned for the Beldon Road site will replace the obsolete shopping parade on this site. • Retention of view corridor is required to ensure a therapeutic environment can be enjoyed by patients in the proposed hospice development on adjoining site P00424. • See also Reasons for site 333 	
How will it be delivered?	
<ul style="list-style-type: none"> • As for site P00335 	

Site Ref: P00336	Type of Allocation: Housing
Site Area: 3.97ha	Policy Area: Housing Area
Site Address: Park Spring Drive A	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Site layout to retain some areas of mature woodland and allow for a new green link to connect Black Bank to landscaped areas within the Queens Tower complex and beyond. • Development to incorporate a new link from East Bank Road to better connect Norfolk Park to adjoining neighbourhoods. 	
Reasons:	
<ul style="list-style-type: none"> • The principle of replacing housing over the lower half of this site is already accepted in the adopted masterplan for Norfolk Park. • The site has good access to high frequency tram services. • The medical practice on this site will be incorporated in the primary health care centre planned as part of the new Neighbourhood Centre at Beldon Road (see site P00328). 	
How will it be delivered?	
<ul style="list-style-type: none"> • As for site P00335 	

Site Ref: P00337	Type of Allocation: Housing
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Site Area: 1.02 ha	Policy Area: Housing Area
Site Address: Park Spring Drive B	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Site layout to retain some areas of mature woodland. 	
Reasons:	
<ul style="list-style-type: none"> • The principle of replacing housing on this site is already accepted in the adopted masterplan for Norfolk Park. • The site has good access to high frequency bus and tram services. 	
How will it be delivered?	
<ul style="list-style-type: none"> • As for site P00335 	

Site Ref: P00338	Type of Allocation: Housing
Site Area: 0.43 ha	Policy Area: Housing Area
Site Address: SR Gents factory, East Bank Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Layout to prevent noise impact from emergency generator in the business north of the site. 	
Reasons:	
<ul style="list-style-type: none"> • The site has good access to local shops and a high frequency bus service. • Noise from the occasional testing of the emergency generator would cause disturbance. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site will be developed by a private developer using their own capital and borrowing to fund development. • Full planning permission was granted in March 2008 for 62 flats. • Estimated in 0-5 years. 	

Site Ref: P00356	Type of Allocation: Housing
Site Area: 0.4 ha	Policy Area: Housing Area
Site Address: adj 45 Spring Close Mount, Gleadless Valley	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect any trees that need to be retained. • Possible provision to be made for dealing with additional discharge of surface water. 	
Reasons:	
<ul style="list-style-type: none"> • The site has reasonable access to local shops and a high frequency bus service. • The site has an area tree preservation order that will influence the site layout. • Yorkshire Water has identified the possibility of a sewerage constraint because of limited capacity in the existing local public sewer network. 	
How will it be delivered?	

- The site will be developed by a private developer using their own capital and borrowing to fund development.
- Full planning permission was granted in 2008 for 57 apartments.
- Estimated in 0-5 years

Site Ref: P00360	Type of Allocation: Housing
Site Area: 2.30 ha	Policy Area: Housing Area
Site Address: Gaunt Road (previously numbered 95-381)	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect the adjoining nature conservation area and any trees that need to be retained. • Possible provision to be made for dealing with additional discharge of surface water. 	
Reasons:	
<ul style="list-style-type: none"> • The site has good access to local shops and medium frequency bus services. • Sympathetic development is necessary on the western edge next to Leeshall Wood which is an ancient woodland designated as a Local Nature Reserve. • Yorkshire Water has identified the possibility of a sewerage constraint because of limited capacity in the existing local public sewer network. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will dispose of the site on the open market with the private developer using their own capital or borrowing. • Site levels may require some engineering works to achieve satisfactory access but residential development is achievable. • Completion estimated in 6-10 years. 	

Site Ref: P00361	Type of Allocation: Housing
Site Area: 0.87 ha	Policy Area: Housing Area
Site Address: Former Hemsworth School, Blackstock Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect any trees that need to be retained. 	
Reasons:	
<ul style="list-style-type: none"> • The site could provide supported accommodation for people in need of care. • It has good access to local shops and a medium frequency bus service to other facilities in the wider district. • The site is vacant and no longer required for education purposes so its allocation for housing would help to recycle urban land. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Outline permission for 60 extra care flats and 5 bungalows expired in October 2009. 	

- The City Council may dispose of the site on a long lease to a care home provider or on the open market for private development with the developer using their own capital or borrowing to fund the scheme.
- Estimated in 0-5 years.

Site Ref: P00362	Type of Allocation: Housing
Site Area: 0.67 ha	Policy Area: Housing Area
Site Address: Crossland Drive, Gleadless	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Site layout to avoid noise impact from traffic using the Outer Ring Road. • Possible provision to be made for dealing with additional discharge of foul and surface water. 	
Reasons	
<ul style="list-style-type: none"> • The site has good access to local shops and high frequency bus and tram services. • The western edge of the site adjoins the dual carriageway and experiences Category B noise exposure throughout the day. • Yorkshire Water has identified the possibility of a sewerage constraint because of limited capacity in the existing local public sewer network. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site will be developed by a private developer using their own capital and borrowing to fund development. • Full planning permission was given in 2008 for 1 and 2 bedroom apartments. • Expected to be delivered in the next 6-10 years. 	

Site Ref: P00424	Type of Allocation: Housing
Site Area: 1.94 ha	Policy Area: Housing Area
Site Address: Former Bluestones Primary School	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated. 	
Reasons:	
<ul style="list-style-type: none"> • The site is in an excellent location for building a new hospice that is needed to serve the City Region as well as for contributing to strengthening the housing market. • The site is will be close to local shops within the proposed Neighbourhood Centre at Beldon Road (see site P00328) and has good access to high frequency tram services. • The site is no longer required for education or open space purposes as a new school with associated outdoor space has been built nearby at Guildford Avenue. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site is first being offered on a long lease to St. Luke's Hospice to provide a new hospice with ancillary care and research facilities. • The Trustees of the Hospice would rely on a combination of NHS grant and its own charitable fund raising to develop the site. 	

- Alternatively, the Council will prepare a brief and dispose of the site on the open market or possibly to the Local Housing Company.
- If developed by the Local Housing Company, the Council would contribute land to provide its equity share. A private developer would use their own capital or borrowing.
- Estimated in 0-5 years.

Site Ref: P00433	Type of Allocation: Housing
Site Area: 2.91 ha	Policy Area: Housing Area
Site Address: Errington Crescent/Errington Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Some older persons housing to be included. 	
Reasons:	
<ul style="list-style-type: none"> • The site has good access to local shops and a medium frequency bus service. • The City Council has already approved the principle of replacing housing here in the adopted masterplan for the Wybourn Arbourthorne Manor Park area. • The older persons' housing is needed in this first development phase to give an opportunity for existing residents affected by clearance to remain in the locality. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will select a development partner on the basis of responses to a market brief. It is likely that a Registered Social Landlord will provide the older persons' housing in co-operation with a private developer who will be responsible for market housing. • The Council will acquire the site, by agreement or compulsorily as a last resort. • The cost of rehousing and site acquisition will primarily be covered by Housing Market Renewal funding and the developers will fund the new scheme. • Estimated in 0-5 years. 	

