

**Sheffield Plan:  
Our City, Our Future  
Publication (Pre-Submission) Draft**

**Site Allocations Schedule**

December 2022

Planning Service  
City Futures  
Sheffield City Council

# our city, our future



## Contents

Introduction .....	3
Policy CA1 - Site Allocations in Kelham Island, Neepsend, Philadelphia and Woodside .....	3
Policy CA2 - Site Allocations in Castlegate, West Bar, The Wicker, and Victoria.....	24
Policy CA3 - Site Allocations in St Vincent's, Cathedral, St George's and University of Sheffield) .....	36
Policy CA4 - Site Allocations in City Arrival, Cultural Industries Quarter, Sheaf Valley .....	67
Policy CA5 - Site Allocations in Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street.....	82
Policy CA6 - Site Allocations in London Road and Queen's Road .....	96
Policy SA2 - Northwest Sheffield Sub-Area Site Allocations .....	102
Policy SA3 - Northeast Sheffield Sub-Area Site Allocations.....	116
Policy SA4 - East Sheffield Sub-Area Site Allocations .....	132
Policy SA5 - Southeast Sheffield Sub-Area Site Allocations .....	162
Policy SA6 - South Sheffield Sub-Area Site Allocations .....	178
Policy SA7 - Southwest Sheffield Sub-Area Site Allocations.....	186
Policy SA8 - Stocksbridge/Deepcar Sub-Area Site Allocations .....	193
Policy SA9 - Chapeltown/High Green Sub-Area Site Allocations .....	199

## Introduction

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

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

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

<b>Site Reference:</b> KN01	<b>Address:</b> Land at Parkwood Road, S3 8AB	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 1.50 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.20 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> KN02	<b>Address:</b> 147-154 Harvest Lane, S3 8EF	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 0.06 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.06 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

<b>Site Reference:</b> KN03	<b>Address:</b> Wickes, 2 Rutland Road, S3 8DQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.10 Hectares
<b>Net housing area:</b> 0.99 Hectares		<b>Total housing capacity:</b> 191 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• Areas within floodzone 3b should not be developed.</li> <li>• Areas within 1 in 25 and 1 in 100 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a 10 metre buffer.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> KN04	<b>Address:</b> Land at Russell Street and Bowling Green Street, S3 8RW
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.86 Hectares
<b>Net housing area:</b> 0.77 Hectares		<b>Total housing capacity:</b> 200 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identification of sufficient mitigation and / or remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

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

**Conditions on development:**

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

<b>Site Reference:</b> KN06	<b>Address:</b> (Kelham Central) Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.84 Hectares
<b>Net housing area:</b> 0.76 Hectares		<b>Total housing capacity:</b> 114 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A strategy for completing and reporting the archaeological fieldwork project from 2008 (ARCUS project 1191) is required. Development shall only take place in accordance with the strategy.</li> </ul>		

- An ecological enhancement plan is required. This plan shall include details of 3X bat boxes, 3X sparrow colony nest boxes attached to external walls of new dwelling. Each garden fence to be provided with a hedgehog hole.
- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of (8 litres per second per hectare).

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

- Conditions on development:**
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
  - A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.
  - A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
  - A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
  - A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a 10 metre buffer.
  - Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
  - A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
  - Retention of non-designated heritage assets and their integration into a wider development is desirable.
  - This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

- A detailed Heritage Impact Assessment will be required of the part of the site backing on to the River Don, investigating opportunities for the opening up of this asset.

<b>Site Reference:</b> KN08	<b>Address:</b> Sheffield Community Transport, Montgomery Terrace Road, S6 3BU	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.32 Hectares
<b>Net housing area:</b> 0.30 Hectares		<b>Total housing capacity:</b> 96 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> </ul>		

<b>Site Reference:</b> KN09	<b>Address:</b> Buildings at Shalesmoor and Cotton Mill Road, S3 8RG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.26 Hectares
<b>Net housing area:</b> 0.26 Hectares		<b>Total housing capacity:</b> 96 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identification of sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A Heritage Impact Assessment should be carried out to determine what mitigation measures are required, or conditions required to be placed on development to minimise harm to the Kelham Island Conservation Area.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> </ul>		



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

<b>Site Reference:</b> KN10	<b>Address:</b> 300-310 Shalesmoor, S3 8UL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.09 Hectares
<b>Net housing area:</b> 0.08 Hectares		<b>Total housing capacity:</b> 90 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

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

<b>Site Reference:</b> KN11	<b>Address:</b> Safestore Self Storage, S3 8RW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.62 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 87 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> KN12	<b>Address:</b> Land Between Cotton Mill Row, Cotton Street And Alma Street Sheffield S3 4RD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.19 Hectares
<b>Net housing area:</b> 0.19 Hectares		<b>Total housing capacity:</b> 86 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required</li> </ul>		

<b>Site Reference:</b> KN13	<b>Address:</b> Warehouse, Boyland Street, S3 8AS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.79 Hectares
<b>Net housing area:</b> 0.71 Hectares		<b>Total housing capacity:</b> 93 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A Heritage Impact Assessment should be carried out to determine what mitigation measures are required, or conditions required to be placed on development to minimise harm to the Kelham Island Conservation Area and nearby listed buildings.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) will be required to inform the exception test.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identification of sufficient mitigation/remediation will be required at planning application stage.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> KN14	<b>Address:</b> Land Between Swinton Street And Chatham Street	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.20 Hectares
<b>Net housing area:</b> 0.19 Hectares		<b>Total housing capacity:</b> 75 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> KN15	<b>Address:</b> Nambury Engineering Ltd, 56 Penistone Road, Owlerton, Sheffield, S6 3AE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.28 Hectares
<b>Net housing area:</b> 0.27 Hectares		<b>Total housing capacity:</b> 50 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> <li>This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> KN16	<b>Address:</b> 120 Henry Street Shalesmoor Sheffield S3 7EQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.11 Hectares
<b>Net housing area:</b> 0.11 Hectares		<b>Total housing capacity:</b> 62 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> KN17	<b>Address:</b> 2 Lock Street, Sheffield S6 3BJ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.15 Hectares
<b>Net housing area:</b> 0.15 Hectares		<b>Total housing capacity:</b> 61 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> KN18	<b>Address:</b> Buildings at Rutland Road and Rugby Street, S3 9PP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.41 Hectares
<b>Net housing area:</b> 1.41 Hectares		<b>Total housing capacity:</b> 60 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A flood risk assessment will be required as part of the planning application.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

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

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

<b>Site Reference:</b> KN19	<b>Address:</b> 100 Harvest Lane, S3 8EQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.91 Hectares
<b>Net housing area:</b> 0.72 Hectares		<b>Total housing capacity:</b> 60 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required.</li> <li>• A detailed assessment of the extent of any land contamination and identification of sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> KN20	<b>Address:</b> Buildings at Gilpin Street, S6 3BL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.01 Hectares
<b>Net housing area:</b> 0.87 Hectares		<b>Total housing capacity:</b> 54 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> </ul>		

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

<b>Site Reference:</b> KN21	<b>Address:</b> Globe Works, Penistone Road, S6 3AE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.31 Hectares
<b>Net housing area:</b> 0.30 Hectares		<b>Total housing capacity:</b> 33 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention and repair of Listed Building required.</li> </ul>		

<b>Site Reference:</b> KN22	<b>Address:</b> Moorfields Flats, Shalesmoor and Ward Street, S3 8UH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.16 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 50 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> </ul>		

<b>Site Reference:</b> KN23	<b>Address:</b> Buildings at South Parade, Bowling Green Street and Ward Street, S3 8SR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.16 Hectares
<b>Net housing area:</b> Hectares		<b>Total housing capacity:</b> 50 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> <li>• Extra flood resistance and resilience measures shall be included in the development to comply with the Environment Agency's standing advice.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		



<b>Site Reference:</b> KN24	<b>Address:</b> Wharnccliffe Works and 86-88 Green Lane, S3 8SE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.40 Hectares
<b>Net housing area:</b> 0.40 Hectares		<b>Total housing capacity:</b> 60 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• A flood risk assessment should be carried out prior to planning permission being granted.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> KN25	<b>Address:</b> Land at Mowbray Street and Pitsmoor Road, S3 8EQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.66 Hectares
<b>Net housing area:</b> 0.52 Hectares		<b>Total housing capacity:</b> 45 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A flood risk assessment should be carried out prior to planning permission being granted.</li> </ul>		

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

<b>Site Reference:</b> KN26		<b>Address:</b> SIP Car Parks, Car Park At Junction With Bowling Green Street, Russell Street, S3 8SU	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.08 Hectares	
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 44 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares	
<b>Conditions on development:</b>			
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.5 litres per second.</li> </ul>			

<b>Site Reference:</b> KN27		<b>Address:</b> Buildings at Rutland Way, S3 8DG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.87 Hectares	
<b>Net housing area:</b> 0.87 Hectares		<b>Total housing capacity:</b> 28 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares	
<b>Conditions on development:</b>			
<ul style="list-style-type: none"> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> </ul>			

- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.
- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Riverbank should be naturalised/enhanced and bankside connectivity maintained and/or enhanced.
- A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a 10 metre buffer.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

<b>Site Reference:</b> KN28	<b>Address:</b> Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 35 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> </ul>		

<b>Site Reference:</b> KN29	<b>Address:</b> Land at Montgomery Terrace Road and Penistone Road, S6 3BW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 23 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> </ul>		

<b>Site Reference:</b> KN30	<b>Address:</b> Land at Hicks Street and Rutland Road, S3 8BD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.08 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 30 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> KN31	<b>Address:</b> Site Of Watery Street Sheffield S3 7ES	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares

<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 18 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> KN32	<b>Address:</b> Land at Acorn Street, S3 8UR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 15 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> KN33	<b>Address:</b> 284 Shalesmoor, S3 8UL
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.02 Hectares		<b>Total housing capacity:</b> 13 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> KN34	<b>Address:</b> 132 Rugby Street, S3 9PP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.23 Hectares
<b>Net housing area:</b> 0.23 Hectares		<b>Total housing capacity:</b> 12 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> </ul>		

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

<b>Site Reference:</b> KN35	<b>Address:</b> Land at Rutland Road, S3 9PP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.13 Hectares
<b>Net housing area:</b> 0.13 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required.</li> </ul>		

<b>Site Reference:</b> KN36	<b>Address:</b> Land at Penistone Road and Rutland Road, S3 8DG	
<b>Allocated use:</b> Housing and Open Space		<b>Site area:</b> 3.07 Hectares
<b>Net housing area:</b> 1.30 Hectares		<b>Total housing capacity:</b> 572 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• Riverbank should be naturalised/enhanced and bankside connectivity maintained and/or enhanced.</li> </ul>		

- A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a minimum 10 metre buffer.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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

<b>Site Reference:</b> CW01		<b>Address:</b> Castlegate (Exchange Place)	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 0.12 Hectares	
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.08 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares	
<b>Conditions on development:</b>			
<ul style="list-style-type: none"> <li>• None</li> </ul>			

<b>Site Reference:</b> CW02		<b>Address:</b> Castlegate (Shude Hill)	
<b>Allocated use:</b> Office		<b>Site area:</b> 0.31 Hectares	
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.26 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares	
<b>Conditions on development:</b>			
<ul style="list-style-type: none"> <li>• None</li> </ul>			



<b>Site Reference:</b> CW03	<b>Address:</b> West Bar Square	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 3.13 Hectares
<b>Net housing area:</b> 1.30 Hectares		<b>Total housing capacity:</b> 368 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 1.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> CW04	<b>Address:</b> Buildings at Dixon Lane and Haymarket, S2 5TS	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.83 Hectares
<b>Net housing area:</b> 0.30 Hectares		<b>Total housing capacity:</b> 75 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.53 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• No development should take place over the Sheaf culvert or within the area with 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area.</li> <li>• The watercourse should be deculverted and enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

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

<b>Site Reference:</b> CW05	<b>Address:</b> George Marshall (Power Tools) Ltd, 18 Johnson Street	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 56 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.07 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> CW06	<b>Address:</b> 29-57 King Street, S3 8LF	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.11 Hectares
<b>Net housing area:</b> 0.04 Hectares		<b>Total housing capacity:</b> 19 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.07 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> CW07	<b>Address:</b> 2 Haymarket And 5-7 Commercial Street, S1 1PF	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.05 Hectares
<b>Net housing area:</b> 0.02 Hectares		<b>Total housing capacity:</b> 5 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.03 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• The watercourse should be deculverted and enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> CW08	<b>Address:</b> First Floor To Third Floors, 19 - 21 Haymarket, S1 2AW	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.03 Hectares
<b>Net housing area:</b> 0.01 Hectares		<b>Total housing capacity:</b> 3 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.02 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use.</li> <li>• The watercourse should be deculverted and enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

<p>developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</p> <ul style="list-style-type: none"> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>
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<b>Site Reference:</b> CW09	<b>Address:</b> Land to the north of Derek Dooley Way, S3 8EN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.75 Hectares
<b>Net housing area:</b> 0.90 Hectares		<b>Total housing capacity:</b> 336 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• Flood risk assessment will be required as part of planning application.</li> <li>• A detailed assessment of the extent of land contamination and identification of sufficient mitigation and/or remediation will be required at planning application stage.</li> <li>• Development should enhance habitat connectivity between the River Don and Cattle Sidings.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		
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<b>Site Reference:</b> CW10	<b>Address:</b> Site Of Sheffield Testing Laboratories Ltd And 58 Nursery Street And Car Park On Johnson Lane, Sheffield S3 8GP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.33 Hectares
<b>Net housing area:</b> 0.24 Hectares		<b>Total housing capacity:</b> 268 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> CW11	<b>Address:</b> 51-57 High Street And Second Floor Of 59-73 High Street	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 206 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>Ecological enhancement measures are required, such as suitable bird and bat boxes attached to the building.</li> <li>Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.</li> </ul>		

<b>Site Reference:</b> CW12	<b>Address:</b> 28 Johnson Street, 14-20 Stanley Street and 37-39 Wicker Lane, S3 8HJ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.66 Hectares
<b>Net housing area:</b> 0.59 Hectares		<b>Total housing capacity:</b> 94 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Views of the adjacent Conservation Area and Listed Buildings from the ring road should be enhanced.

<b>Site Reference:</b> CW13	<b>Address:</b> Aizlewood Mill Car Park, Land at Spitalfields, S3 8HQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.40 Hectares
<b>Net housing area:</b> 0.40 Hectares		<b>Total housing capacity:</b> 83 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

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

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

<b>Site Reference:</b> CW14	<b>Address:</b> Land at Spitalfields and Nursery Street, S3 8HQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.19 Hectares
<b>Net housing area:</b> 0.19 Hectares		<b>Total housing capacity:</b> 65 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.
- The riverbank should be naturalised/enhanced and bankside connectivity maintained and/or enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

<b>Site Reference:</b> CW15	<b>Address:</b> Land at Windrush Way, S3 8JD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.24 Hectares
<b>Net housing area:</b> 0.19 Hectares		<b>Total housing capacity:</b> 46 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a minimum 10 metre buffer.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> CW16	<b>Address:</b> Buildings at Nursery Street and Stanley Street, S3 8HH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.26 Hectares
<b>Net housing area:</b> 0.26 Hectares		<b>Total housing capacity:</b> 43 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		



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

<b>Site Reference:</b> CW17	<b>Address:</b> Former Coroners Court, Nursery Street, S3 8GG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 77 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> <li>• Commercial finished floor levels should be set no lower than 46.74 metres above Ordnance Datum and residential finished floor levels set no lower than 51.79 metres above Ordnance Datum.</li> </ul>		

<b>Site Reference:</b> CW18	<b>Address:</b> 23-25 Haymarket, Sheffield, S1 2AW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.04 Hectares
<b>Net housing area:</b> 0.04 Hectares		<b>Total housing capacity:</b> 28 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> CW19	<b>Address:</b> Sheaf Quay, 1 North Quay Drive, Victoria Quay, Sheffield, S2 5SW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.45 Hectares
<b>Net housing area:</b> 0.30 Hectares		<b>Total housing capacity:</b> 16 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> CW20	<b>Address:</b> 23-41 Wicker and 1-5 Stanley Street, S3 8HS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.23 Hectares
<b>Net housing area:</b> 0.22 Hectares		<b>Total housing capacity:</b> 16 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention of any early 19th Century properties facing the Wicker would be desirable.</li> </ul>		

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

<b>Net housing area:</b> 0.05 Hectares		<b>Total housing capacity:</b> 16 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a minimum 10 metre buffer.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> CW22	<b>Address:</b> Buildings at Joiner Street and Wicker Lane, S3 8GW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.14 Hectares
<b>Net housing area:</b> 0.04 Hectares		<b>Total housing capacity:</b> 15 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying</li> </ul>		

<p>sufficient mitigation/remediation will be required at planning application stage.</p> <ul style="list-style-type: none"> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>
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<b>Site Reference:</b> CW23	<b>Address:</b> Land at Gun Lane, S3 8GG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.08 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

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

<b>Site Reference:</b> SU01	<b>Address:</b> 178 West Street, Sheffield, S1 4ET	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 0.05 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.05 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SU02	<b>Address:</b> 10-22 Regent Street and 2 Pitt Street, S1 4EU
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<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.11 Hectares
<b>Net housing area:</b> 0.11 Hectares		<b>Total housing capacity:</b> 32 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.11 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Community, Commercial and/or Retail uses should be provided at ground floor level.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Future planning applications should ensure that at least 80% of a mixed-use proposal is developed for housing.</li> </ul>		

<b>Site Reference:</b> SU03	<b>Address:</b> Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street Sheffield S3 7BE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.83 Hectares
<b>Net housing area:</b> 0.80 Hectares		<b>Total housing capacity:</b> 500 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SU04	<b>Address:</b> Site of former HSBC 79 Hoyle Street Sheffield S3 7EW
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<b>Allocated use:</b> Housing		<b>Site area:</b> 1.01 Hectares
<b>Net housing area:</b> 0.91 Hectares		<b>Total housing capacity:</b> 355 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SU05	<b>Address:</b> 26 Meadow Street, S3 7AW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.48 Hectares
<b>Net housing area:</b> 0.40 Hectares		<b>Total housing capacity:</b> 116 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• Site will need to have a Heritage Impact Assessment carried out to determine what mitigation measures are required or conditions placed on a development.</li> <li>• Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit sites and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

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

<b>Site Reference:</b> SU06	<b>Address:</b> Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.43 Hectares
<b>Net housing area:</b> 0.43 Hectares		<b>Total housing capacity:</b> 100 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SU07	<b>Address:</b> Radford Street/ Upper Allen Street/ Netherthorpe Road	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.48 Hectares
<b>Net housing area:</b> 0.48 Hectares		<b>Total housing capacity:</b> 284 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SU08	<b>Address:</b> Buildings at Scotland Street and Cross Smithfield, S3 7DE
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.72 Hectares
<b>Net housing area:</b> 0.60 Hectares		<b>Total housing capacity:</b> 225 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> </ul>		

<b>Site Reference:</b> SU09	<b>Address:</b> Queens Hotel, 85 Scotland Street, S1 4BA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.30 Hectares
<b>Net housing area:</b> 0.30 Hectares		<b>Total housing capacity:</b> 229 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>		



<b>Site Reference:</b> SU10	<b>Address:</b> 175-173 Gibraltar Street and 9 Cupola, S3 8UA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.11 Hectares
<b>Net housing area:</b> 0.11 Hectares		<b>Total housing capacity:</b> 34 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SU11	<b>Address:</b> Greenfield House, 32 Scotland Street, S3 7AF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.67 Hectares
<b>Net housing area:</b> 0.59 Hectares		<b>Total housing capacity:</b> 118 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the</li> </ul>		

<p>exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>
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<b>Site Reference:</b> SU12	<b>Address:</b> 134 West Bar, 10 Bower Spring and 83 Steelhouse Lane, S3 8PB	
<b>Allocated use:</b> Housing	<b>Site area:</b> 0.50 Hectares	
<b>Net housing area:</b> 0.49 Hectares	<b>Total housing capacity:</b> 216 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention of traditional Conservation Area property would be desirable.</li> </ul>		

<b>Site Reference:</b> SU13	<b>Address:</b> Land at Bailey Street, S1 4EH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.11 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 120 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SU14	<b>Address:</b> Land Bounded By Hollis Croft And Broad Lane Sheffield S1 3BU	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.14 Hectares
<b>Net housing area:</b> 0.13 Hectares		<b>Total housing capacity:</b> 118 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> </ul>		

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

<b>Site Reference:</b> SU15	<b>Address:</b> 23 Shepherd Street, S3 7BA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.12 Hectares
<b>Net housing area:</b> 0.12 Hectares		<b>Total housing capacity:</b> 27 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

<b>Site Reference:</b> SU16	<b>Address:</b> Buildings at Meadow Street and Morpeth Street, S3 7EZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.40 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 93 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required.</li> </ul>		

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

<b>Site Reference:</b> SU17	<b>Address:</b> 30-32 Edward Street and 139 Upper Allen Street, S3 7GW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.29 Hectares
<b>Net housing area:</b> 0.28 Hectares		<b>Total housing capacity:</b> 88 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SU18	<b>Address:</b> Buildings at Edward Street and Meadow Street, S3 7BL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.28 Hectares

<b>Net housing area:</b> 0.25 Hectares		<b>Total housing capacity:</b> 85 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SU19	<b>Address:</b> Land at Hollis Croft, S1 4BT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.28 Hectares
<b>Net housing area:</b> 0.28 Hectares		<b>Total housing capacity:</b> 84 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

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

<b>Site Reference:</b> SU20	<b>Address:</b> Buildings at Meetinghouse Lane and Harts Head, S1 2DR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.20 Hectares
<b>Net housing area:</b> 0.20 Hectares		<b>Total housing capacity:</b> 61 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU21	<b>Address:</b> Land at Doncaster Street and Shephard Street, S3 7BA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.30 Hectares
<b>Net housing area:</b> 0.20 Hectares		<b>Total housing capacity:</b> 58 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU22	<b>Address:</b> North Church House 84 Queen Street City Centre Sheffield S1 2DW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.06 Hectares
<b>Net housing area:</b> 0.06 Hectares		<b>Total housing capacity:</b> 58 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>		

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



<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU24	<b>Address:</b> 1-3 Broad Lane, S1 1YG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.16 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 48 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the</li> </ul>		

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

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

<b>Site Reference:</b> SU25	<b>Address:</b> The Nichols building, Shalesmoor	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 48 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SU26	<b>Address:</b> 65-69 Broad Lane and 1-10 Rockingham Street, S1 4EA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.15 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 45 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> </ul>		

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

<b>Site Reference:</b> SU27	<b>Address:</b> 115-121 West Bar and land adjacent, S3 8PT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.15 Hectares
<b>Net housing area:</b> 0.15 Hectares		<b>Total housing capacity:</b> 23 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation benefits.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU28	<b>Address:</b> Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.05 Hectares
<b>Net housing area:</b> 0.05 Hectares		<b>Total housing capacity:</b> 43 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SU29	<b>Address:</b> B Braun, 43 Allen Street, Sheffield S3 7AW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.18 Hectares
<b>Net housing area:</b> 0.18 Hectares		<b>Total housing capacity:</b> 47 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> <li>The site shall be developed with separate systems of drainage for foul and surface water on and off site. The total discharge rate of surface water draining from the completed development site shall be restricted to a maximum flow rate of 10 litres per second.</li> <li>This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU30	<b>Address:</b> Land adjacent to Shakespeare's, 146-148 Gibraltar Street, S3 8UB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.13 Hectares
<b>Net housing area:</b> 0.13 Hectares		<b>Total housing capacity:</b> 22 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Further archaeological work is required to ensure the site layout is sensitive to archaeological remains, and mitigates impact to the on site Scheduled Monument.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Repair/stabilisation of Bower Spring Cementation Furnace required as part of redevelopment.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

<b>Site Reference:</b> SU31	<b>Address:</b> 11-25 High Street, S1 2ER	
<b>Allocated use:</b> Housing	<b>Site area:</b> 0.13 Hectares	
<b>Net housing area:</b> 0.00 Hectares	<b>Total housing capacity:</b> 39 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient</li> </ul>		

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

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

<b>Site Reference:</b> SU32	<b>Address:</b> 123-125 Queen Street, S1 2DU	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.13 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 39 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

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

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

<b>Site Reference:</b> SU34	<b>Address:</b> Buildings at Allen Street and Copper Street, S3 7AG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.36 Hectares
<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 77 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> SU35	<b>Address:</b> Land to the south of Furnace Hill, S3 7BG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.11 Hectares

<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 20 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU36	<b>Address:</b> Works at 25-31 Allen Street	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.06 Hectares		<b>Total housing capacity:</b> 20 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

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



		<b>uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention of early 20th Century brick buildings would be desirable.</li> </ul>		

<b>Site Reference:</b> SU38	<b>Address:</b> 86-90 Queen Street and 35-47 North Church Street, S1 2DH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.09 Hectares		<b>Total housing capacity:</b> 29 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> </ul>		

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

<b>Site Reference:</b> SU39	<b>Address:</b> 63-69 Allen Street and 28-32 Cross Smithfield, S3 7AW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 46 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU40	<b>Address:</b> Buildings at Lee Croft and Campo Lane, S1 2DY	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.09 Hectares
<b>Net housing area:</b> 0.08 Hectares		<b>Total housing capacity:</b> 26 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying</li> </ul>		

<p>sufficient mitigation/remediation will be required at planning application stage.</p> <ul style="list-style-type: none"> <li>• The Sheffield Central Elim Pentecostal Church is an important community facility that should be retained as part of redevelopment of the site. For the purpose of future proposals, the church is classified as a non-developable area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>
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<b>Site Reference:</b> SU41	<b>Address:</b> Courtwood House, Silver Street, S1 2DD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.08 Hectares
<b>Net housing area:</b> 0.08 Hectares		<b>Total housing capacity:</b> 25 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU42	<b>Address:</b> Portland House, Moorfields, S3 7BA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.27 Hectares
<b>Net housing area:</b> 0.14 Hectares		<b>Total housing capacity:</b> 57 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment</b>

		<b>uses) area: 0.00 hectares</b>
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SU43	<b>Address:</b> Land to the south of Allen Street, S3 7AG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.08 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 17 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SU44	<b>Address:</b> 6 Campo Lane Sheffield S1 2EF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.02 Hectares
<b>Net housing area:</b> 0.02 Hectares		<b>Total housing capacity:</b> 22 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SU45	<b>Address:</b> 39-41 Snig Hill and 4-8 Bank Street, S3 8NA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 21 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

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

<b>Site Reference:</b> SU46	<b>Address:</b> Old County Court House 56 Bank Street Sheffield S1 2DS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.06 Hectares		<b>Total housing capacity:</b> 21 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SU47	<b>Address:</b> 129-135 West Bar, S3 8PT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Repair and reuse of buildings along West Bar should be undertaken as part of any wider development.

<b>Site Reference:</b> SU48	<b>Address:</b> Land at Townhead Street, S1 2EB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 20 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SU49	<b>Address:</b> Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.10 Hectares		<b>Total housing capacity:</b> 18 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SU50	<b>Address:</b> Industrial Tribunals Central Office Property Centre, 14 East Parade, S1 2ET	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.03 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 18 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SU51	<b>Address:</b> 22 Copper Street and St Judes Church, Copper Street, S3 7AH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.06 Hectares
<b>Net housing area:</b> 0.06 Hectares		<b>Total housing capacity:</b> 17 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Site will need to have a Heritage Impact Assessment carried out to determine what mitigation measures are required or conditions placed on a development.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient</li> </ul>		



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

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

<b>Site Reference:</b> SU52	<b>Address:</b> 90 Trippet Lane/8 Bailey Lane Sheffield S1 4EL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.03 Hectares
<b>Net housing area:</b> 0.03 Hectares		<b>Total housing capacity:</b> 13 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SU53	<b>Address:</b> 54 Well Meadow Street, Sheffield, S3 7GS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.11 Hectares
<b>Net housing area:</b> 0.11 Hectares		<b>Total housing capacity:</b> 11 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SU54	<b>Address:</b> Land and buildings adjacent to 94 Scotland Street, S3 7AR	
<b>Allocated use:</b> Open Space		<b>Site area:</b> 0.26 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SU55	<b>Address:</b> Paradise Square, S1 2DE	
<b>Allocated use:</b> Open Space		<b>Site area:</b> 0.18 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• No buildings ancillary to open space use will be allowed within Paradise Square.</li> </ul>		

<b>Site Reference:</b> SU56	<b>Address:</b> Car Park, Solly Street, S1 4BA	
<b>Allocated use:</b> Open Space		<b>Site area:</b> 0.09 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

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

<b>Site Reference:</b> SV01	<b>Address:</b> Buildings at Cross Turner Street, S2 4AB	
<b>Allocated use:</b> Office		<b>Site area:</b> 1.45 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 1.45 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> </ul>		

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

<b>Site Reference:</b> SV02	<b>Address:</b> Land at Midland Station, Cross Turner Street, S1 2BP	
<b>Allocated use:</b> Office		<b>Site area:</b> 0.53 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.53 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• The watercourse should be deculverted and enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SV03	<b>Address:</b> Land at Harmer Lane and Sheaf Street, S1 2BS	
<b>Allocated use:</b> Office		<b>Site area:</b> 0.15 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.15 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• The watercourse should be deculverted and enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SV04	<b>Address:</b> Decathlon, Eyre Street, S1 3HU	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.84 Hectares
<b>Net housing area:</b> 0.76 Hectares		<b>Total housing capacity:</b> 303 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.84 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Community, Commercial and/or Retail uses should be provided at ground floor level.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• No development should take place over Porter culvert or within the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area and to to inform if exception test can be passed.</li> <li>• The watercourse should be deculverted and enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