Site Ref: P00434	Type of Allocation: Housing
Site Area: 2.33 ha	Policy Area: Housing Area
Site Address: Berners Road/Berners Place	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Layout to provide a green link between greenspaces to the north and south of this site. 	
Reasons:	
<ul style="list-style-type: none"> • The site is has good access to local shops and a medium frequency bus service. • The City Council has already approved the principle of replacing housing here in the adopted masterplan for the Wybourn Arbourthorne Manor Park area. • The Green Link is required to facilitate movement of wildlife across the site (see Core Strategy policy CS73). 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will select a development partner on the basis of responses to a market brief. 	

- The Council will acquire the site by agreement or compulsorily as a last resort.
- The cost of rehousing and site acquisition will be covered by a priority bid to the Homes and Community Agency and the developers will fund the new scheme.
- Estimated in 6-10 years.

Site Ref: P00435	Type of Allocation: Housing
Site Area: 2.81 ha	Policy Area: Housing Area
Site Address: Algar Place/Algar Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated. 	
Reasons:	
<ul style="list-style-type: none"> • The site has good access to local shops and high frequency bus and tram services. • The City Council has already approved the principle of replacing housing here in the adopted masterplan for the Wybourn Arbourthorne Manor Park area. 	
How will it be delivered?	
<ul style="list-style-type: none"> • As for site P00434 	

Site Ref: P00439	Type of Allocation: Housing
Site Area: 0.48 ha	Policy Area: Housing Area
Site Address: Scotia Drive	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to be aligned to overlook Manor Fields Park to provide greater safety through surveillance • Physical access to be created to the park if possible to promote use by residents. 	
Reasons:	
<ul style="list-style-type: none"> • The site is in a key area for change in the Manor Neighbourhood Development Framework • The site provides an opportunity to meet the local need for a greater range of housing types and tenures, including larger units • There is good access to high frequency bus routes on City Road, as well as shops and services on City Road and at Manor Top. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will lead the development, potentially using the Local Housing Company. • Otherwise, development would be through a market brief and developer competition. 	

19 ALLOCATED SITES IN THE SOUTH AND WEST URBAN AREA

Retail

Site with Required Use

Site Ref: P00423	Type of Allocation: Retail
Site Area: 0.48 ha	Policy Area: District Centre
Site Address: Evans Halshaw Car Showroom, adjacent Nursery Tavern, Ecclesall Road	
Required Use: Shops (A1)	
Conditions on Development:	
<ul style="list-style-type: none"> Shops (A1) to be the dominant use at ground floor level 	
Reasons:	
<ul style="list-style-type: none"> This large site offers a significant development opportunity to support the district centre function as set out in Core Strategy policy CS34. 	
How will it be delivered?	
<ul style="list-style-type: none"> Private developers to develop the site Existing planning permission for a food store and car parking is valid to August 2012 	

Residential

The Core Strategy does not propose major residential growth in the South-West of Sheffield. But, opportunities are taken to safeguard sites, mainly in existing residential areas, that can help to meet need and demand in this part of the city without having a harmful effect on its areas of character (see policy CS31). These sites would also help to recycle urban land (see policy CS24).

Sites with Required Use

Site Ref: P00235	Type of Allocation: Housing
Site Area: 0.42 ha	Policy Area: Housing Area
Site Address: Former British Glass Laboratories, Northumberland Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> The site is close to a high-frequency public transport route and a wide range of shops and community facilities Development here is highly likely and no constraints have been identified. 	
How will it be delivered?	
<ul style="list-style-type: none"> Private housing developers to develop the site 	

- Existing planning permission for 76 apartments is valid until November 2011

Site Ref: P00339	Type of Allocation: Housing
Site Area: 0.91ha	Policy Area: Housing Area
Site Address: Ballard Hall, Tapton Park Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> Development to respect setting within Conservation Area and Listed Building Trees within the site grounds to be protected. 	
Reasons:	
<ul style="list-style-type: none"> The site is close to shops and high frequency public transport, and community facilities at and near to Ranmoor Neighbourhood Centre 	
How will it be delivered?	
<ul style="list-style-type: none"> Planning permission for residential development is valid to December 2011 Delivery estimated in 0-5 years 	

Site Ref: P00343	Type of Allocation: Housing
Site Area: 0.52 ha	Policy Area: Housing Area
Site Address: Gilders Car Showroom site, Ecclesall Road	
Required Uses: Housing (C3) or residential institutions (C2) <i>[The proportion of housing and the possibility of some alternative uses on the main frontage is an issue for consultation]</i>	
Conditions on Development:	
<ul style="list-style-type: none"> The developer will probably need to fund off-site highway improvements. 	
Reasons:	
<ul style="list-style-type: none"> The site is close to Banner Cross District Centre and benefits from good access to high frequency bus services to other facilities in the wider district. Although close to the edge of the district centre major highway constraints limit the scope for retailing which requires regular deliveries by heavy goods vehicles and generates many car-based shopping trips. Off-site highway works are likely to be needed to enable vehicle access. 	
How will it be delivered?	
<ul style="list-style-type: none"> The site will be developed by a private developer using their own capital and borrowing. Estimated in 0-5 years. 	

Site Ref: P00346	Type of Allocation: Housing
Site Area: 1.32 ha	Policy Area: Housing Area
Site Address: Holiday Inn, Manchester Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> Development to respect both Broomhill and Endcliffe Conservations Areas. 	

Reasons:

- The site is close to Broomhill District Centre, and so has good access to community facilities, shops and high-frequency public transport.

How will it be delivered?

- Private housing developers to develop the site
- An existing planning permission for housing is valid until December 2012

Site Ref: P00350	Type of Allocation: Housing
Site Area: 2.07 ha	Policy Area: Housing Area
Site Address: Sheffield Hallam University Campus, Psalter Lane	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to re-use a building of historic character and enhance the Nether Edge Conservation Area. 	
Reasons:	
<ul style="list-style-type: none"> • The site is close to Banner Cross District Centre and benefits from good access to high frequency bus services. • It is no longer required for higher education purposes as Sheffield Hallam University are relocating their accommodation to more central sites. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site will be developed by a private developer using their own capital and borrowing. • Estimated in 0-5 years. 	

Site Ref: P00357	Type of Allocation: Housing
Site Area: 0.96 ha	Policy Area: Housing Area
Site Address: Former Hazlebarrow School, Hazlebarrow Crescent	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect any trees that need to be retained. • Possible provision to be made for dealing with additional discharge of surface water. 	
Reasons:	
<ul style="list-style-type: none"> • Residential development could help to strengthen the housing market in Jordanthorpe. • The site has good access to local shops and a medium frequency bus service. • It is no longer required for education or open space . • Yorkshire Water has identified the possibility of a sewerage constraint because of limited capacity in the existing local public sewer network. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will dispose of the site when the site compound is no longer required. 	