<p>developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</p> <ul style="list-style-type: none"> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>
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<b>Site Reference:</b> SV05	<b>Address:</b> K.T Precision Engineering and land adjacent, Turner Street, S2 4AB	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.35 Hectares
<b>Net housing area:</b> 0.14 Hectares		<b>Total housing capacity:</b> 42 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.21 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention of any non-designated heritage assets would be desirable.</li> </ul>		

<b>Site Reference:</b> SV06	<b>Address:</b> Klausners Site, Sylvester Street / Mary Street	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.59 Hectares
<b>Net housing area:</b> 0.59 Hectares		<b>Total housing capacity:</b> 335 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment</b>

		<b>uses) area: 0.00 hectares</b>
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SV07	<b>Address:</b> Buildings at Shoreham Street and Mary Street, S1 4SQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.54 Hectares
<b>Net housing area:</b> 0.54 Hectares		<b>Total housing capacity:</b> 149 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• The watercourse should be protected and enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		
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- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

<b>Site Reference:</b> SV08	<b>Address:</b> Mecca Bingo, Flat Street, S1 2BA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.20 Hectares
<b>Net housing area:</b> 0.19 Hectares		<b>Total housing capacity:</b> 121 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Open space should be provided in accordance with Policy NC15.</li> <li>• The watercourse should be deculverted and enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SV09	<b>Address:</b> 3-7 Sidney Street and land adjacent, S1 4RG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.39 Hectares
<b>Net housing area:</b> 0.39 Hectares		<b>Total housing capacity:</b> 117 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		



- Open space should be provided in accordance with Policy NC15.
- The publicly accessible Porter Brook Trail should be extended along the riverside and connected with the adjacent section of trail.
- Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.
- A detailed Air Quality Assessment will be required at planning application stage to detail any extent of residential uses within the air quality exceedance area, and recommend sufficient mitigation for any air quality impacts.
- A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- The watercourse should be deculverted and enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

<b>Site Reference:</b> SV10	<b>Address:</b> Land at Sylvester Street and Arundel Street, Sheffield, S1 4RH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.36 Hectares
<b>Net housing area:</b> 0.18 Hectares		<b>Total housing capacity:</b> 108 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

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

<b>Site Reference:</b> SV11	<b>Address:</b> 48 Suffolk Road, S2 4AL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.29 Hectares
<b>Net housing area:</b> 0.16 Hectares		<b>Total housing capacity:</b> 102 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Open space should be provided in accordance with Policy NC15.</li> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SV12	<b>Address:</b> Stepney Street Car Park Stepney Street Sheffield S2 5TD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.12 Hectares
<b>Net housing area:</b> 0.12 Hectares		<b>Total housing capacity:</b> 100 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SV13	<b>Address:</b> Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.26 Hectares
<b>Net housing area:</b> 0.26 Hectares		<b>Total housing capacity:</b> 96 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• The finished floor levels for the residential accommodation shall be set no lower than 900mm above existing ground level.</li> <li>• The finished floor levels to the commercial/retail units shall be set no lower than 61.75m above Ordnance Datum.</li> <li>• All new buildings shall be set back at least 1.2 metres from the river bank.</li> <li>• The ground floor commercial finished floor levels shall be no lower than 300mm above existing pavement level on Sylvester Street.</li> </ul>		

<b>Site Reference:</b> SV14	<b>Address:</b> Park Hill (Phases 4-5)	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.22 Hectares
<b>Net housing area:</b> 1.26 Hectares		<b>Total housing capacity:</b> 95 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SV15	<b>Address:</b> 125-157 Eyre Street and land adjacent, S1 4QW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.47 Hectares
<b>Net housing area:</b> 0.47 Hectares		<b>Total housing capacity:</b> 89 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SV16	<b>Address:</b> St Mary's Wesleyan Reform Church, S1 4PN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.19 Hectares
<b>Net housing area:</b> 0.19 Hectares		<b>Total housing capacity:</b> 85 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• The St Mary's Wesleyan Reform Church is an important community facility that should be retained.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SV17	<b>Address:</b> Buildings at Arundel Street and Eyre Street, S1 4PY	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.25 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 75 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention of the non designated heritage The Lord Nelson public house would be desirable.</li> </ul>		

<b>Site Reference:</b> SV18	<b>Address:</b> 66-76 Sidney Street, S1 4RG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.22 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 66 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying</li> </ul>		

<p>sufficient mitigation/remediation will be required at planning application stage.</p> <ul style="list-style-type: none"> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention of any non designated heritage assets would be desirable.</li> </ul>
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<b>Site Reference:</b> SV19	<b>Address:</b> 121 Eyre Street, S1 4QW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.09 Hectares
<b>Net housing area:</b> 0.09 Hectares		<b>Total housing capacity:</b> 58 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>
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<b>Site Reference:</b> SV20	<b>Address:</b> Former Head Post Office Fitzalan Square Sheffield S1 1AB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.44 Hectares
<b>Net housing area:</b> 0.44 Hectares		<b>Total housing capacity:</b> 42 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SV21	<b>Address:</b> Land at Claywood Drive, S2 2UB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.39 Hectares
<b>Net housing area:</b> 1.19 Hectares		<b>Total housing capacity:</b> 40 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Green links into the Cholera Monument and Claywoods greenspace should be provided.</li> <li>• Further survey work is required at the planning application stage to determine the impact of development on the Local Geological Site, and what mitigation is necessary.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A buffer is required to the adjacent Local Wildlife Site. Grassland requires a 5 metre buffer and Ancient Woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retain tree belt onto Shrewsbury Road.</li> </ul>		

- View towards Cholera Monument from South Street not to be obstructed.
- Green transition space needed to protect the historic garden (southeast boundary) and setting of the Cholera Monument (along the south west boundary).

<b>Site Reference:</b> SV22	<b>Address:</b> 93-97 Mary Street, S1 4RT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.15 Hectares
<b>Net housing area:</b> 0.09 Hectares		<b>Total housing capacity:</b> 30 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.
- The watercourse should be protected and enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

<b>Site Reference:</b> SV23	<b>Address:</b> 40-50 Castle Square Sheffield S1 2GF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.09 Hectares



<b>Net housing area:</b> 0.09 Hectares		<b>Total housing capacity:</b> 22 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SV24	<b>Address:</b> 121 Duke Street, S2 5QL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 16 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Actual or potential land contamination and ground gas contamination at the site should be investigated and a Phase 1 Preliminary Risk Assessment Report is required.</li> <li>• A minimum of 3 bat boxes and 3 bird boxes are required, in the interests of ecology.</li> <li>• No removal of trees or shrubs or works to or demolition of the building that may be used by breeding birds shall take place between 1st March and 31st August.</li> </ul>		

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

<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> <li>• Details demonstrating how the existing level of flood protection (if any) from Porter Brook will be maintained to adjacent properties along Mary Street, are required.</li> <li>• Details of measures to protect and retain the fabric of the adjacent crucible stack are required.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 4l/second per hectare.</li> </ul>
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**Policy CA5 - Site Allocations in Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street**

<b>Site Reference:</b> HC01	<b>Address:</b> Land at Carver Street and Carver Lane, S1 4FS	
<b>Allocated use:</b> Office		<b>Site area:</b> 0.37 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.37 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> HC02	<b>Address:</b> Orchard Square Shopping Centre, S1 2FB	
<b>Allocated use:</b> Retail		<b>Site area:</b> 0.61 Hectares

<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.61 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> HC03	<b>Address:</b> Land and buildings at St Mary's Gate and Eyre Street, S1 4QZ	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 1.60 Hectares
<b>Net housing area:</b> 1.42 Hectares		<b>Total housing capacity:</b> 1006 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 1.60 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Community, Commercial and/or Retail uses should be provided at ground floor level.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• No development should take place over the Porter culvert or within the area in 1 in 25 probability (including Climate Change allowance) of</li> </ul>		

flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area.

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

<b>Site Reference:</b> HC04	<b>Address:</b> NCP Furnival Gate Car Park, Matilda Street, S1 4QY	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.34 Hectares
<b>Net housing area:</b> 0.34 Hectares		<b>Total housing capacity:</b> 100 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.34 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• Main Town Centre Uses (as defined by the National Planning Policy Framework) should be provided at ground floor level.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> HC05	<b>Address:</b> Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.30 Hectares
<b>Net housing area:</b> 0.29 Hectares		<b>Total housing capacity:</b> 52 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.30 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> HC06	<b>Address:</b> 113-125, Pinstone Street, S1 2HL	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.08 Hectares
<b>Net housing area:</b> 0.03 Hectares		<b>Total housing capacity:</b> 9 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.05 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use.</li> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> HC07	<b>Address:</b> Buildings at Wellington Street and Trafalgar Street, S1 4ED	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.59 Hectares
<b>Net housing area:</b> 0.59 Hectares		<b>Total housing capacity:</b> 1230 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		

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

<b>Site Reference:</b> HC08	<b>Address:</b> Moorfoot Building, The Moor, S1 4PH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.79 Hectares
<b>Net housing area:</b> 1.50 Hectares		<b>Total housing capacity:</b> 714 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Areas within 1 in 25 and 1 in 100 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> HC09	<b>Address:</b> Milton Street Car Park Milton Street Sheffield S3 7UF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.51 Hectares
<b>Net housing area:</b> 0.50 Hectares		<b>Total housing capacity:</b> 410 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> HC10	<b>Address:</b> Kangaroo Works - Land at Wellington Street and Rockingham Street	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.73 Hectares
<b>Net housing area:</b> 0.65 Hectares		<b>Total housing capacity:</b> 364 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> HC11	<b>Address:</b> Wickes, Young Street, S3 7UW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.72 Hectares
<b>Net housing area:</b> 0.65 Hectares		<b>Total housing capacity:</b> 364 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

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

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

<b>Site Reference:</b> HC12	<b>Address:</b> Midcity House 17, 23 Furnival Gate, 127-155 Pinstone Street And 44 Union Street, Sheffield, S1 4QR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.16 Hectares
<b>Net housing area:</b> 0.15 Hectares		<b>Total housing capacity:</b> 298 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> HC13	<b>Address:</b> 999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.12 Hectares
<b>Net housing area:</b> 0.12 Hectares		<b>Total housing capacity:</b> 213 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		



<b>Site Reference:</b> HC14	<b>Address:</b> DWP, Rockingham House, 123 West Street, City Centre, Sheffield, S1 4ER	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.14 Hectares
<b>Net housing area:</b> 0.11 Hectares		<b>Total housing capacity:</b> 162 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> HC15	<b>Address:</b> Land and Buildings at Fitzwilliam Street, Egerton Street and Thomas Street, S1 4JR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.32 Hectares
<b>Net housing area:</b> 0.32 Hectares		<b>Total housing capacity:</b> 136 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> HC16	<b>Address:</b> Flocton House and Flocton Court, Rockingham Street, S1 4GH
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.48 Hectares
<b>Net housing area:</b> 0.48 Hectares		<b>Total housing capacity:</b> 135 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> HC17	<b>Address:</b> Car Park, Eldon Street, S3 7SF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.16 Hectares
<b>Net housing area:</b> 0.16 Hectares		<b>Total housing capacity:</b> 135 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

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

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

<b>Site Reference:</b> HC18	<b>Address:</b> 50 High Street City Centre Sheffield S1 1QH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.27 Hectares
<b>Net housing area:</b> 0.20 Hectares		<b>Total housing capacity:</b> 101 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> HC19	<b>Address:</b> Eye Witness Works, Milton St	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.34 Hectares
<b>Net housing area:</b> 0.33 Hectares		<b>Total housing capacity:</b> 97 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> HC20	<b>Address:</b> Concept House, 5 Young Street, Sheffield, S1 4LF
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.29 Hectares
<b>Net housing area:</b> 0.29 Hectares		<b>Total housing capacity:</b> 95 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> HC21	<b>Address:</b> Site Of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.06 Hectares		<b>Total housing capacity:</b> 93 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> HC22	<b>Address:</b> Building adjacent to 20 Headford Street, S3 7WB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.22 Hectares
<b>Net housing area:</b> 0.21 Hectares		<b>Total housing capacity:</b> 92 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

<p>developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</p> <ul style="list-style-type: none"> <li>This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>
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<b>Site Reference:</b> HC23	<b>Address:</b> Charter Works 20 Hodgson Street Sheffield S3 7WQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.06 Hectares
<b>Net housing area:</b> 0.06 Hectares		<b>Total housing capacity:</b> 77 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>None</li> </ul>		

<b>Site Reference:</b> HC24	<b>Address:</b> Buildings at Egerton Lane, S1 4AF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.14 Hectares
<b>Net housing area:</b> 0.14 Hectares		<b>Total housing capacity:</b> 46 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

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

<b>Site Reference:</b> HC25	<b>Address:</b> Milton Street Car Park, Milton Street, S3 7WJ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.29 Hectares
<b>Net housing area:</b> 0.29 Hectares		<b>Total housing capacity:</b> 45 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail any extent of residential uses within the air quality exceedance area, and recommend sufficient mitigation for any air quality impacts.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> HC26	<b>Address:</b> Land at Headford Street and Egerton Street, S3 7XF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.14 Hectares
<b>Net housing area:</b> 0.14 Hectares		<b>Total housing capacity:</b> 45 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail any extent of residential uses within the air quality exceedance area, and recommend sufficient mitigation for any air quality impacts.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> HC27	<b>Address:</b> Land at Cavendish Street, S3 7RZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.11 Hectares
<b>Net housing area:</b> 0.11 Hectares		<b>Total housing capacity:</b> 30 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> </ul>		

<b>Site Reference:</b> HC28	<b>Address:</b> 165 West Street, City Centre, S1 4EW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.04 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 22 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> HC29	<b>Address:</b> 162-170 Devonshire Street Sheffield S3 7SG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.05 Hectares
<b>Net housing area:</b> 0.05 Hectares		<b>Total housing capacity:</b> 12 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> HC30	<b>Address:</b> Yorkshire Bank Chambers, Fargate, Sheffield, S1 2HD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.03 Hectares
<b>Net housing area:</b> 0.03 Hectares		<b>Total housing capacity:</b> 12 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

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

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



<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 466 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> LR02	<b>Address:</b> Buildings at Sheaf Gardens and Manton Street, S2 4BA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.91 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 367 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> </ul>		

- Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.
- The adjacent watercourse should be protected and enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Retention of the non designated heritage The Royal Standard public house would be desirable.

<b>Site Reference:</b> LR03	<b>Address:</b> Land at Queens Road and Farm Road, S2 4DR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.45 Hectares
<b>Net housing area:</b> 0.21 Hectares		<b>Total housing capacity:</b> 336 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required (to inform if exception test can be passed) for the area in 1 in 100 probability (including Climate Change allowance) of flooding.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• A Landscape and Ecological Management Plan is required.</li> </ul>		

- Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 2 litres per second.