- Private developer would use their own capital and borrowing to fund development
- Completion estimated in 6-10 years.

Site Ref: P00398	Type of Allocation: Housing
Site Area: 0.95 ha	Policy Area: Housing Area
Site Address: Former Sixth Form centre, Abbeydale Grange School, Abbeydale Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect the adjacent Local Nature Site. • Footpaths to be retained where not redundant. • Access to retain the character of existing entrance and driveway. 	
Reasons:	
<ul style="list-style-type: none"> • The site has good access to local shops and a high frequency bus service. • It is no longer required for education purposes. • The site has many tree groups and wooded sections, it bounds a Local Nature Site and footpaths cross it. • The driveway with its Victorian entrance contributes to the character of the area. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will dispose of the site with the private developer using their own capital or borrowing to fund the development. • Development to be informed by tree survey, survey of substructures and ecologist advice. • Development could be in 0-5 years. 	

Site Ref: P00403	Type of Allocation: Housing
Site Area: 2.87 ha	Policy Area: Housing Area
Site Address: King Ecgbert's Upper School, Furniss Avenue, Dore	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Public transport access to site to be improved. • The benzo(a)pyrene hotspots to be excavated and disposed of. • Car parking and access required for the playing field. • Development to respect the nearby Conservation Area and retain the trees that are worthy of Tree Preservation Orders. 	
Reasons:	
<ul style="list-style-type: none"> • The site is within 800m of shops and community facilities but not high-frequency public transport. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council intends to dispose of the site for private development. 	

- Tree Preservation Orders would be applied where necessary when the site is sold
- Delivery estimated in 0-5 years.

Site Ref: P00404	Type of Allocation: Housing
Site Area: 0.73 ha	Policy Area: Housing Area
Site Address: Rear of Ranmoor Hall at the junction of Stumperlowe Crescent and Storth Lane	
Required Uses Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to avoid the sewage mains crossing the site. • Development to respect Conservation Area, Local Nature Site and Green Network and respect and retain historic landscaping of the site. 	
Reasons:	
<ul style="list-style-type: none"> • As a cleared site in a Conservation Area, there would be high regeneration benefits from appropriate development. • The site contains an ornamental pond and associated mature landscaping (with high biodiversity value) and is adjacent to the listed overbridge on Stumperlowe Crescent. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site has a planning permission for residential development valid until September 2012 • Development could be in 0 -5 years 	

Site Ref: P00407	Type of Allocation: Housing
Site Area: 0.86 ha	Policy Area: Housing Area
Site Address: Fire Station site, Ringinglow Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Two underground tanks and possible de-contamination near them to be removed • Bus shelter on Bents Road to be improved. • Ecological and conservation value to be respected with setting back from the Green Belt 	
Reasons:	
<ul style="list-style-type: none"> • The site is within 800m of shops, community facilities and high frequency public transport. • The conditions address specific local opportunities in this location. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site has a planning permission for residential development, valid until April 2010. • Development estimated in 0-5 years 	

Site Ref: P00425	Type of Allocation: Housing
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Site Area: 0.99 ha	Policy Area: Housing Area
Site Address: St Luke's Hospice site, Little Common Lane	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect setting next to historic garden and any mature trees within the site • Improvements to public transport frequency and provision of community facilities to meet regional and local policies 	
Reasons:	
<ul style="list-style-type: none"> • Although in the middle of an existing housing area, the site is not within 800m of sufficient community facilities and does not meet the requirements of policy C1 or the Regional Spatial Strategy. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Development would follow the building of the new hospice at Bluestones (and the fundraising required to undertake this). Redevelopment may be in around 6-10 years. 	

Site Ref: P00436	Type of Allocation: Housing
Site Area: 2.06 ha	Policy Area: Housing Area
Site Address: Former Oakes Park and Talbot School, Matthews Lane	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to respect mature trees on the site and the Green Network on its edge to take account of the spring and pond and avoid the water pipe crossing the north-eastern corner. • Alternative provision to be offered to those groups who currently use the built leisure facility following its closure or relocation. 	
Reasons:	
<ul style="list-style-type: none"> • Residential development could contribute to strengthening the housing market in the Norton neighbourhood. • The site has reasonable access to local shops and a medium frequency bus service • There is no further educational need for the site beyond 2011 and it is not in a suitable location for other community facilities. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The City Council will release the site for private non-educational development in favourable market conditions, after the educational use has ceased in 2011. • Private developers will use their own capital or borrowing to fund the development. • Completion estimated in 0-5 years. 	

Transport

Site Ref: P00355	Type of Allocation: Park-and-Ride
Site Area: 0.58 ha	Policy Area: Flexible Use Area

Site Address: Abbeydale Drive**Required Use:** Park-and-Ride Facility**Conditions on Development:**

- None presently anticipated.

Reasons:

- Core Strategy policy CS57 gives strategic priority to park-and-ride facilities in the Abbeydale Road corridor, which accords with the South Yorkshire Park and Ride Strategy.
- This is the preferred site because it is in an accessible location and there is a lack of suitable alternatives to serve the catchment area
- The site already operates as a parking facility, is well used and can support further development of facilities and bus services.
- The site is not critical for business or housing requirements of the Core Strategy.

How will it be delivered?

- South Yorkshire Passenger Transport Executive are actively seeking to market and promote the site whilst improving the quality of the offer in order to stimulate demand and increase the uptake of the service
- The planning approval for the adjoining superstore requires maintaining of the facility.

20 ALLOCATED SITES IN MOSBOROUGH/WOODHOUSE

Business and Industry Areas

Core Strategy policy CS13 provides for new jobs on the east side of Mosborough and at the edge of Crystal Peaks.

Sites with Required Uses

Site Ref: P00370	Type of Allocation: Industrial
Site Area: 0.54 ha	Policy Area: Industrial Area
Site Address: New Street/Long Acre Way	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Completion by Yorkshire Water of expansion of waste water treatment facilities, expected by 2012/2013. 	
Reasons:	
<ul style="list-style-type: none"> This is one of the relatively few vacant sites within Mosborough/Woodhouse that are suited for industrial allocation and without significant site problems. There has been a buoyant local demand for a variety of industrial and business premises. 	
How will it be delivered?	
<ul style="list-style-type: none"> Legal difficulties arising from the liquidation of the owners need resolving Development likely to be at in least 6-10 years . 	

Site Ref: P00373	Type of Allocation: Industrial
Site Area: 0.57 ha	Policy Area: Industrial Area
Site Address: Meadowbrook Park, Holbrook	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Completion by Yorkshire Water of expansion of waste water treatment facilities, expected by 2012/2013. Woodland and a watercourse on the eastern edge of the site to be protected. 	
Reasons:	
<ul style="list-style-type: none"> As for site P00370 <ul style="list-style-type: none"> The woodland and watercourse on the eastern edge of the site are of natural history and landscape value. 	
How will it be delivered?	