<b>Site Reference:</b> LR04	<b>Address:</b> Grovesnor Casino, Duchess Road, S2 4DR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.88 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 111 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> </ul>		

<b>Site Reference:</b> LR05	<b>Address:</b> Buildings at Duchess Road and Edmund Road, S2 4AW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.60 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 84 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital</li> </ul>		

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

- A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

<b>Site Reference:</b> LR06	<b>Address:</b> 2 Queens Road, S2 4DG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.12 Hectares
<b>Net housing area:</b> 0.12 Hectares		<b>Total housing capacity:</b> 61 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</li> </ul>		

<b>Site Reference:</b> LR07	<b>Address:</b> Wheatsheaf Works, 55-57 John Street, S2 4QS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.86 Hectares
<b>Net housing area:</b> 0.80 Hectares		<b>Total housing capacity:</b> 56 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> LR08	<b>Address:</b> 89 London Road, S2 4LE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.10 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Residential uses should not occupy the ground floor of the development.

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

## Policy SA2 - Northwest Sheffield Sub-Area Site Allocations

<b>Site Reference:</b> NWS01	<b>Address:</b> Land and buildings at Penistone Road North, S6 1QW	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 4.58 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 2.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The adjacent watercourse should be protected or enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> </ul>		

<b>Site Reference:</b> NWS02	<b>Address:</b> Land at Wallace Road, S3 9SR	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 4.04 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 4.04 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Full revocation of any outstanding hazardous use consents relating to Neepsend Gas Holder will be required.</li> <li>• An assessment of the impact (including identifying any necessary mitigation/remediation works) the Parkwood Springs landfill may have on development will be required at planning application stage.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> NWS03	<b>Address:</b> Airflow Site, Land at Beeley Wood Lane, S6 1QT	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 2.62 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 2.36 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A buffer is required to the adjacent Local Wildlife Site. Grassland requires a 6 metre buffer, wetlands/waterbodies require a 10-15 metre</li> </ul>		

buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy), watercourses (rivers and streams) require a 10 metre buffer.

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

<b>Site Reference:</b> NWS04	<b>Address:</b> Allotments to the south of Wardsend Road North, S6 1LX	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 2.35 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 2.35 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at the planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> NWS05	<b>Address:</b> Land to the northwest of Wardsend Road, S6 1RQ	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 0.74 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.74 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares



**Conditions on development:**

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

<b>Site Reference:</b> NWS06	<b>Address:</b> Land at Wardsend Road, S6 1RQ	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 0.64 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.50 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Incorporate or divert the public right of way running through the centre of the site.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> NWS07	<b>Address:</b> Land adjacent to Elsworth House, Herries Road South, S6 1PD	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 0.42 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.42 hectares	<b>Net (Other employment</b>

		<b>uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NWS08	<b>Address:</b> Land At Junction With Cobden View Road, Northfield S10 1QQ	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.06 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 13 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.06 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Details of measures to improve biodiversity within the site are required.</li> <li>• An Ecological Enhancements plan or similar is required, and should include: Green / brown roofs and green 'living' walls where design permits, Native species landscaping / planting, bird boxes: at least 2x swift box and 2x house sparrow terrace, bat boxes: at least 2x discreet 'brick' or 'tile' type boxes to be incorporated in the fabric of the building.</li> <li>• Offsite Biodiversity Net Gain contribution to compensate for habitat losses.</li> </ul>		

<b>Site Reference:</b> NWS09	<b>Address:</b> Former Oughtibridge Paper Mill, S35 0DN (Barnsley)	
<b>Allocated use:</b> Housing		<b>Site area:</b> 13.30 Hectares
<b>Net housing area:</b> 6.58 Hectares		<b>Total housing capacity:</b> 311 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NWS10	<b>Address:</b> Land at Oughtibridge Lane and Platts Lane, S35 0HN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 6.02 Hectares
<b>Net housing area:</b> 4.82 Hectares		<b>Total housing capacity:</b> 169 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• No development should take place over Sough Dike culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area.</li> <li>• The watercourse should be deculverted and enhance where possible.</li> <li>• Footpath/cyclepath/Bridleway bridge crossing the railway line required to link the site to the Core Public Transport Network and local facilities.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> NWS11	<b>Address:</b> The Hillsborough Arcade And Site Of Former Old Blue Ball Public House, Middlewood Road And Bradfield Road, Sheffield S6 4HL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.13 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 77 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>All new hard surface areas shall be constructed using permeable/porous materials.</li> </ul>		

<b>Site Reference:</b> NWS12	<b>Address:</b> Former British Glass Labs, Crookesmoor	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.42 Hectares
<b>Net housing area:</b> 0.42 Hectares		<b>Total housing capacity:</b> 76 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>None</li> </ul>		

<b>Site Reference:</b> NWS13	<b>Address:</b> Wiggan Farm, S35 0AR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.03 Hectares
<b>Net housing area:</b> 1.83 Hectares		<b>Total housing capacity:</b> 63 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		

- Site is within 250m of a historic landfill site. An assessment of the impact the historic Landfill may have on development (including identifying any necessary mitigation/remediation works) will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Retention of non designated/locally listed assets towards Towngate Road would be desirable.
- A buffer area is required to retain the setting of heritage assets.

<b>Site Reference:</b> NWS14	<b>Address:</b> Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.22 Hectares
<b>Net housing area:</b> 0.20 Hectares		<b>Total housing capacity:</b> 48 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NWS15	<b>Address:</b> Bamburgh House and 110-136 Cuthbert Bank Road, S6 2HP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.92 Hectares
<b>Net housing area:</b> 0.83 Hectares		<b>Total housing capacity:</b> 41 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> NWS16	<b>Address:</b> Dragoon Court, Hillsborough Barracks, Penistone Road, Owlerton, Sheffield, S6 2GZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.30 Hectares
<b>Net housing area:</b> 0.30 Hectares		<b>Total housing capacity:</b> 32 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• The application site may contain bats which are protected by law. Separate controls therefore apply, regardless of any planning approval.</li> </ul>		

<b>Site Reference:</b> NWS17	<b>Address:</b> St. Georges Community Health Centre, Winter Street, S3 7ND	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.16 Hectares
<b>Net housing area:</b> 0.16 Hectares		<b>Total housing capacity:</b> 23 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient</li> </ul>		

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

- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- Retention of early 20th Century non-designated heritage assets would be desirable.

<b>Site Reference:</b> NWS18	<b>Address:</b> Sevenfields Lane Play Ground, Sevenfields Lane (land at Spider Park)	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.25 Hectares
<b>Net housing area:</b> 0.23 Hectares		<b>Total housing capacity:</b> 22 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NWS19	<b>Address:</b> Former Bolehill Residential Home, Bolehill View, S10 1QL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.38 Hectares
<b>Net housing area:</b> 0.38 Hectares		<b>Total housing capacity:</b> 19 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NWS20	<b>Address:</b> Site Of 252 Deer Park Road Sheffield S6 5NH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.19 Hectares
<b>Net housing area:</b> 0.18 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• An ecological enhancement plan is required.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.</li> </ul>		

<b>Site Reference:</b> NWS21	<b>Address:</b> James Smith House, 11 - 15 Marlborough Road, S10 1DA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.09 Hectares
<b>Net housing area:</b> 0.09 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NWS22	<b>Address:</b> Burgoyne Arms 246 Langsett Road Sheffield S6 2UE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.08 Hectares
<b>Net housing area:</b> 0.08 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares



**Conditions on development:**

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

<b>Site Reference:</b> NWS23	<b>Address:</b> Former Oughtibridge Paper Mill, S35 0DN (Sheffield)	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.40 Hectares
<b>Net housing area:</b> 0.34 Hectares		<b>Total housing capacity:</b> 13 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NWS24	<b>Address:</b> Cloverleaf Cars Land Adjacent To 237a Main Road Wharncliffe Side Sheffield	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.36 Hectares
<b>Net housing area:</b> 0.36 Hectares		<b>Total housing capacity:</b> 13 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Prior to above ground works commencing details of the siting and specification of bat and bird boxes shall be submitted.</li> <li>• A 2m wide footway shall be provided along the front of the development.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.5 litres per second.</li> </ul>		

<b>Site Reference:</b> NWS25	<b>Address:</b> Car Park Adjacent To Upperthorpe Medical Centre, Upperthorpe, Sheffield, S6 3FT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.04 Hectares
<b>Net housing area:</b> 0.04 Hectares		<b>Total housing capacity:</b> 12 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NWS26	<b>Address:</b> Land at Trickett Road, S6 2NP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.23 Hectares
<b>Net housing area:</b> 0.23 Hectares		<b>Total housing capacity:</b> 11 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NWS27	<b>Address:</b> Daisy Chain, Middlewood Villas, 95 Langsett Road South, S35 0GY	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.08 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Development should include a Green Roof.

<b>Site Reference:</b> NWS28	<b>Address:</b> Land Adjacent 240 Springvale Road Sheffield S10 1LH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.06 Hectares
<b>Net housing area:</b> 0.06 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NWS29	<b>Address:</b> Former Sheffield Ski Village, S3 9QX	
<b>Allocated use:</b> Leisure and Recreation		<b>Site area:</b> 10.91 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 10.91 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Further survey work is required at the planning application stage to determine the impact of development on the Local Geological Site, and what mitigation is necessary.</li> <li>• Full revocation of any outstanding hazardous use consents relating to Neepsend Gas Holder will be required.</li> <li>• An assessment of the impact (including identifying any necessary mitigation/remediation works) the Parkwood Springs landfill may have on development will be required at planning application stage.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

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

### Policy SA3 - Northeast Sheffield Sub-Area Site Allocations

<b>Site Reference:</b> NES01	<b>Address:</b> Smithywood, Cowley Hill, Chapeltown	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 13.32 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 11.32 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Construction Environmental Management Plan (CEMP) is required.</li> <li>• A minimum 6 metre wide landscape buffer to the adjoining Local Wildlife Site along the western and southern site boundaries is required.</li> <li>• The landscape buffer shall be retained as grassland habitat and no planting is permitted within the landscape buffer.</li> </ul>		

<b>Site Reference:</b> NES02	<b>Address:</b> Land adjacent to Chapeltown Academy, Nether Lane, S35 9ZX	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 0.67 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.67 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

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

<b>Site Reference:</b> NES03	<b>Address:</b> Land to the west of Blackburn Road, S61 2DW	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 11.12 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 6.45 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Sufficient enabling works to satisfactorily reduce the risk of flooding on-site (whilst not increasing the risk of flooding elsewhere) will be required prior to the development of this site.</li> <li>• Site is within 250m of a historic Meadowhall Road landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District (AMID) should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> NES04	<b>Address:</b> Gas Works, Newman Road, S9 1BT	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 3.91 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 3.91 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• No development should take place over the Blackburn Brook culvert or within the area with 1 in 25 probability (including Climate Change allowance) of flooding.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from the culvert, identifying the extent of any non-developable area.</li> <li>• The watercourse should be deculverted and enhance where possible.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District (AMID) should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES05	<b>Address:</b> Land between Grange Mill Lane and Ecclesfield Road, S9 1HW	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 2.01 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 2.01 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation</li> </ul>		

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

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

<b>Site Reference:</b> NES06		<b>Address:</b> Land to the north of Loicher Lane, S35 9XN	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 1.42 Hectares	
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.06 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares	
<b>Conditions on development:</b>			
<ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>			

<b>Site Reference:</b> NES07		<b>Address:</b> Upwell Street/Colliery Road (North)	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 1.27 Hectares	
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.27 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares	

**Conditions on development:**

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

<b>Site Reference:</b> NES08	<b>Address:</b> Land adjacent to Yarra Park Industrial Estate and Station Road, S35 9YR	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.48 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.40 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

<b>Site Reference:</b> NES09	<b>Address:</b> Rock Christian Centre Lighthouse and 105-125 Spital Hill, S4 7LD	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 1.68 Hectares
<b>Net housing area:</b> 0.76 Hectares		<b>Total housing capacity:</b> 53 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.84 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		



<p>developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</p> <ul style="list-style-type: none"> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Development should protect the setting and existing view towards Spital Works from along Spital Lane to Handley Street (retaining current green space on Handley Street).</li> <li>• Retention of green space immediately west of Spital Works at the end of Handley Street to protect the setting of the Listed Building.</li> </ul>
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<b>Site Reference:</b> NES10	<b>Address:</b> Land at Wordsworth Avenue and Buchanan Road, S5 8AU	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.54 Hectares
<b>Net housing area:</b> 0.49 Hectares		<b>Total housing capacity:</b> 32 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.05 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Development should include local community uses (Class F2) or Commercial, business and service uses (Class E) on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)).</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES11	<b>Address:</b> Lion Works Handley Street Sheffield S4 7LD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.22 Hectares
<b>Net housing area:</b> 0.22 Hectares		<b>Total housing capacity:</b> 88 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>No demolition of structures that may be used by breeding birds, shall take place between 1st March and 31st August inclusive.</li> </ul>		

<b>Site Reference:</b> NES12	<b>Address:</b> Land at Mansell Crescent, S5 9QR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.10 Hectares
<b>Net housing area:</b> 0.99 Hectares		<b>Total housing capacity:</b> 73 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>A detailed assessment of the extent of land contamination and the identification of sufficient mitigation will be required at planning application stage.</li> <li>A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and significant mitigation measures.</li> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES13	<b>Address:</b> Parson Cross Park, Buchanan Road, S5 7SA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.16 Hectares
<b>Net housing area:</b> 1.94 Hectares		<b>Total housing capacity:</b> 68 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>A detailed assessment of the extent of land contamination and identifying sufficient/mitigation/remediation will be required at planning application stage.</li> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES14	<b>Address:</b> 'Lytton' (Land Opposite 29 To 45 Lytton Road) Sheffield S5 8A	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.18 Hectares
<b>Net housing area:</b> 0.84 Hectares		<b>Total housing capacity:</b> 44 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>Ecology / biodiversity enhancements are required: 1. Bat roosting opportunities, 2. Bird nesting provision, 3. Hedgehog highways.</li> </ul>		

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

- None

<b>Site Reference:</b> NES16	<b>Address:</b> Land adjacent to Deerlands Avenue roundabout, S5 7WY	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.95 Hectares
<b>Net housing area:</b> 0.46 Hectares		<b>Total housing capacity:</b> 32 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Pedestrian links and views to the adjacent park should be provided.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES17	<b>Address:</b> Remington Youth Club, Remington Road, S5 9BF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.92 Hectares
<b>Net housing area:</b> 0.83 Hectares		<b>Total housing capacity:</b> 29 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> NES18	<b>Address:</b> Land at Longley Hall Road, S5 7JG
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.77 Hectares
<b>Net housing area:</b> 0.69 Hectares		<b>Total housing capacity:</b> 24 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Retain a buffer with nearby amenity greenspace and parks/recreation areas.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention of mature trees, particularly along Longley Lane would be desirable.</li> </ul>		