- The site has been actively marketed by the current owners, and planning approval has recently been sought for development of a builders' merchant.

Site Ref: P00376	Type of Allocation: Industrial
Site Area: 4.16 ha	Policy Area: Industrial Area
Site Address: Mosborough Wood Business Park	
Conditions on Development:	
<ul style="list-style-type: none"> • Site to be remediated to remove ground pollution resulting from past tipping . • A new road to be provided to access the site. • Expansion of waste water treatment facilities to be completed, expected by 2012/2013. 	
Reasons:	
<ul style="list-style-type: none"> • As for site P00370 	
How will it be delivered?	
<ul style="list-style-type: none"> • Outline planning permission was granted in September 2009 for mixed use development including offices, industry, and Storage and Distribution. 	

Site Ref: P00383	Type of Allocation: Industrial
Site Area: 0.46 ha	Policy Area: Industrial Area
Site Address: Rother Valley Way, Owlthorpe Greenway, Holbrook	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • If developed separately from the adjoining tile warehouse, a new road to be provided for access off Rother Valley Way or Owlthorpe Greenway. 	
Reasons:	
<ul style="list-style-type: none"> • As for site P00370. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site owners are currently modifying the adjoining premises and associated site works. 	

Site Ref: P00386	Type of Allocation: Business or Industrial
Site Area: 1.22 ha	Policy Area: Business and Industrial Area
Site Address: Rotherham Road, Beighton	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Development to include suitable boundary treatment to prevent future incursion into the riverside Local Nature Site. 	

- Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium and high probability of flooding)
- Expansion of the waste water treatment facilities to be completed by Yorkshire Water, expected by 2012/2013.

Reasons:

- This is one of relatively few vacant sites within Mosborough/Woodhouse that are suited for industrial allocation and without significant site problems.
- Part of site is within the zone with high probability of flooding.

How will it be delivered?

- The privately owned greenfield part of the site is available for development and several development proposals for it have been put forward
- The City Council-owned part of the site could be made available either alone or in conjunction with the private part of the site

Site without Required Uses

Site Ref: P00480	Type of Allocation: Flexible (see policy H1)
Site Area: 3.1 hectares	Policy Area: General Employment Area
Site Address: Waterthorpe Greenway	
Conditions on Development:	
<ul style="list-style-type: none"> • A roadway to be provided from Waterthorpe Greenway to Ochre Dike Lane but the lower section of the road, adjacent to the proposed bus terminus, to be for buses only. • Completion of expansion of waste water treatment facilities to be completed by Yorkshire Water (expected by 2012/2013). • Any development on the playing fields as part of the final phase of the development to be subject to agreement from Sport England and extensive community consultation. The playing fields (the "Western Field") are not included within the draft site allocation. 	
Reasons:	
<ul style="list-style-type: none"> • The bus interchange falls well below modern standards and a redeveloped interchange would be better integrated with the tramstop. A small extension to the centre would enable all the public transport facilities to be better integrated with the centre • The cost could not be met solely by the Passenger Transport Executive but could be cross-subsidised by the extension of the centre and a financial contribution from the owners of Crystal Peaks. • A phased mixed-use scheme, which would involve development on the site of the interchange and of car parking at Peaks Mount, and on the adjoining field, is being explored by the owners. • A two-phase development seems most likely to take place, starting with a new interchange, car parking including park and ride, and a discount food retail store. • This could be followed by a final phase on the playing fields to the west (but subject to compensatory provision of open space/playing fields). This is not part of the site allocation and whether it happens and the type of any use is yet to be determined. 	
How will it be delivered?	

Conditions on Development:

- A roadway to be provided from Waterthorpe Greenway to Ochre Dike Lane but the lower section of the road, adjacent to the proposed bus terminus, to be for buses only.
- Completion of expansion of waste water treatment facilities to be completed by Yorkshire Water (expected by 2012/2013).
- Any development on the playing fields as part of the final phase of the development to be subject to agreement from Sport England and extensive community consultation. The playing fields (the "Western Field") are not included within the draft site allocation.

Reasons:

- The bus interchange falls well below modern standards and a redeveloped interchange would be better integrated with the tramstop. A small extension to the centre would enable all the public transport facilities to be better integrated with the centre
- The cost could not be met solely by the Passenger Transport Executive but could be cross-subsidised by the extension of the centre and a financial contribution from the owners of Crystal Peaks.
- A phased mixed-use scheme, which would involve development on the site of the interchange and of car parking at Peaks Mount, and on the adjoining field, is being explored by the owners.
- A two-phase development seems most likely to take place, starting with a new interchange, car parking including park and ride, and a discount food retail store.
- This could be followed by a final phase on the playing fields to the west (but subject to compensatory provision of open space/playing fields). This is not part of the site allocation and whether it happens and the type of any use is yet to be determined.

How will it be delivered?

- South Yorkshire PTE to bring forward a comprehensive development scheme and secure "top-up" funding from the developer to secure the new interchange,

Note: There has been significant public opposition to the proposed development of the playing fields in particular. The developer has since issued a public statement saying that they are now not seeking to develop the playing fields and would like to see a restrictive covenant on the playing fields to prevent any future development there. However, the developer remains committed to pursuing development of the Eastern Field (the area covered by this draft site allocation) and the views of the local community are invited as part of the present consultation as well as consultation on any planning application.

Residential

The Core Strategy spatial strategy provides for housing within the existing built-up area, including area renewal, but proposes an extension into greenfield land at Owlthorpe to complete the township (policy CS24). There is demand here for both market and affordable housing and new sites are well placed to help meet the need for family-type housing.

Sites with Required Uses

Site Ref: P00375	Type of Allocation: Housing
Site Area: 0.52 ha	Policy Area: Housing Area
Site Address: Birley Moor Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Improvements to local open space to include enhancement of adjoining woodland alongside the Short Brook. 	
Reasons:	
<ul style="list-style-type: none"> • This site would be attractive to developers, as relatively few housing opportunities of this scale are expected in Mosborough/Woodhouse in the foreseeable future. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Full planning approval has been granted for 49 flats and 12 dwellings 	

Site Ref: P00379	Type of Allocation: Housing
Site Area: 4.61 ha	Policy Area: Housing Area
Site Address: Newstead Estate	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • The network of roads, pedestrian/cycle routes and utility services serving the site to be modified as development progresses. 	
Reasons:	

- A development agreement between the developer (Home Housing) and the City Council will ensure that new housing will be provided to cater specifically for local requirements.
- Phased development will allow replacement of sub-standard dwellings on a run-down estate with a wide range of high quality modern dwellings within an enhanced setting.

How will it be delivered?