<b>Site Reference:</b> NES19	<b>Address:</b> Buzz Bingo, Kilner Way Retail Park, S6 1NN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.61 Hectares
<b>Net housing area:</b> 0.60 Hectares		<b>Total housing capacity:</b> 24 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES20	<b>Address:</b> Land at Somerset Road and Richmond Street, S3 9DB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.47 Hectares
<b>Net housing area:</b> 0.47 Hectares		<b>Total housing capacity:</b> 24 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Maintain links to adjacent open space.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site and any mitigation required.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES21	<b>Address:</b> Jasmin Court Nursing Home, 40 Roe Lane, S3 9AJ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.17 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 23 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NES22	<b>Address:</b> Land adjacent to Foxhill Recreation Ground, S6 1GE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.60 Hectares

<b>Net housing area:</b> 0.60 Hectares		<b>Total housing capacity:</b> 21 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site will need to have a Heritage Impact Assessment carried out to determine what mitigation measures are required or conditions placed on a development.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> NES23	<b>Address:</b> Land East Of Fir View Gardens, Osgathorpe Drive, S4 7BN , Land East Of Fir View Gardens, Osgathorpe Drive, S4 7BN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.43 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 20 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NES24	<b>Address:</b> Parson Cross Hotel, Buchanan Crescent, S5 8AG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.40 Hectares
<b>Net housing area:</b> 0.40 Hectares		<b>Total housing capacity:</b> 20 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES25	<b>Address:</b> Land At The Junction Of Abbeyfield Road And Holtwood Road Including 11 Holtwood Road Sheffield S4 7AY	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.38 Hectares
<b>Net housing area:</b> 0.38 Hectares		<b>Total housing capacity:</b> 20 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>None</li> </ul>		

<b>Site Reference:</b> NES26	<b>Address:</b> Eden Park Service Station, Penistone Road, Grenoside, Sheffield S35 8QG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.24 Hectares
<b>Net housing area:</b> 0.24 Hectares		<b>Total housing capacity:</b> 20 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>None</li> </ul>		

<b>Site Reference:</b> NES27	<b>Address:</b> Land adjacent to 264 Deerlands Avenue S5 7WX
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.80 Hectares
<b>Net housing area:</b> 0.72 Hectares		<b>Total housing capacity:</b> 19 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES28	<b>Address:</b> Land adjacent to 177 Deerlands Avenue, S5 7WU	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.59 Hectares
<b>Net housing area:</b> 0.59 Hectares		<b>Total housing capacity:</b> 19 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Pedestrian links and views to the adjacent park should be provided.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES29	<b>Address:</b> Land at 16-42 Buchanan Road, S5 8AL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.35 Hectares
<b>Net housing area:</b> 0.35 Hectares		<b>Total housing capacity:</b> 19 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES30	<b>Address:</b> St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.09 Hectares
<b>Net housing area:</b> 0.09 Hectares		<b>Total housing capacity:</b> 19 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>None</li> </ul>		

<b>Site Reference:</b> NES31	<b>Address:</b> Sheffield Health And Social Care Trust, 259 Pitsmoor Road, Sheffield, S3 9AQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.17 Hectares
<b>Net housing area:</b> 0.17 Hectares		<b>Total housing capacity:</b> 18 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>None</li> </ul>		

<b>Site Reference:</b> NES32	<b>Address:</b> Land between Chaucer Road and Mansell Avenue, S5 9QN	
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.80 Hectares
<b>Net housing area:</b> 0.80 Hectares		<b>Total housing capacity:</b> 17 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> NES33	<b>Address:</b> Land at Wordsworth Avenue, S5 9FP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.44 Hectares
<b>Net housing area:</b> 0.41 Hectares		<b>Total housing capacity:</b> 16 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> NES34	<b>Address:</b> Site Of Norbury, 2 Crabtree Road, Sheffield, S5 7BB
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.60 Hectares
<b>Net housing area:</b> 0.60 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> NES35	<b>Address:</b> Land at Palgrave Road, S5 8GR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.30 Hectares
<b>Net housing area:</b> 0.30 Hectares		<b>Total housing capacity:</b> 12 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

## Policy SA4 - East Sheffield Sub-Area Site Allocations

<b>Site Reference:</b> ES01	<b>Address:</b> Land to the south of Meadowhall Way, S9 2FU	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 17.10 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 16.60 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- No development should take place over Car Brook culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area.
- The watercourse should be deculverted and enhance where possible.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

<b>Site Reference:</b> ES02	<b>Address:</b> Alsing Road Car Park and Meadowhall Interchange, S9 1EA	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 9.98 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 5.54 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

- No development should take place over Blackburn Brook culvert or within the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area .
- The watercourse should be deculverted and enhance where possible.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a 10 metre buffer.
- Habitat connectivity on the site should be maintained or enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

<b>Site Reference:</b> ES03	<b>Address:</b> M1 Distribution Centre and The Source, Vulcan Road, S9 1EW	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 3.24 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 3.24 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> ES04	<b>Address:</b> Land at Sheffield Road, S9 2YL	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 1.22 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 1.22 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> </ul>		

<b>Site Reference:</b> ES05	<b>Address:</b> Pic Toys, Land to the north of Darnall Road, S9 5AH	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 1.05 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit sites and any mitigation required.</li> <li>• Development proposals should be designed to accommodate an 132kV major overhead cable which affects a small portion of the site, and if</li> </ul>		

needed provide access for maintenance. Plans should include a 30m buffer around the power line.

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

<b>Site Reference:</b> ES06		<b>Address:</b> Outokumpu, Shepcote Lane	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 19.53 Hectares	
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 15.78 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares	
<b>Conditions on development:</b>			
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> </ul>			

<b>Site Reference:</b> ES07		<b>Address:</b> Land at Europa Way, S9 1TQ	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 3.38 Hectares	
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 3.38 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares	
<b>Conditions on development:</b>			



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

<b>Site Reference:</b> ES08	<b>Address:</b> Land adjacent to Veolia Sheffield, Lumley Street, S9 3JB	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 3.26 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 2.60 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES09	<b>Address:</b> 710 Brightside Lane, S9 2UB	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 2.14 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 2.14 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• A Level 2 Strategic Flood Risk Assessment (SFRA) is required to inform the exception test.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> ES10	<b>Address:</b> Land to the north of Europa Link, S9 1TN	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 1.60 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.60 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying</li> </ul>		

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

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

<b>Site Reference:</b> ES11	<b>Address:</b> Land at Shepcote Lane, S9 5DE	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 1.52 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.37 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

- Unless any outstanding hazardous use consents (Avesta Tinsley Park Works) are revoked, development is restricted to no more than 100 occupants in each building and no more than 3 occupied storeys.
- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

<b>Site Reference:</b> ES12	<b>Address:</b> Land adjacent to 232 Woodbourn Road, S9 3LQ	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 1.36 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.19 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES13	<b>Address:</b> Land at Lumley Street, S4 7ZJ	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 1.10 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.10 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site contains a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the</li> </ul>		

<p>landfill may have on development will be required at planning application stage.</p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>
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<b>Site Reference:</b> ES14	<b>Address:</b> Rear of Davy McKee, Land to the east of Prince of Wales Road, S9 4BT	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.89 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.89 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES15	<b>Address:</b> Land to the northeast of Barleywood Road, S9 5FJ
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<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.89 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.67 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> ES16	<b>Address:</b> Former Dr John Worrall School, Land at Brompton Road, S9 2PF	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.68 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.64 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

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

<b>Site Reference:</b> ES17	<b>Address:</b> Land at Ripon Street, S9 3LX	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.65 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.59 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES18	<b>Address:</b> Land at Catley Road, S9 5NF	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.55 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.48 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site is adjacent to a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> ES19	<b>Address:</b> Land adjacent to 58-64 Broad Oaks, S9 3HJ	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.45 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.41 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused</li> </ul>		



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

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

<b>Site Reference:</b> ES20	<b>Address:</b> Darnall Works, Darnall Road, S9 5AB	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 6.51 Hectares
<b>Net housing area:</b> 2.00 Hectares		<b>Total housing capacity:</b> 80 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 2.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Further archaeological work is required to ensure the site layout is sensitive to archaeological remains, and mitigates impact to the on site Scheduled Monument, and other Grade II Listed structures within, and adjacent to the site.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Any future industrial scale development should occupy the western area of the site.</li> <li>• Important view corridor along Wilfrid Road bordering Scheduled Monument to be protected.</li> <li>• Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES21	<b>Address:</b> Land between Prince of Wales Road and Station Road, S9 4JT	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 1.11 Hectares
<b>Net housing area:</b> 0.56 Hectares		<b>Total housing capacity:</b> 28 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.55 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>Local community uses (Class F2), Commercial, business and service uses (Class E) on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)).</li> <li>The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</li> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> ES22	<b>Address:</b> Attercliffe Canalside, Land to the north of Worthing Road, S9 3JN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 4.73 Hectares
<b>Net housing area:</b> 4.26 Hectares		<b>Total housing capacity:</b> 596 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>Open space should be provided in accordance with Policy NC15.</li> </ul>		

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

<b>Site Reference:</b> ES23	<b>Address:</b> Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.09 Hectares
<b>Net housing area:</b> 0.97 Hectares		<b>Total housing capacity:</b> 371 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A drainage strategy is required detailing how the completed development shall reduce surface water discharge from the site by at least 30% compared to the existing peak flow.</li> </ul>		

<b>Site Reference:</b> ES24	<b>Address:</b> Manor sites 12/13, Land to the north of Harborough Avenue, S2 1RD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 6.10 Hectares
<b>Net housing area:</b> 4.88 Hectares		<b>Total housing capacity:</b> 210 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> ES25	<b>Address:</b> Land to the north of Bawtry Road, S9 1WR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 5.60 Hectares
<b>Net housing area:</b> 4.20 Hectares		<b>Total housing capacity:</b> 147 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

- Open space should be provided in accordance with Policy NC15.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

<b>Site Reference:</b> ES26	<b>Address:</b> Land at Algar Place, S2 2NZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.80 Hectares

<b>Net housing area:</b> 2.56 Hectares		<b>Total housing capacity:</b> 121 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES27	<b>Address:</b> Land at Kenninghall Drive, S2 3WR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 3.42 Hectares
<b>Net housing area:</b> 3.08 Hectares		<b>Total housing capacity:</b> 120 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer , Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES28	<b>Address:</b> Fitzalan Works, Land to the south of Effingham Street, S9 3QD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.92 Hectares

<b>Net housing area:</b> 0.83 Hectares		<b>Total housing capacity:</b> 116 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Full revocation of nearby outstanding temporary hazardous use consents will be required.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required.</li> <li>• The site layout should respect that the canal is an important ecological designation. Access to the canal for maintenance may be required.</li> <li>• The site layout should safeguard the setting of the nearby Grade II Listed Baltic Works, including where setting or views would be impacted.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention and reuse of the existing buildings on site is desirable.</li> </ul>		

<b>Site Reference:</b> ES29	<b>Address:</b> Pennine Village, Land at Manor Park Avenue, S2 1UH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 3.74 Hectares
<b>Net housing area:</b> 3.37 Hectares		<b>Total housing capacity:</b> 101 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> ES30	<b>Address:</b> Ouseburn Road, Darnall (referred to as the Darnall Triangle)	
<b>Allocated use:</b> Housing		<b>Site area:</b> 4.23 Hectares
<b>Net housing area:</b> 3.81 Hectares		<b>Total housing capacity:</b> 98 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> ES31	<b>Address:</b> Staniforth Road Depot, Staniforth Road, S9 3HD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 3.32 Hectares
<b>Net housing area:</b> 2.99 Hectares		<b>Total housing capacity:</b> 93 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> ES32	<b>Address:</b> Land Adjacent 101 Ferrars Road Sheffield S9 1RZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.81 Hectares
<b>Net housing area:</b> 2.52 Hectares		<b>Total housing capacity:</b> 93 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> <li>• Details of measures to prevent surface water flooding are required.</li> </ul>		

<b>Site Reference:</b> ES33	<b>Address:</b> Westaways, Land at Bacon Lane, S9 3NH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.66 Hectares
<b>Net housing area:</b> 0.59 Hectares		<b>Total housing capacity:</b> 82 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		



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

<b>Site Reference:</b> ES34	<b>Address:</b> St. John's School, Manor Oaks Road, S2 5QZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.87 Hectares
<b>Net housing area:</b> 1.69 Hectares		<b>Total housing capacity:</b> 68 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES35	<b>Address:</b> Land at Berner's Place, S2 2AS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.67 Hectares
<b>Net housing area:</b> 1.44 Hectares		<b>Total housing capacity:</b> 63 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> <li>• Any individual drives shall be surfaced in a permeable, yet bound, material.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.</li> <li>• A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Wetlands/waterbodies require a 10-15 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES36	<b>Address:</b> Land at Daresbury Drive, S2 2BL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.31 Hectares
<b>Net housing area:</b> 1.18 Hectares		<b>Total housing capacity:</b> 48 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Wetlands/waterbodies require a 10-15 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).</li> </ul>		

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

<b>Site Reference:</b> ES37	<b>Address:</b> Land at Harborough Rise, S2 1RT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.61 Hectares
<b>Net housing area:</b> 1.45 Hectares		<b>Total housing capacity:</b> 47 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Construction Ecological Management Plan relevant to that particular phase is required.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES38	<b>Address:</b> Land at Prince of Wales Road, S9 4ET	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.03 Hectares
<b>Net housing area:</b> 0.93 Hectares		<b>Total housing capacity:</b> 46 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• No development should take place over Car Brook culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area, and to inform the exception test.</li> <li>• The watercourse should be deculverted and enhanced where possible.</li> </ul>		

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

<b>Site Reference:</b> ES39	<b>Address:</b> Buildings at Handsworth Road, S9 4AA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.18 Hectares
<b>Net housing area:</b> 1.06 Hectares		<b>Total housing capacity:</b> 42 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> ES40	<b>Address:</b> Stadia Technology Park, Shirland Lane, S9 3SP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.64 Hectares

<b>Net housing area:</b> 0.58 Hectares		<b>Total housing capacity:</b> 41 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> ES41	<b>Address:</b> Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.19 Hectares
<b>Net housing area:</b> 0.09 Hectares		<b>Total housing capacity:</b> 39 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> ES42	<b>Address:</b> Buildings at Blagden Street, S2 5QS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.02 Hectares
<b>Net housing area:</b> 0.92 Hectares		<b>Total housing capacity:</b> 37 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the historic landfill may have on development will be required at planning application stage.</li> </ul>		

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

<b>Site Reference:</b> ES43	<b>Address:</b> Norfolk Park 5B, Park Spring Drive (site of former health centre), Frank Wright Close, Sheffield S2 3RE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.21 Hectares
<b>Net housing area:</b> 0.76 Hectares		<b>Total housing capacity:</b> 35 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Construction Ecological Management Plan is required.</li> <li>• An ecological enhancement plan is required: Identifying badger foraging areas and measures proposed to ensure safe access onto the site for terrestrial mammals; Bat roosting opportunities; Bird nesting opportunities; Hedgehog highways; Details of native tree and shrub planting.</li> </ul>		

<b>Site Reference:</b> ES44	<b>Address:</b> Land At Main Road Ross Street And Whitwell Street Sheffield S9 4QL	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.61 Hectares
<b>Net housing area:</b> 0.61 Hectares		<b>Total housing capacity:</b> 28 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> ES45	<b>Address:</b> Site Of Former Foundry Workers Club And Institute Beaumont Road North Sheffield S2 1RS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.59 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 26 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.5l/sec.</li> </ul>		

<b>Site Reference:</b> ES46	<b>Address:</b> Land at Wulfric Road and Windy House Lane, S2 1LB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.90 Hectares
<b>Net housing area:</b> 0.81 Hectares		<b>Total housing capacity:</b> 24 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• There are footpaths through the site that may need to be incorporated or rerouted.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

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

<b>Net housing area:</b> 0.24 Hectares		<b>Total housing capacity:</b> 17 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> ES48	<b>Address:</b> Windsor Hotel, 25-39 Southend Road	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.12 Hectares
<b>Net housing area:</b> 0.12 Hectares		<b>Total housing capacity:</b> 17 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> ES49	<b>Address:</b> Land adjacent former Foundry Workers Club And Institute Car Park, Beaumont Road North, S2 1RS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.42 Hectares
<b>Net housing area:</b> 0.40 Hectares		<b>Total housing capacity:</b> 16 Homes



<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> ES50	<b>Address:</b> Land at Spring Close Mount, S14 1RB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.40 Hectares
<b>Net housing area:</b> 0.40 Hectares		<b>Total housing capacity:</b> 16 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> </ul>		

<b>Site Reference:</b> ES51	<b>Address:</b> 331 & 333 Manor Oaks Road, And 7 & 8 Manor Oaks Place, Sheffield, S2 5EE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.12 Hectares
<b>Net housing area:</b> 0.12 Hectares		<b>Total housing capacity:</b> 12 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> </ul>		

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

<b>Site Reference:</b> ES52	<b>Address:</b> Land Opposite 299 To 315 Main Road, Darnall, Sheffield S9 5HN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.16 Hectares
<b>Net housing area:</b> 0.15 Hectares		<b>Total housing capacity:</b> 11 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> ES53	<b>Address:</b> Land At Daresbury View Sheffield S2 2BE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.46 Hectares
<b>Net housing area:</b> 0.46 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

## Policy SA5 - Southeast Sheffield Sub-Area Site Allocations

<b>Site Reference:</b> SES01	<b>Address:</b> Land at Orgreave Place, S13 9LU	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 1.29 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 1.29 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> SES02	<b>Address:</b> Land adjacent to the River Rother, Rotherham Road, S20 1AH	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 1.10 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.82 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Areas within 1 in 25 probability (including climate change allowance) of flooding should not be developed.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Future development is restricted to the existing developed area only.</li> <li>• Habitat connectivity on the site should be maintained or enhanced.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SES03	<b>Address:</b> Land to the east of Eckington Way, S20 1XE	
<b>Allocated use:</b> General Employment and Traveller Site	<b>Site area:</b> 6.85 Hectares	
<b>Net housing area:</b> 0.00 Hectares	<b>Total housing capacity:</b> 0 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 5.35 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Agricultural land surveys required at planning application stage to determine whether land is Grade 3a, and if so whether it should be protected.</li> <li>• Further survey work is required at the planning application stage to determine the impact of development on the Local Geological Site, and what mitigation is necessary.</li> <li>• 1.5 Hectares of the site is required for Gypsy and Traveller/Travelling Showpeople use.</li> <li>• High pressure gas pipe runs across site. Some development uses may be restricted on (or in direct vicinity of) the pipe.</li> <li>• Habitat connectivity must be maintained from Crystal Peaks Meadows, Linley Bank to Beighton Orchard Local Wildlife Site (LWS).</li> <li>• Hedgerows to be retained as wildlife corridors.</li> <li>• Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SES04	<b>Address:</b> Mosborough Wood Business Park, Land to the north of Station Road, S20 3GR	
<b>Allocated use:</b> Industrial	<b>Site area:</b> 9.41 Hectares	
<b>Net housing area:</b> 0.00 Hectares	<b>Total housing capacity:</b> 0 Homes	
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 7.90 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p>		

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

<b>Site Reference:</b> SES05	<b>Address:</b> Land to the east of New Street, S20 3GH	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 3.75 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 3.75 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

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

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

<b>Site Reference:</b> SES06	<b>Address:</b> Warehouse and land adjacent, Meadowbrook Park, S20 3PJ	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.57 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.57 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SES07	<b>Address:</b> Land at New Street and Longacre Way, S20 3FS	
<b>Allocated use:</b> Industrial		<b>Site area:</b> 0.54 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.51 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		

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

<b>Site Reference:</b> SES08	<b>Address:</b> Land at Silkstone Road, Wickfield Road and Dyke Vale Road, S12 4TU	
<b>Allocated use:</b> Housing		<b>Site area:</b> 9.48 Hectares
<b>Net housing area:</b> 7.58 Hectares		<b>Total housing capacity:</b> 272 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

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

<b>Site Reference:</b> SES09	<b>Address:</b> Former Newstead Estate, Birley Moor Avenue, S12 3BR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 6.49 Hectares
<b>Net housing area:</b> 5.19 Hectares		<b>Total housing capacity:</b> 218 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Public footpath crossing the site should be retained.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SES10	<b>Address:</b> Land to the east of Moor Valley Road, S20 5DZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 4.20 Hectares
<b>Net housing area:</b> 3.80 Hectares		<b>Total housing capacity:</b> 151 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Agricultural land surveys required at planning application stage to determine whether land is Grade 3a, and if so whether it should be protected.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> </ul>		



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

<b>Site Reference:</b> SES11	<b>Address:</b> Manor Top Army Reserve Centre, Hurlfield Road, S12 2AN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 3.35 Hectares
<b>Net housing area:</b> 3.02 Hectares		<b>Total housing capacity:</b> 151 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• The site contains a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SES12	<b>Address:</b> Land at Vikinglea Drive, S2 1FD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.54 Hectares
<b>Net housing area:</b> 2.29 Hectares		<b>Total housing capacity:</b> 90 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</li> <li>• The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SES13	<b>Address:</b> Land to the east of Jaunty Avenue, S12 3DQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.09 Hectares
<b>Net housing area:</b> 1.88 Hectares		<b>Total housing capacity:</b> 75 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Enhance habitat connectivity from Frecheville Heath Local Wildlife Site (LWS) to Moss Valley LWS.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</li> </ul>		

<b>Site Reference:</b> SES14	<b>Address:</b> Owlthorpe E, Land Off Moorthorpe Way, S20 6PD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 3.11 Hectares

<b>Net housing area:</b> 2.80 Hectares		<b>Total housing capacity:</b> 74 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A scheme for incorporating the following ecological mitigation measures is required: <ul style="list-style-type: none"> <li>• i. The provision of hedgehog highways;</li> <li>• ii. A minimum of 6x habitat integrated bat boxes;</li> <li>• iii. A minimum of 4x integrated house sparrow boxes;</li> <li>• iv. A minimum of 4x integrated starling boxes;</li> <li>• v. A minimum of 4x integrated swift/house martin boxes;</li> <li>• vi. A minimum of 6x open-fronted bird boxes, attached to retained tree/bushes at the perimeters; and</li> <li>• vii. A minimum of 6x hole-entrance bird boxes, attached to retained trees/bushes at the perimeters.</li> </ul> </li> </ul>		

<b>Site Reference:</b> SES15	<b>Address:</b> Former Prince Edward Primary School and land adjacent, Queen Mary Road, S2 1EE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.82 Hectares
<b>Net housing area:</b> 1.26 Hectares		<b>Total housing capacity:</b> 50 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

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

<b>Site Reference:</b> SES16	<b>Address:</b> Manor Community Centre, Fairfax Road, S2 1BQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.08 Hectares
<b>Net housing area:</b> 0.97 Hectares		<b>Total housing capacity:</b> 34 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> SES17	<b>Address:</b> Former Joseph Glover Public House, Land at Station Road and Westfield Southway, S20 8JB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.88 Hectares
<b>Net housing area:</b> 0.78 Hectares		<b>Total housing capacity:</b> 31 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> SES18	<b>Address:</b> Site Of The Cherry Tree Social Club, 40 Main Street, Hackenthorpe, Sheffield, S12 4LB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.59 Hectares
<b>Net housing area:</b> 0.59 Hectares		<b>Total housing capacity:</b> 28 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Bird and bat boxes are required in the interest of ecology.</li> </ul>		

<b>Site Reference:</b> SES19	<b>Address:</b> Land at Waverley Lane and Halesworth Road, S13 9AF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.74 Hectares
<b>Net housing area:</b> 0.67 Hectares		<b>Total housing capacity:</b> 27 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> SES20	<b>Address:</b> Sheffield Dragons College Of Martial Arts, 36 - 38 Market Square, Sheffield, S13 7JX	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.06 Hectares
<b>Net housing area:</b> 0.06 Hectares		<b>Total housing capacity:</b> 27 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SES21	<b>Address:</b> Curtilage Of Basforth House, 471 Stradbroke Road Sheffield, S13 7GE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.52 Hectares
<b>Net housing area:</b> 0.52 Hectares		<b>Total housing capacity:</b> 26 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the</li> </ul>		

<p>developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</p> <ul style="list-style-type: none"> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• The tree line between the site and cemetery should be retained and if necessary reinforced.</li> <li>• Retention of any non designated heritage assets would be desirable.</li> </ul>
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<b>Site Reference:</b> SES22	<b>Address:</b> Land at Smelter Wood Road, S13 8RY	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.52 Hectares
<b>Net housing area:</b> 0.52 Hectares		<b>Total housing capacity:</b> 21 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SES23	<b>Address:</b> Land to the north of Junction Road, S13 7RQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.57 Hectares
<b>Net housing area:</b> 0.57 Hectares		<b>Total housing capacity:</b> 20 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

<b>Site Reference:</b> SES24	<b>Address:</b> Former Foxwood, Land at Ridgeway Road, S12 2TW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.83 Hectares
<b>Net housing area:</b> 0.75 Hectares		<b>Total housing capacity:</b> 19 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SES25	<b>Address:</b> 363 Richmond Road Sheffield S13 8LT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.18 Hectares
<b>Net housing area:</b> 0.18 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>None</li> </ul>		

<b>Site Reference:</b> SES26	<b>Address:</b> Site Of Frecheville Hotel, 1 Birley Moor Crescent, S12 3AS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.12 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 11 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		



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

<b>Site Reference:</b> SES27	<b>Address:</b> Former Club House, Mosborough Miners Welfare Ground, Station Road, Mosborough, Sheffield S20 5AD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.14 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SES28	<b>Address:</b> Woodhouse East, Land to the north of Beighton Road, S13 7SA	
<b>Allocated use:</b> Housing and Open Space		<b>Site area:</b> 10.53 Hectares
<b>Net housing area:</b> 7.41 Hectares		<b>Total housing capacity:</b> 258 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required.</li> <li>• Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> </ul>		

## Policy SA6 - South Sheffield Sub-Area Site Allocations

<b>Site Reference:</b> SS01	<b>Address:</b> Land to the west of Jordanthorpe Parkway, S3 8DZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.43 Hectares
<b>Net housing area:</b> 1.29 Hectares		<b>Total housing capacity:</b> 52 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Footpaths/green links across the site to the adjacent site (Land at Hazlebarrow Close) and to areas of open space to the east of the site should be provided.</li> <li>• Maintain habitat connectivity along Jordanthorpe Parkway and the Moss.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SS02	<b>Address:</b> Site Of Kirkhill Resource Centre, 127 Lowedges Road, Sheffield, S8 7LE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.45 Hectares
<b>Net housing area:</b> 0.45 Hectares		<b>Total housing capacity:</b> 45 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SS03	<b>Address:</b> Land Between 216B And 218 Twentywell Lane, Sheffield, S17 4QF
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<b>Allocated use:</b> Housing		<b>Site area:</b> 1.09 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 44 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SS04	<b>Address:</b> Former Hazlebarrow School, Land at Hazelbarrow Close, S8 8AQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.03 Hectares
<b>Net housing area:</b> 0.92 Hectares		<b>Total housing capacity:</b> 37 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Footpaths/green links across the site to the adjacent site (Land to the west of Jordanthorpe Parkway) should be provided.</li> <li>• Maintain habitat connectivity along Jordanthorpe Parkway.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</li> </ul>		

<b>Site Reference:</b> SS05	<b>Address:</b> Site of Vernons the Bakers and Bankside Works, Archer Road, Sheffield S8 0JT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.47 Hectares

<b>Net housing area:</b> 0.47 Hectares		<b>Total housing capacity:</b> 33 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SS06	<b>Address:</b> Land at Gaunt Road, S14 1GF	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.00 Hectares
<b>Net housing area:</b> 0.70 Hectares		<b>Total housing capacity:</b> 30 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a 6 metre buffer, Ancient woodland/woodland requires a 15 metre buffer (measured from the edge of the canopy).</li> </ul>		

<b>Site Reference:</b> SS07	<b>Address:</b> Site Of TTS Car Sales Ltd, Archer Road, Sheffield	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.12 Hectares
<b>Net housing area:</b> 0.12 Hectares		<b>Total housing capacity:</b> 28 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SS08	<b>Address:</b> Woodseats Working Mens Club, The Dale, Sheffield, S8 0PS	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.44 Hectares

<b>Net housing area:</b> 0.44 Hectares		<b>Total housing capacity:</b> 26 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Any hardstanding areas of the site shall be constructed of permeable/porous materials.</li> <li>• A woodland management plan, including long term design objectives, management responsibilities and maintenance for the wooded areas adjacent the Graves Park Beck is required.</li> </ul>		

<b>Site Reference:</b> SS09	<b>Address:</b> Scarsdale House, 136 Derbyshire Lane, Woodseats	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.19 Hectares
<b>Net housing area:</b> 0.19 Hectares		<b>Total housing capacity:</b> 22 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SS10	<b>Address:</b> S R Gents, 53 East Road, S2 3PP	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.43 Hectares
<b>Net housing area:</b> 0.43 Hectares		<b>Total housing capacity:</b> 17 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying</li> </ul>		

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

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

<b>Site Reference:</b> SS11	<b>Address:</b> Land To The Rear Of 29 To 39 Heeley Green, Denmark Road, S2 3NH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.28 Hectares
<b>Net housing area:</b> 0.25 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> <li>• Any hardstanding areas of the site shall be constructed of permeable/porous materials.</li> </ul>		

<b>Site Reference:</b> SS12	<b>Address:</b> 298 Norton Lane, S8 8HE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.21 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Any hardstanding areas of the site shall be constructed of permeable/porous materials.</li> </ul>		

<b>Site Reference:</b> SS13	<b>Address:</b> The Ball Inn, Myrtle Road, S2 3HR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.20 Hectares
<b>Net housing area:</b> 0.20 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Retention of the non designated heritage The Ball Inn would be desirable.</li> </ul>		

<b>Site Reference:</b> SS14	<b>Address:</b> Goodman Sparks Ltd, Fulwood House, Cliffeield Road, S8 9DH	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.17 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 12 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Any hardstanding areas of the site shall be constructed of permeable/porous materials.</li> <li>• The northernmost building identified for demolition lies immediately adjacent the boundary wall of the Meersbrook Walled Garden which</li> </ul>		

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

<b>Site Reference:</b> SS15	<b>Address:</b> (The Orchards) Totley Hall Farm, Totley Hall Lane, Sheffield S17 4AA	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.41 Hectares
<b>Net housing area:</b> 0.41 Hectares		<b>Total housing capacity:</b> 11 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Any hardstanding areas of the site shall be constructed of permeable/porous materials.</li> <li>• A Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation is required.</li> </ul>		

<b>Site Reference:</b> SS16	<b>Address:</b> Garage Site Adjacent Working Mens Club Smithy Wood Road Woodseats Sheffield S8 0NW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.75 Hectares
<b>Net housing area:</b> 0.16 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> </ul>		

<b>Site Reference:</b> SS17	<b>Address:</b> Former Norton Aerodrome, Norton Avenue, S17 3DQ
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<b>Allocated use:</b> Housing and Open Space		<b>Site area:</b> 8.40 Hectares
<b>Net housing area:</b> 6.72 Hectares		<b>Total housing capacity:</b> 270 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Any proposed development on the site must ensure that areas of noted ecological value are not adversely affected to an unacceptable degree.</li> <li>• Any proposed development must ensure that sensitive, adjoining or nearby land uses are not adversely affected to an unacceptable degree.</li> <li>• A minimum 15 metre buffer should be provided to the Local Wildlife Site (measured from the edge of the canopy).</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SS18	<b>Address:</b> Hemsworth Primary School, Land at Constable Road, S14 1FA	
<b>Allocated use:</b> Housing and Open Space		<b>Site area:</b> 2.47 Hectares
<b>Net housing area:</b> 1.50 Hectares		<b>Total housing capacity:</b> 81 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> </ul>		

- Before above ground works are commenced a Biodiversity Enhancement Management Plan (BEMP) shall be submitted.
- Maintain/enhance habitat connectivity between Oakes Park and Rollestone Wood.