- A development agreement between the developer (Home Housing) and the City Council will ensure that new housing will be provided on a phased basis up to 2015/16.
- Development has already commenced and new homes completed.

Site Ref: P00380	Type of Allocation: Housing
Site Area: 2.61 ha	Policy Area: Housing Area
Site Address: Owlthorpe C	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Developer contributions to the protected green framework of open space at Owlthorpe • Expanded waste water treatment capacity to be completed, expected to be by 2012/2013. 	
Reasons:	
<ul style="list-style-type: none"> • Development will help enable the completion of the partly finished Owlthorpe township, in accordance with Core Strategy policy CS24c. • Development would use existing spare sewer and road capacity, tidy up overgrown and neglected land and increase the prospects for developing a village centre with local shops and other facilities. • The site is close to the high-frequency tram service. • Few other opportunities are likely for development of this scale in the area. • The environmental strategy for this area continues to be to integrate a biodiverse, eco friendly landscape into all existing and future communities and conserve and enhance the local landscape for the benefit of people and wildlife. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Provision of the additional waste water capacity is provided for in the Yorkshire Water Asset Management Plan (2010-2015). • Development may be in the period from 2016/17 onwards (see Core Strategy policy CS25). But, once waste water treatment capacity has been increased, it could be brought forward if overriding sustainability benefits can be demonstrated. • The site is will be released by the City Council. • The proposal to complete the Moorthorpe Way loop road remains highly desirable, although a secondary access point has now been provided on the eastern part of Moorthorpe Way onto Donetsk Way. 	

Site Ref: P00381	Type of Allocation: Housing
Site Area: 2.53 ha	Policy Area: Housing Area
Site Address: Owlthorpe D	

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- As for site P00380

Reasons:

- As for site P00380

How will it be delivered?

- As for site P00380

Site Ref: P00382

Type of Allocation: Housing

Site Area: 2.82 ha

Policy Area: Housing Area

Site Address: Owlthorpe E

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- As for site P00380

Reasons:

- As for site P00380

How will it be delivered?

- As for site P00380

Site Ref: P00384

Type of Allocation: Housing

Site Area: 8.08 ha

Policy Area: Housing Area

Site Address: Oxclose Farm

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- Partial remodelling to provide flat areas for development, and a new road access.
- Expansion of waste water treatment facilities to be completed by Yorkshire Water, expected by 2012/2013.

Reasons:

- The site is sustainably located – although greenfield, it lies close to a large supermarket and is within 800m of the Halfway Supertram terminus with Crystal Peaks shopping centre a very short journey away; and also close to existing, large employment areas at Holbrook
- The site could also have contributed to meeting the need for jobs in the area in accordance with the Core Strategy (see policy CS13a) but there are doubts about its deliverability.

How will it be delivered?

- It is expected that the site would be privately developed.

Site Ref: P00387

Type of Allocation: Housing

Site Area: 11.66 ha

Policy Area: Housing Area

Site Address: Scowerdons Estate, Hackenthorpe

Required Uses: Housing (C3) or residential institutions (C2)

Conditions on Development:

- As for site P00379.

Reasons:

- As for site P00379.

How will it be delivered?

- The development agreement between the developer (Home Housing) and the City Council will ensure that new housing will be provided on a phased basis up to 2015/16.

Site Ref: P00393**Type of Allocation:** Housing**Site Area:** 1.81 ha**Policy Area:** Housing Area**Site Address:** Weaklands Estate**Required Uses:** Housing (C3) or residential institutions (C2)**Conditions, Reasons and Delivery**

- As for site P00379.

Site Ref: P00394**Type of Allocation:** Housing Site**Site Area:** 4.59 ha**Policy Area:** Housing Area**Site Address:** Former Westfield School Site**Required Uses:** Housing (C3) or residential institutions (C2)**Conditions on Development:**

- A new road from the east off Moss Way, to serve new housing development and provide access to the adjoining former school playing fields.
- Expansion of waste water treatment facilities at Woodhouse Mill Waste Water Treatment Works by Yorkshire Water of, expected by 2012/2013

Reasons:

- This site would be attractive to developers, as few other housing development opportunities of this scale are expected to arise in Mosborough/Woodhouse in the foreseeable future.

How will it be delivered?

- This site was marketed by the City Council with outline planning approval in 2008 although disposal has been delayed due to current market conditions
- Provision of the additional waste water capacity is provided for in the Yorkshire Water Asset Management Plan (2010-2015).

Community and Leisure**Sites with Required Uses****Site Ref:** P00367**Type of Allocation:** Community Facility**Site Area:** 3.02 ha**Policy Area:** Housing Area**Site Address:** Beighton Road, Woodhouse

Required Use: Community facility (vocational centre) (D1)

Conditions on Development:

- Additional dedicated bus links between feeder secondary schools and the vocational centre to be provided if public transport services prove to be inadequate

Reasons:

- This is the most sustainable site that could be identified for this centre, providing vocational training for 14-19 year olds who attend four secondary schools in the South East
- 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 Shire Brook Valley
- The proposed condition would compensate for the distance from high frequency public transport.

How will it be delivered?

- The site is owned by the City Council and has been reserved for this development
- Outline planning permission for a vocational centre was granted in October 2006

21 ALLOCATED SITES IN CHAPELTOWN/ ECCLESFIELD

Business and Industry Areas

The Core Strategy (policy CS32) indicates that business and industrial development will be located on brownfield land at Thorncliffe, Ecclesfield Common and Smithywood.

Sites with Required Uses

Site Ref: P00262	Type of Allocation: Industrial
Site Area: 1.47 ha	Policy Area: Industrial Area
Site Address: Adjacent to disused railway line near Butterthwaite Lane, Ecclesfield	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the south eastern part of the site (medium probability of flooding) • A ground condition survey to indicate levels of land contamination and potential mitigation • Suitable vehicular access into the site to be provided. 	
Reasons:	
<ul style="list-style-type: none"> • The site is cleared, flat and adjacent to existing industrial and business uses. • It is conveniently located for accessing the motorway and has reasonable access to public transport, with a medium frequency bus route servicing Nether Lane • Business and industrial uses are compatible with surrounding land uses. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Promoting development through pre-application discussions with potential developers • The site could be developed in the next 5 years 	

Site Ref: P00270	Type of Allocation: Business or Industrial
Site Area: 0.95 ha	Policy Area: Business and Industrial Area
Site Address: Former Petrol Depot, Johnson Lane, Station Road	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • A ground condition survey to indicate levels of land contamination and possible mitigation. • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to a very small area to the south part of the site (medium probability of flooding). 	
Reasons:	
<ul style="list-style-type: none"> • The site is located within an established business and industrial estate 	

- Station Road connects with the highway network (The Common (A635)), has good access to the motorway via Nether Lane and is served by a high frequency bus route
- Parts of the site are in zones with medium or high probability of flooding.

How will it be delivered?

- Promoting development through pre-application discussions with potential developers
- The site could be developed in the next 5 to 10 years

Site Ref: P00272	Type of Allocation: Business or Industrial
Site Area: 0.79 ha	Policy Area: Business and Industrial Area
Site Address: Former Tilcon depot, Station Road, Ecclesfield	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the whole of the site (high probability of flooding and developed functional floodplain). 	
Reasons:	
<ul style="list-style-type: none"> • The site is flat and next to existing industrial and business uses. • The surrounding area is industrial and the site would therefore be unattractive for anything other than industrial or associated business uses. • Station Road connects with the highway network (The Common (A635)), has good access to the motorway via Nether Lane and is served by a high frequency bus route. • The site is in a zone with a high probability of flooding. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Promoting development through pre-application discussions with potential developers. • The site could be developed in the next 5 to 10 years. 	

Site Ref: P00276	Type of Allocation: Industrial
Site Area: 0.55 ha	Policy Area: Industrial Area
Site Address: Loicher Lane	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • A ground condition survey to indicate levels of land contamination and possible mitigation. • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (medium probability of flooding). 	
Reasons:	

- The site is within an established heavy industrial area and use of the site of other uses would be inappropriate
- Loicher Lane (via Station Road) connects with the highway network (The Common (A635)), has good access to the motorway via Nether Lane, and is served by high frequency buses .

How will it be delivered?

- Through developer's investment in the development of the site
- Promoting development through pre-application discussions with potential developers
- Potential for site to be developed in the next 10 years

Site Ref: P00279	Type of Allocation: Industrial
Site Area: 0.90 ha	Policy Area: Industrial Area
Site Address: Next to Arthur Lee Works, Loicher Lane, Ecclesfield	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • The site is within an established heavy industrial area and use of the site of other uses would be inappropriate • Loicher lane (via Station Road) connects with the highway network (The Common (A635)), has good access to the motorway via Nether Lane and is served by a high frequency buses 	
How will it be delivered?	
<ul style="list-style-type: none"> • Through developer's investment in the development of the site • Promoting development through pre-application discussions with potential developers. • Potential for site to be developed in the next 10 years 	

Site Ref: P00285	Type of Allocation: Business or Industrial
Site Area: 0.5 ha	Policy Area: Business and Industrial Area
Site Address: Site of 26 Station Road, Ecclesfield	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (medium and high probability of flooding, and developed functional floodplain). No increase in the building footprint in the developed functional floodplain part of the site. 	
Reasons:	

- The site is flat and located within an established business and industrial estate, surrounded by industrial uses and would be unsuitable for alternative uses .
- Station Road connects with the highway network (The Common (A635)), has good access to the motorway via Nether Lane, and is served by a high frequency bus route.

How will it be delivered?

- Promoting development through pre-application discussions with potential developers
- Potential for site to be developed in the next 5 to10 years.

Site Ref: P00287	Type of Allocation: Industrial
Site Area: 32.42ha	Policy Area: Industrial Area
Site Address: Smithy Wood, Cowley Hill, Chapeltown	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the parts of the site in an area with medium probability of flooding 	
Reasons:	
<ul style="list-style-type: none"> • The whole site has been prepared for development which has started on adjacent land • The constraints on development (ground contamination, topography, ecology etc.) have largely been resolved and the site is in an ideal position close to the motorway. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site has outline planning permission for business and industrial (B1, B2 and B8) development but the office development is limited to small-scale offices • High quality development will be promoted through discussions with potential developers on reserved matters. • Further development of the site is likely to be phased • Potential for site to be developed in the next 5 to10 years 	

Site Ref: P00289	Type of Allocation: Business or Industrial
Site Area: 0.71 ha	Policy Area: Business and Industrial Area
Site Address: Station Road, Ecclesfield	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to a very small area to the south eastern part of the site (medium probability of flooding). 	
Reasons:	

- The site is flat, located within an established business and industrial estate, surrounded by industrial uses and it would be unsuitable for alternative uses.
- Station Road connects with the highway network (The Common (A635)), has good access to the motorway via Nether Lane and is served by a high frequency bus route. .

How will it be delivered?

- Promoting development through pre-application discussions with potential developers.
- Potential for site to be developed in the next 5 to10 years.

Site Ref: P00295	Type of Allocation: Industrial
Site Area: 1.43 ha	Policy Area: Industrial Area
Site Address: Yarra industrial Estate, Loicher Lane	
Required Uses: General industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> • Provision of vehicular access to Loicher Lane • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (medium probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> • The site is part of the Yarra industrial estate where the surrounding land uses are industrial and other land uses would be inappropriate and constrain industrial operations. • The site is not very easy to access but has reasonable access to the motorway and public transport. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Through developer’s investment In the redevelopment of the site • Promoting development through pre-application discussions with potential developers • Potential for site to be developed in the next 10 years 	

Sites without Required Uses

Site Ref: P00273	Type of Allocation: Flexible (see policy H1)
Site Area: 0.8ha	Policy Area: General Employment Area
Site Address: G Fishers Transport Yard, Green Lane, Ecclesfield	
Conditions on Development:	
<ul style="list-style-type: none"> • A ground condition survey to indicate levels of land contamination and potential mitigation • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the entire site (high probability of flooding and developed functional floodplain). No increase in building footprint to the part of the site in an area of developed functional floodplain • Development not to harm living conditions for residents living nearby. 	

Reasons:

- The site is flat and adjacent to existing industrial and business uses.
- It is conveniently located for the motorway and has reasonable access to public transport, with a medium frequency bus route servicing Nether Lane

How will it be delivered?

- Promoting development through pre-application discussions with potential developers
- Potential for site to be developed in the next 5 years.

Residential

The Core Strategy provides for housing development within the built-up area (see policies CS23 and CS32). The allocated sites also contribute to the re-use of brownfield land (CS24)

Sites with Required Uses

Site Ref: P00269	Type of Allocation: Housing
Site Area: 0.46 ha	Policy Area: Housing Area
Site Address: Former Occupational Training Centre, Westwood Road, High Green	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None presently anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Residential uses would be supported by existing services within a well established community. • The site is served by high-frequency bus services and is within easy walking distance of Wortley Road Neighbourhood Centre, the local primary school and bus stops. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Decisions will be made whether to develop this Council-owned site for elderly care provision or dispose of it for development for market housing • The site likely to be developed in the next 5 – 10 years 	

Site Ref: P00288	Type of Allocation: Housing
Site Area: 1.03 ha	Policy Area: Housing Area
Site Address: South Yorkshire Trading Standards Unit site, Thorncliffe Lane	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • A ground contamination report/study to be prepared to ascertain the level of ground contamination and suggest potential mitigation measures. 	
Reasons:	
<ul style="list-style-type: none"> • Residential uses are supported by existing services, including the nearby primary school, within a well established community. • The site is served by high-frequency bus services and is within 1200 metres of both of Wortley Road Neighbourhood Centre and Chapeltown District Centre. 	

How will it be delivered?