## Policy SA7 - Southwest Sheffield Sub-Area Site Allocations

<b>Site Reference:</b> SWS01	<b>Address:</b> Land adjacent to 112 London Road, S2 4LR	
<b>Allocated use:</b> Mixed Use		<b>Site area:</b> 0.11 Hectares
<b>Net housing area:</b> 0.11 Hectares		<b>Total housing capacity:</b> 15 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.02 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Local community uses (Class F2), Commercial, business and service uses (Class E) are required on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)).</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SWS02	<b>Address:</b> Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.96 Hectares
<b>Net housing area:</b> 0.86 Hectares		<b>Total housing capacity:</b> 369 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- Bird and bat boxes required in the interest of ecology.
- No removal of hedgerows, trees or shrubs, or the demolition of structures that may be used by breeding birds, shall take place between 1st March and 31st August inclusive.

<b>Site Reference:</b> SWS03	<b>Address:</b> 245 Ecclesall Road Sheffield S11 8JE	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.46 Hectares
<b>Net housing area:</b> 0.40 Hectares		<b>Total housing capacity:</b> 184 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Bird and bat boxes are required.</li> </ul>		

<b>Site Reference:</b> SWS04	<b>Address:</b> Sheffield Health And Social Care, Fulwood House, 5 Old Fulwood Road, Sheffield, S10 3TG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 2.26 Hectares
<b>Net housing area:</b> 1.70 Hectares		<b>Total housing capacity:</b> 60 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> <li>• Bird and bat boxes are required.</li> </ul>		

<b>Site Reference:</b> SWS05	<b>Address:</b> Block A, Hallamshire Business Park, 100 Chatham street, S11 8HD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.51 Hectares
<b>Net housing area:</b> 0.16 Hectares		<b>Total housing capacity:</b> 59 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• All occupiers shall be informed of the Environment Agency's Flood Warning Service, and advised to sign up to it.</li> </ul>		

<b>Site Reference:</b> SWS06	<b>Address:</b> Howdens Joinery Co, Bramall Lane, S2 4RD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.31 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 43 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> </ul>		

<b>Site Reference:</b> SWS07	<b>Address:</b> Willis House Peel Street Sheffield S10 2PQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.16 Hectares
<b>Net housing area:</b> 0.16 Hectares		<b>Total housing capacity:</b> 39 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SWS08	<b>Address:</b> Tapton Court Nurses Home, Shore Lane, S10 3BW	
<b>Allocated use:</b> Housing		<b>Site area:</b> 1.38 Hectares
<b>Net housing area:</b> 1.24 Hectares		<b>Total housing capacity:</b> 38 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.</li> <li>• This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.</li> <li>• Open setting to the front (south) of the Listed Building to be retained.</li> </ul>		

<b>Site Reference:</b> SWS09	<b>Address:</b> Loch Fyne 375 - 385 Glossop Road Sheffield S10 2HQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.04 Hectares
<b>Net housing area:</b> 0.04 Hectares		<b>Total housing capacity:</b> 27 Homes

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SWS10	<b>Address:</b> Springvale Gospel Hall, Land to the south of Carter Knowle Road, S7 2ED	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.64 Hectares
<b>Net housing area:</b> 0.41 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SWS11	<b>Address:</b> Abbeydale Tennis Club Abbeydale Road South Sheffield S17 3LJ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.62 Hectares
<b>Net housing area:</b> 0.62 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SWS12	<b>Address:</b> Fulwood Lodge 379A Fulwood Road Sheffield S10 3GA
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<b>Allocated use:</b> Housing		<b>Site area:</b> 0.46 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A Landscape and Ecological Management Plan is required.</li> <li>• A Bat Survey shall be carried out by a qualified ecologist to identify the presence of bats within the existing buildings/trees.</li> <li>• Bird and bat boxes are required in the interest of ecology.</li> </ul>		

<b>Site Reference:</b> SWS13	<b>Address:</b> Cemetery Road Car Sales, 300 Cemetery Road, Sheffield, S11 8FT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.07 Hectares
<b>Net housing area:</b> 0.07 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SWS14	<b>Address:</b> Taptan Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.66 Hectares
<b>Net housing area:</b> 0.66 Hectares		<b>Total housing capacity:</b> 13 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		

- None

<b>Site Reference:</b> SWS15	<b>Address:</b> Premier, 127 Sharrow Lane, Sheffield, S11 8AN	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.02 Hectares
<b>Net housing area:</b> 0.02 Hectares		<b>Total housing capacity:</b> 13 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SWS16	<b>Address:</b> 83 Redmires Road Sheffield S10 4LB	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.22 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 12 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 3.78 litres per second.</li> </ul>		

<b>Site Reference:</b> SWS17	<b>Address:</b> Land at Banner Cross Hall, Ecclesall Road South, S11 9PD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.52 Hectares
<b>Net housing area:</b> 0.46 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares



**Conditions on development:**

- A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- Watercourse should be protected or enhanced.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.
- No additional buildings/development will be allowed on site, outside of conversion of the existing buildings.

**Policy SA8 - Stocksbridge/Deepcar Sub-Area Site Allocations**

<b>Site Reference:</b> SD01	<b>Address:</b> Ernest Thorpe's Lorry Park, Land adjacent to the River Don, Station Road, S36 2UZ	
<b>Allocated use:</b> General Employment		<b>Site area:</b> 0.89 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 0 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.89 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SD02	<b>Address:</b> Former Steins Tip, Station Road, Deepcar	
<b>Allocated use:</b> Housing		<b>Site area:</b> 24.21 Hectares
<b>Net housing area:</b> 17.26 Hectares		<b>Total housing capacity:</b> 428 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• A detailed method statement for the promotion of biodiversity and ecology across the site and along the riverbank to the west of the site is required.</li> <li>• A detailed Biodiversity Management Plan is required.</li> <li>• Flood resistance and resilience measures are required.</li> </ul>		

<b>Site Reference:</b> SD03	<b>Address:</b> Site A, Stocksbridge Steelworks, Manchester Road, S36 1FT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 6.80 Hectares
<b>Net housing area:</b> 5.28 Hectares		<b>Total housing capacity:</b> 190 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• Creation of riverside open space should be included in any development. Open space should be provided in accordance with Policy NC15.</li> <li>• Provision of a substantial landscaped noise attenuation bund between the site and the the industrial zone as per planning permission 11/02930/FUL is required.</li> <li>• Provision of new or re-routed bus services (including bus stops and laybys) through the site.</li> <li>• Site is within 250m of a historic landfill site. Provision of an assessment of the impact the landfill (including identifying any necessary mitigation/remediation works) may have on development will be required at planning application stage.</li> </ul>		

- Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.
- Provision of a detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.
- A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

<b>Site Reference:</b> SD04	<b>Address:</b> Land to the south of Broomfield Lane, S36 1QQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 5.08 Hectares
<b>Net housing area:</b> 4.00 Hectares		<b>Total housing capacity:</b> 142 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• An assessment of the impact of the historic landfill site at Hollin Busk Lane (including identifying any necessary mitigation/remediation works) may have on development will be required at planning application stage.</li> <li>• Open space should be provided in accordance with Policy NC15.</li> <li>• A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.</li> </ul>		

<b>Site Reference:</b> SD05	<b>Address:</b> Land at Junction with Carr Road, Hollin Busk Lane Sheffield S36 2NR	
<b>Allocated use:</b> Housing		<b>Site area:</b> 6.88 Hectares
<b>Net housing area:</b> 5.50 Hectares		<b>Total housing capacity:</b> 85 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares

**Conditions on development:**

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

<b>Site Reference:</b> SD06	<b>Address:</b> Land at Manchester Road and adjacent to 14, Paterson Close, Park Drive Way, Stocksbridge, Sheffield.	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.37 Hectares
<b>Net housing area:</b> 0.37 Hectares		<b>Total housing capacity:</b> 55 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SD07	<b>Address:</b> Site G, Stocksbridge Steelworks, Fox Valley Way, S36 2BT	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.75 Hectares
<b>Net housing area:</b> 0.68 Hectares		<b>Total housing capacity:</b> 34 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• Provision of a detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.</li> </ul>		

- Provision of an assessment of the impact of Ford Lane landfill (including identifying any necessary mitigation/remediation works) may have on development will be required at planning application stage.

<b>Site Reference:</b> SD08	<b>Address:</b> Balfour House, Coronation Road, S36 1LQ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.73 Hectares
<b>Net housing area:</b> 0.66 Hectares		<b>Total housing capacity:</b> 33 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• No development should take place over Hole House culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to ascertain any residual risk from culvert, identifying the extent of any non-developable area.</li> <li>• The watercourse should be deculverted and enhance where possible.</li> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SD09	<b>Address:</b> Land Adjacent Ford House 4 Fox Valley Way, S36 2AD	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.27 Hectares
<b>Net housing area:</b> 0.00 Hectares		<b>Total housing capacity:</b> 33 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• The finished floor levels of the development should be 600mm above the predicted 1 in 100 year flood level based on the Little River Don River, at or above 50.29m above Ordnance Datum.</li> </ul>		

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

<b>Site Reference:</b> SD10	<b>Address:</b> Sweeney House, Oxley Close, S36 1LG	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.52 Hectares
<b>Net housing area:</b> 0.52 Hectares		<b>Total housing capacity:</b> 18 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</li> </ul>		

<b>Site Reference:</b> SD11	<b>Address:</b> 49 Pot House Lane Sheffield S36 1ES	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.58 Hectares
<b>Net housing area:</b> 0.58 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Hard surfaced areas of the site to be constructed of permeable/porous surfacing.</li> </ul>		

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

<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

<b>Site Reference:</b> SD13	<b>Address:</b> Enterprise House Site Adjacent To 1 Hunshelf Park, Sheffield	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.26 Hectares
<b>Net housing area:</b> 0.25 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• None</li> </ul>		

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

<b>Site Reference:</b> CH01	<b>Address:</b> Former Chapeltown Training Centre, 220 - 230 Lane End, Sheffield, S35 2UZ	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.76 Hectares
<b>Net housing area:</b> 0.68 Hectares		<b>Total housing capacity:</b> 14 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<b>Conditions on development:</b>		
<ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second per hectare.</li> <li>• Site clearance and the felling of trees shall be carried outside the bird nesting season (March and August).</li> </ul>		

<b>Site Reference:</b> CH02	<b>Address:</b> Swimming Baths, Burncross Road, Sheffield, S35 1RX	
<b>Allocated use:</b> Housing		<b>Site area:</b> 0.31 Hectares
<b>Net housing area:</b> 0.31 Hectares		<b>Total housing capacity:</b> 10 Homes
<b>Net employment (Class E(g)(i &amp; ii)) area:</b> 0.00 hectares	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.00 hectares	<b>Net (Other employment uses) area:</b> 0.00 hectares
<p><b>Conditions on development:</b></p> <ul style="list-style-type: none"> <li>• This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.</li> <li>• The site shall be developed with separate systems of drainage for foul and surface water on and off site. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second.</li> </ul>		



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**Sheffield Plan:  
Our City, Our Future  
Publication (Pre-Submission) Draft**

**Parking Guidelines**

December 2022

Planning Service  
City Futures  
Sheffield City Council

**our city, our future**



**This document has been prepared in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.**

# Parking Standards

## Car Parking

The car parking requirements reflect the relative accessibility of the Central Sub-Area and the rest of the urban area. Standards for all Use Classes are maximums, except for residential development outside of the Central Sub-Area which also includes an expected level to be achieved.

Expected parking standards apply only to residential development in the urban area outside of the Central Area. This is the level of parking provision expected to be provided to reduce the level of overspill that any development may generate. Provision below the expected standard will be supported in accordance with the criteria in Policy CO2, where developers can demonstrate that a development will have minimal impact on local on-street parking.

Operational parking is only that which is required to enable the site to operate for its approved use. For example, this could include servicing and goods vehicles, collection points, or parking for vehicles which are required for employees to fulfil duties directly associated with the site use. It does not include visitor or general employee parking. The number of spaces provided will be considered on a case-by-case basis.

Allocated parking is expected to be provided within the curtilage of the development.

Parking provision for developments not included in the Parking Guidelines table, or developments within the Green Belt, will be considered individually, taking account of the location, accessibility, existing highway conditions, and individual circumstances in each case.

The Guidelines will be kept under review during the Plan period and adjusted as necessary in the light of experience and any further Government guidance.