- The buildings have been cleared.
- Outline planning permission has been granted for residential development.

22 ALLOCATED SITES IN STOCKSBRIDGE/DEEPCAR

Business and Industry Areas

The Core Strategy seeks to safeguard land and business opportunities in Stocksbridge for local employment (see policy CS33)

Sites with Required Uses

Site Ref: P00266	Type of Allocation: Business or Industrial
Site Area: 0.95 ha	Policy Area: Business and Industrial Area
Site Address: Ernest Thorpe's Lorry Park, Station Road, Deepcar	
Required Uses: Research and development (B1b) or light industry (B1c) or general industry (B2 or other, unclassified industrial/ processing uses) or warehouses/ storage (B8)	
Conditions on Development:	
<ul style="list-style-type: none"> Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to entire site (high and medium probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> The site is suitable for business and industrial uses, particularly warehousing and distribution, as it has good access to the Stocksbridge Bypass/motorway and is surrounded by compatible land uses. 	
How will it be delivered?	
<ul style="list-style-type: none"> Promoting development through pre-application discussions with potential developers Potential for development in the next 10 years 	

Sites without Required Uses

Site Ref: P00290	Type of Allocation: Flexible (see policy H1)
Site Area: 4.62 ha	Policy Area: Flexible Use Area
Site Address: Land off Ford Lane	
Conditions on Development:	
<ul style="list-style-type: none"> Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to majority of site (high and medium probability of flooding). No housing before 2016/17 in the area with a high probability of flooding Development not to compromise rail freight movements along the Stocksbridge rail line. Safe pedestrian access to be provided to a high-frequency bus route Non-employment uses to confirm that the land is not needed to satisfy local need for employment in line with Core Strategy policy CS32. 	
Reasons:	
<ul style="list-style-type: none"> The land is potentially surplus to operational requirements for current industrial use and the market favours reuse of the site for non industrial uses. 	

- Development is being actively pursued and its potential for development should be flagged for infrastructure planning purposes
- Rail movement is safeguarded by Core Strategy policy CS58.

How will it be delivered?

- Through developer's investment in the development of the site.
- The site can potentially be developed within a 5 to 10 year period

Retail**Site with Required Uses**

Site Ref: P00440	Type of Allocation: Retail
Site Area: 7.05ha	Policy Area: District Centre
Site Address: Outokumpu site off Manchester Road	
Required Uses: Retail (including food superstore) (A1) (minimum 75%), with mixed town centre uses (as defined in PPS4 paragraph 7)	
Conditions on Development:	
<ul style="list-style-type: none"> • Satisfactory links to the rest of the District Centre on Manchester Road. • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the majority of the site (high and medium probability of flooding) • Satisfactory connection of the site to existing footpaths and bridleways 	
Reasons:	
<ul style="list-style-type: none"> • Core Strategy policy CS33 aims to improve the environment of the existing district centre whilst enabling its improved offer through expansion as opportunities arise. • There is an identified qualitative need to improve the District Centre's offer as the centre has been losing a significant amount of its trade. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Promoting development through pre-application discussions with potential developers • The site can potentially be developed within a 5 to 10 year period 	

Residential

Core Strategy policies CS23 and CS33 propose housing on previously developed land within the urban area of Stocksbridge/Deepcar. The sites proposed below are in existing residential areas.

Sites with Required Uses

Site Ref: P00263	Type of Allocation: Housing
Site Area: 0.72 ha	Policy Area: Housing Area
Site Address: Balfour House, Horner Close	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	

- None presently anticipated

Reasons:

- The existing elderly care home is due to be replaced within Stocksbridge but not necessarily on this site
- Reserving the site for housing or a residential institution retains the option of replacement on-site or redevelopment with another compatible use.
- Development here would be supported by existing services within a well established community.

How will it be delivered?

- Through developer's investment in the development of the site.
- The site can potentially be developed within a 5 to 10 year period

Site Ref: P00271	Type of Allocation: Housing
Site Area: 20.11 ha	Policy Areas: Housing, Open Space and General Employment Areas
Site Address: Former Steins Tip, Station Road	
Required Uses: Housing (C3) or residential institutions (C2) (combined minimum 70%)	
Conditions on Development:	
<ul style="list-style-type: none"> • The sewage treatment works to be replaced and decommissioned • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to around half of the site (high and medium probability of flooding) • A riverside walk and a bridge link over the River Don for vehicular access to be provided 	
Reasons:	
<ul style="list-style-type: none"> • The site is a very constrained and residential development is the only viable use that is feasible for the reclamation of this derelict site • Planning permission for a replacement sewage treatment works enables the <i>cordon sanitaire</i> covering the site to be removed when the treatment works is decommissioned, allowing it and surrounding land to be developed for residential use. 	
How will it be delivered?	
<ul style="list-style-type: none"> • The site has approval of reserved matters planning permission for 405 dwellings including access road and bridge • Promoting development through any further pre-application discussions with potential developers on reserved matters. • The site can potentially be developed within a 5 to 10 year period 	

Site Ref: P00280	Type of Allocation: Housing
Site Area: 8.64 ha	Policy Area: Housing Area
Site Address: Site A Stocksbridge Steelworks, off Manchester Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None anticipated other than those with the current permission including safeguards to avoid constraining the operations of neighbouring industrial uses. 	

Reasons:

- The principle of housing development on this former industrial site was established through the designation for housing development in the Corus Works Development Brief's Master Plan and outline planning permission for housing development.
- The site is close to existing community facilities which need not constrain nor be harmed by the operation of adjacent industrial uses.

How will it be delivered?

- Promoting development through any further pre-application discussions with potential developers on reserved matters.
- Potential for development within the next 5 to 10 years

Site Ref: P00284	Type of Allocation: Housing
Site Area: 0.81ha	Policy Area: Housing Area
Site Address: Site G Stocksbridge Steelworks, off Manchester Road	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Safeguards to avoid constraining the operations of neighbouring uses and protect living conditions of residents • Mitigation of flood risk, including flood protection measures and design for resilience to flooding, to the southern part of the site (medium probability of flooding) 	
Reasons:	
<ul style="list-style-type: none"> • The principle of housing development on this former industrial site was established through the designation of the site for housing development in the Corus Works Development Brief's Master Plan • The site close to the district centre and housing would be compatible with adjacent uses. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Promoting development through pre-application discussions with potential developers • Potential for development in the next 10 years 	

Site Ref: P00292	Type of Allocation: Housing
Site Area: 0.51 ha	Policy Area: Housing Area
Site Address: Sweeney House, Alpine Close	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions, Reasons and Delivery	
<ul style="list-style-type: none"> • As for site P00263 	

Site Ref: P00437	Type of Allocation: Housing
Site Area: 0.59 ha	Policy Area: Housing Area
Site Address: Newton Grange, Manchester Road, Stocksbridge	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions, Reasons and Delivery	