Use Class	Land use	Central Area (Floorspace in m <sup>2</sup> is gross)	Urban Areas <sup>1</sup> and Oughtibridge, Wharncliffe Side & Worrall (Floorspace in m <sup>2</sup> is gross)
<b>E(a)</b>	Food Retail	Operational only	<b>Up to 2,000m<sup>2</sup></b> - 1 space/20 m <sup>2</sup> <b>2,000 – 7,000m<sup>2</sup></b> - 1 space/18 m <sup>2</sup> <b>Above 7,000 m<sup>2</sup></b> - Applications will be discussed individually
<b>E(a)</b>	Non-food Retail (excluding DIY)	Operational only	<b>Up to 1,000m<sup>2</sup></b> - 1 space/35 m <sup>2</sup> <b>1,000 – 2,000m<sup>2</sup></b> - As above plus 1 space per additional 20 m <sup>2</sup> <b>Above 2,000 m<sup>2</sup></b> - As above plus 1 space per additional 10 m <sup>2</sup>
<b>E(a)</b>	DIY	Operational only	<b>Above 2,000m<sup>2</sup></b> - 1 space/25 m <sup>2</sup>
<b>E(c)</b>	Financial and Professional Services	Operational only	<b>Up to 1,000m<sup>2</sup></b> - 1 space/35 m <sup>2</sup> <b>1,000 – 2,000m<sup>2</sup></b> - As above plus 1 space per additional 20 m <sup>2</sup> <b>Above 2,000 m<sup>2</sup></b> - As above plus 1 space per additional 10 m <sup>2</sup>
<b>E(b)/C1</b>	Restaurants and Cafes  Hotels	Operational only  1 space per 3 bedrooms	1 space per 10m <sup>2</sup> of public floor space in urban area. 1 space per bedroom, plus 1 space per 3 staff on duty at the busiest time
<b>E(g)</b>	Business	Operational only	1 space/60m <sup>2</sup> <u>or</u> 1 space/100m <sup>2</sup> if within easy walking distance of high frequency public transport.

<sup>1</sup> The Urban Areas means non-Green Belt areas within the main urban area of Sheffield (the Regional City) and the Principal Towns (Chapelton/ High Green and Stocksbridge/ Deepcar).

Use Class	Land use	Central Area (Floorspace in m <sup>2</sup> is gross)	Urban Areas <sup>1</sup> and Oughtibridge, Wharncliffe Side & Worrall (Floorspace in m <sup>2</sup> is gross)
<b>B2</b>	General Industry	Applications will be discussed individually	1 space/3 staff on duty at busiest time, or 1 space/75m <sup>2</sup>
<b>B8</b>	Warehouse	Applications will be discussed individually	1 space/3 staff on duty at busiest time
<b>C2</b>	Purpose built student accommodation	Car free OR up to 1 space per 10 residents where this can be justified.	Car free OR up to 1 space per 10 residents where this can be justified
<b>C3/C4<sup>2</sup></b>	Housing (including flats)  1 – 2 bed	Car free OR maximum 1 space per 10 dwellings where need can be demonstrated	Expected - 1 space per dwelling with a maximum of 2 spaces, plus 1 unallocated space per 4 dwellings.  Lower levels may be considered where it can be demonstrated that this will not impact on the network.

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<sup>2</sup> Garages will not be included in car parking allocation

Use Class	Land use	Central Area (Floorspace in m <sup>2</sup> is gross)	Urban Areas <sup>1</sup> and Oughtibridge, Wharncliffe Side & Worrall (Floorspace in m <sup>2</sup> is gross)
<b>C3/C4<sup>2</sup></b>	Housing (including flats)  3-4 bed	Maximum 1 off-street space per dwelling	Expected - 2 spaces per dwelling, with a maximum of 3 spaces, plus 1 unallocated space per 4 dwellings.  Except within easy walking distance of a District Centre where expected provision will be 1 space per dwelling, plus 1 unallocated space per 4 dwellings.
	5+ bed	To be determined on an individual basis	To be determined on an individual basis
<b>E(e)</b>	Doctor's surgeries, Health Centres, Opticians, Dentists, Walk-in Centres	Applications will be discussed individually	1 space per medical practitioner on duty at the busiest time plus 1-2 spaces per consulting room in use at the busiest time.
<b>F1(a)</b>	Primary schools	Applications will be discussed individually	Up to 1 per 1-6 staff
<b>F1(a)</b>	Secondary schools	Applications will be discussed individually	Up to 1 per 1-6 staff
<b>F1(a)</b>	Higher and Further education <sup>3</sup>	Applications will be discussed individually	1 per 2-4 staff Plus visitor parking: 10% of staff parking
<b>E(d)/F2(c)-(d) &amp; Sui Generis</b>	Leisure (indoor and outdoor)	Up to 2000m <sup>2</sup> – operational only Above 2,000m <sup>2</sup> – 1 space/50m <sup>2</sup>  major applications to be determined on an individual basis Operational only	Above 2,000m <sup>2</sup> – 1 space/50m <sup>2</sup>
	Cinemas		1 space/5 seats

<sup>3</sup> Parking provision within the University and Hospitals Central Campus and Rail Station area (both outside the Inner Ring Road) will be set through negotiation.



## Electric Vehicle Charging Infrastructure

Electric Vehicle Charge Point (EVCP) infrastructure must be provided in accordance with the Building Regulations Part S and all relevant BSI and technical standards. Additional provision will also be required to support the Council's net zero carbon target of 2030. In summary:

- Residential:
  - For all dwellings with dedicated off-street parking at least 1 EVCP per dwelling.
  - For developments which include shared parking provision 10% of spaces will include EVCP's, and 40% to include the necessary infrastructure to enable installation of charging points in the future<sup>4</sup>.
- Non-residential:
  - In all developments where parking is provided<sup>5</sup>, EVCP's to be installed in 10% of the parking spaces, or a minimum of 1 space (whichever is greatest), plus where commercially sustainable an additional 30% of the total spaces will be required to include the necessary infrastructure to enable installation of charging points in the future

If it is not possible to achieve these requirements a contribution will be required to support the development of a citywide network of public chargers.

In addition, where commercially sustainable:

50% of the Accessible parking (as set out in the guidelines) must include active EVCP's, and the remaining spaces must include the infrastructure to enable provision of EVCP's in future.

- Within the general allocation of EVCP parking the following proportion must be designed to be accessible for all users (although not reserved for blue badge holders):
  - 1 to 4 EVCP spaces – 1 accessible space
  - 5-25 EVCP spaces – 2 accessible spaces
  - 26-50 EVCP spaces – 3 accessible spaces

All developments must ensure that electricity infrastructure is sufficient to enable further points to be added at a later stage. Facilities must be maintained in good working order.

Sites with future ready bays (providing cable routing for future provision of an EVCP) must provide an annual report on the demand for additional EV Charge Points either through a car park management plan or a travel plan. When additional demand is present, the site owner must provide additional EV Charge Point's to the bays.

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<sup>4</sup> As a minimum this should include cable routes for future electric vehicle charge points

<sup>5</sup> Including Motorway Service Stations, Park and Ride sites and public off-street car parks.

## **Cycle Parking**

Developments will need to address the needs of both long stay (staff, residents) and short stay (visitor) cyclists. Allocated spaces for non-standard cycles should also be provided. Cycle parking should be secure, well overlooked and within 20m of main entrances. In order to be considered 'secure', parking related to residential development should be in a secure building (with a roof) or a locker with an ability to lock the cycles to a fixture inside.

Where it is not possible to provide suitable visitor parking within the curtilage of a development or in a suitable location in the vicinity agreed by the planning authority, the planning authority may at their discretion instead accept, additional long-stay provision or, contributions to provide cycle parking in an appropriate location in the vicinity of the site. Developers should liaise with neighbouring premises and the local planning authority to identify potential for off-site visitor cycle parking.

- Secure cycle lockers should be provided for long stay cycle parking. Sheffield Stands<sup>6</sup> should be provided for short stay and visitor parking.
- Short-stay cycle parking should be available for shoppers, customers, messengers and other visitors to a site, and should be convenient and readily accessible. Short-stay cycle parking should have step-free access and be located within 15 metres of the main site entrance, where possible.
- For both long-stay and short-stay parking, consideration should be given to providing spaces accessible to less conventional cycle types, such as tricycles, hand cycles, electric cycles, cargo cycles and cycles with trailers and other adapted cycles. This should include consideration of re-charging facilities for electric cycles.
- It is recommended that supporting facilities are provided at land uses where long stay cyclists require them, (i.e. places of employment). Supporting facilities include secure lockers, showers and changing/drying rooms.
- Where it is not possible to provide adequate cycle parking within residential dwellings, the City Council will engage with developers to propose innovative alternatives that meet the objectives of these standards. This may include options such as providing the required spaces in secure, conveniently located, on-street parking such as cycle hangars. Where there is a lack of space within the curtilage of the proposed development developers will be expected to contribute to the cost of providing cycle parking on the highway.
- Where cyclists share surfaces with pedestrians, the safety and accessibility of the environment for disabled and older people must be assured.

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<sup>6</sup> A type of bicycle stand consisting of an inverted U-shaped metal bar *that* is mounted onto or embedded into the ground.

Land use		Provision
E(a)	Food retail	from a threshold of 30m <sup>2</sup> : 2 spaces per 30m <sup>2</sup> thereafter: 1 space per 30 m <sup>2</sup>
	Non-food retail	from a threshold of 100 sqm: first 1000 m <sup>2</sup> : 1 space per 250 m <sup>2</sup> thereafter: 1 space per 1000 m <sup>2</sup>
E (b-c)/sui generis	Financial/professional services	from a threshold of 100 m <sup>2</sup> : 1 space per 40 m <sup>2</sup>
	Cafes & restaurants	
	Drinking establishments	
	Take-aways	
E(g)(i)	Business offices	Within City Centre: 1 space per 90 m <sup>2</sup> Business Parks: 1 space per 150 m <sup>2</sup>
E(g)(ii-iii)	Light industry and research and development	1 space per 250 m <sup>2</sup>
B2-B8	General industrial, storage or distribution	1 space per 250 m <sup>2</sup>
C1	Hotels (bars, restaurants, gyms etc open to the public should be considered individually under relevant standards)	1 space per 20 bedrooms
C2	Hospitals	1 space per 5 staff

Land use		Provision
		1 space per 3 visitors
C2 (A)	Care homes/secure accommodation	1 space per 5 staff 1 space per 5 visitors
C2	Student accommodation	1 space per 2 beds
C3-C4	Dwellings (all)	1 space per studio and 1 bedroom unit 2 spaces per all other dwellings Plus 1 space per 40 units for visitors
E(e)/F1 (a-g)	Nurseries/schools (primary and secondary)	1 space per 8 staff + 1 space per 8 students Plus 1 space per 100 students for visitors
	Universities and colleges	1 space per 4 staff + 1 space per 20 FTE students Plus 1 space per 7 FTE students for visitors
	Health centre, including dentists	1 space per 5 staff Plus 1 space per 3 staff for patients
	Other (e.g. library, church, etc.)	1 space per 8 staff Plus 1 space per 100 sqm for visitors
F2(c-d)/E(d)	Other (e.g. cinema, bingo, etc.)	1 space per 8 staff Plus 1 per 30 seats for visitors
	sports (e.g. sports hall, swimming, gymnasium, etc.)	1 space per 8 staff Plus 1 space per 100 sqm for visitors
Stations		To be agreed case by case

## Accessible Parking

This should be provided as set out in the table below, and at least in accordance with the provisions of the current BS8300. With the exception of housing (Use Class C3), this is in addition to the general parking provision. The following minimum disabled parking standards apply:

<b>Use category</b>	<b>Accessible spaces (2.4m wide x 4.8m long plus 1.2m wide marked access and safety zones on 3 sides)</b>	<b>Enlarged spaces (3.6m wide x 6m long)</b>
Retail/Recreation/Leisure/Religious buildings and Crematoria / Doctors' surgeries, health centres and other health buildings.	A minimum of 3 accessible spaces or 6% of the overall capacity, whichever is greater.	A minimum of 4% of the overall capacity.
Schools and other education facilities.	A minimum of 3 accessible spaces or 5% of the overall capacity, whichever is greater.	A minimum of 5% of the overall capacity.
Sports facilities	6% or 8% of the overall capacity. The minimum will depend on the sports facilities provided, see table 2 of Sport England's 'Accessible Sports Facilities'.	A minimum of 4% of the overall capacity.
Hotels, Student accommodation	A minimum of 3 accessible spaces, or 1 accessible space for each accessible bedroom (or other bedspace), or 6% of the overall capacity, whichever is greater.	A minimum of 4% of the overall capacity
Workplaces	A minimum of 1 accessible space for each employee who is a disabled motorist plus 2 accessible spaces, or 5% of the	A minimum of 5% of the overall capacity

Use category	<b>Accessible spaces (2.4m wide x 4.8m long plus 1.2m wide marked access and safety zones on 3 sides)</b>	<b>Enlarged spaces (3.6m wide x 6m long)</b>
	overall capacity, whichever is greatest	
Staff car parks at other use categories	A minimum of 1 accessible space for each employee who is a disabled motorist	
Railway car parks and public transport interchanges	A minimum of 3 accessible spaces or 5% of the overall capacity, whichever is greatest	A minimum of 5% of the overall capacity
Housing	<p>Car parking spaces will be provided in accordance with category 2 and category 3 of the Building Regulations Approved Document M: Volume 1. This should be provided within the overall parking capacity for the development as set out in the Parking Guidelines.</p> <p>Each category 3 wheelchair accessible dwelling should be provided with a minimum of 1 accessible on-site, allocated space. This includes developments where car parking is provided at less than 1 space per dwelling.</p>	

<b>Use category</b>	<b>Accessible spaces (2.4m wide x 4.8m long plus 1.2m wide marked access and safety zones on 3 sides)</b>	<b>Enlarged spaces (3.6m wide x 6m long)</b>
	<p>The remaining residential parking capacity for the development should be provided in the same proportion as the dwellings in the development, with parking for category 3 wheelchair adaptable dwellings and category 2 dwellings taking priority over any other parking which is provided. Where these are provided in communal parking areas, it would be preferable that these are not permanently allocated to allow for flexible use depending on resident's needs.</p> <p>Where parking for category 2 and 3 dwellings cannot be provided within the curtilage of the dwelling or block of flats, equivalent provision on-street will be considered.</p>	
<p>Accessible drop off areas should also be provided at workplaces and all buildings used or visited by members of the public, including public transport interchanges, and to serve category 2 and 3 dwellings.</p>		

The location of accessible parking, drop off areas and enlarged spaces should be agreed before the location of parking for cycles, motorcycles and electric vehicles is considered.

Disabled parking spaces and drop-off facilities should be sited as close to the main entrance as possible, and preferably within 20 metres. Drop-off facilities should be within 20 metres of the entrance.

Where it is not possible to provide accessible parking on site, the developer may be required to meet the cost of providing on-street accessible parking.

All developments should consider whether some designated parent & child parking spaces are required. These will need to be agreed with the Planning/Highway Authority

50% of the Accessible parking (as set out in the guidelines) must include active EVCP's, and the remaining spaces must include the infrastructure to enable provision of EVCP's in future.

### **Motorcycle parking and Micro-mobility vehicles**

Developers are encouraged to consider the needs of all transport users, including motorcycle parking, as well as providing facilities for micro-mobility vehicles<sup>7</sup>. This will be negotiated on site-by-site basis.

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<sup>7</sup> Small lightweight vehicles operating at low speeds, usually single-person, for example electric bicycles, shared bicycles.



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