- As for site P00263

Site Ref: P00441	Type of Allocation: Housing
Site Area: 1.03 ha	Policy Area: Housing Area
Site Address: Former Springfield Reservoir, Whitwell Lane	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • None yet anticipated 	
Reasons:	
<ul style="list-style-type: none"> • Residential uses are within a well established community, supported by existing services within 400 metres of the Pot House Lane Neighbourhood Centre. • The site is within easy walking distance of the Supertram Link high-frequency bus route (every 10 minutes) from Stocksbridge to Middlewood Tram Stop. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Through developer's investment in the development of the site. • The site can potentially be developed within a 5 to 10 year period 	

23 ALLOCATED SITES IN THE RURAL SETTLEMENTS

Residential

Site Ref: P00267	Type of Allocation: Housing
Site Area: 0.51 ha	Policy Area: Housing Area
Site Address: Farrar Precision Engineering, Oughtibridge Lane, Oughtibridge	
Required Uses: Housing (C3) or Residential Institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • May require safeguards for residents from the operation of surrounding land uses 	
Reasons:	
<ul style="list-style-type: none"> • Core Strategy policy CS23 supports housing development on sustainable sites within the built-up area of Oughtibridge. • The site is now surplus to operational requirements. • Housing is the most compatible use with surrounding land uses. 	
How will it be delivered?	
<ul style="list-style-type: none"> • Through demolition of existing work's buildings and redevelopment • The site has planning permission for residential development. 	

Site Ref: P00442	Type of Allocation: Housing
Site Area: 3.52ha	Policy Area: Housing Area
Site Address: Former Silica Brick Works, Platts Lane, Oughtibridge	
Required Uses: Housing (C3) or residential institutions (C2)	
Conditions on Development:	
<ul style="list-style-type: none"> • Pedestrian links to be provided into Oughtibridge including a safe pedestrian link to public footpaths on the other side of the railway line. 	
Reasons:	
<ul style="list-style-type: none"> • Core Strategy policy CS23 supports housing development on sustainable sites within the built up area of Oughtibridge. • Residential development is the most compatible with surrounding land uses. • The site represents an opportunity to provide affordable housing in a sustainable location within the rural area of Sheffield. • Pedestrian access to and from local services means either using the steep Station Lane/Oughtibridge Lane with its narrow bridge (without a pavement) over the railway or a more direct and less steep route and unauthorised crossing of the track. The site is a prime site for family housing and a safe and direct route into the village is needed. 	
How will it be delivered?	
Promoting development of the site through pre-application discussions.	

24 MAJOR DEVELOPED SITES IN THE GREEN BELT

Major Developed Sites in the Green Belt

- 24.1** The Core Strategy (see policy CS71) reaffirms the permanence of the Green Belt and national policy indicates the need for exceptional circumstances before any development can take place there. One potential circumstance for permitting development is where land was already developed before the Green Belt was designated and where the user needs to redevelop or where the alternative would be dereliction with disused land or decaying buildings. So, national policy makes provision for what it terms 'Major Developed Sites' in the Green Belt, where policies may be drawn up to guide their redevelopment, either to allow the existing use to continue or to completely redevelop redundant sites for uses that would not otherwise be acceptable in the Green Belt. Local planning authorities are encouraged to use this provision so that the process is transparent and open to public consultation, giving a greater degree of certainty to landowners and the community.
- 24.2** The Core Strategy (paragraph 12.5) indicates that sustainably located developed sites in the Green Belt will be designated in this way, in accordance with national policy. 'Sustainably located' means, for example, accessible by public transport and where housing would be within walking distance of local facilities, such as shops and schools. Large sites in the Green Belt where redevelopment might be appropriate and that satisfy sustainability requirements are identified below.
- 24.3** Development must satisfy national policy and would be allowed **only on an equivalent area to the existing building footprint** and **not** the whole of the site area. But, to maintain the openness of the Green Belt, this may be on a different part of the site, closer to the edge of the built-up area.
- 24.4** Briefs would be prepared in advance to ensure that any development would promote the national objectives of Green Belt, include the necessary environmental safeguards and be designed to the highest standards.

Designated Sites

Site Ref: P00482	Designation: Major Developed Site
Site Area: 22.81 ha	Policy Area: Green Belt
Site Address: Site of Forge Valley Community School, the former Loxley College and Shooters Grove Primary School	
Acceptable: Housing (C3), Residential Institutions (C2), and other uses acceptable in Housing Areas on an area not exceeding the footprint of demolished buildings	
Conditions on Development:	
<ul style="list-style-type: none"> • The former Loxley College buildings accessed from Myers Grove Lane to be demolished and reinstated as open countryside • Any new buildings to be located closer to the built up area (accessed off Wood Lane). • Views to be preserved through new development of open countryside beyond the site. 	

- Playing fields lost to development to be replaced on site.
- The disused playing field at the western end of the site to be protected.

Reasons:

- The site is sustainably located adjacent to the built up area of the city
- Designation creates an opportunity to enhance the openness and character of this part of the Green Belt by removing the former college buildings
- The disused playing field at the west end of the site is proposed as a Local Nature Site.
- Other playing pitches are in a prime location serving adjacent schools and the local community, so need to be preserved and enhanced in line with Core Strategy policy CS47.

How will it be delivered?

- Through a detailed brief including details of land use, layout and design to secure enhancement of this area of Green Belt.
- Through pre-application discussions to ensure compliance with Green Belt objectives.

Site Ref: P00483	Designation: Major Developed Site
Site Area: 18.7 ha	Policy Area: Green Belt
Site Address: Site of Norton Aerodrome	
Acceptable: Park-and-Ride site under investigation [<i>to be reviewed when business case is published</i>]	
Conditions on Development:	
<ul style="list-style-type: none"> • New development to be limited to an area equivalent to the footprint of existing buildings (about up to 1.5 ha) and located on the part of the site nearest to Norton Avenue. • Park-and-ride may extend to an area equivalent to the footprint of buildings and hardstandings (up to a total of 5 ha) • Bus service to be extended into the site and access safeguarded for Supertram should its extension be shown to be feasible • Ground contamination to be removed • Development to be sensitive to features of ecological value and contribute to improvement of the remainder of the site. 	
Reasons:	
<ul style="list-style-type: none"> • The site is in a reasonably sustainable location, adjacent to the built up area of the city • Designation creates an opportunity to remove the derelict building and hardstanding • National policy indicates that park-and-ride would not necessarily be an unacceptable use in the Green Belt • South Yorkshire Passenger Transport Executive are investigating the business case for park-and-ride to help meet the needs of the A61 corridor (see Core Strategy policy CS57d) 	
How will it be delivered?	
<ul style="list-style-type: none"> • The Major Scheme Business Case for Park-and-Ride to be completed. • A brief to be prepared including details of land use, layout and design to secure enhancement of this area of Green Belt. 	

- Pre-application discussions to ensure compliance with Green Belt objectives
- In the event that park-and-ride were not to prove viable, other options for the improvement and/or development of the site would be reviewed.

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