

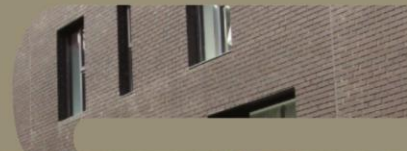
**Sheffield Plan:
Our City, Our Future
Publication (Pre-Submission) Draft**

Site Allocations Schedule

December 2022

Planning Service
City Futures
Sheffield City Council

our city, our future



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Introduction

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

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

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

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

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

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

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

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

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.

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

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

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

- Conditions on development:**
- 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site Reference: CW08	Address: First Floor To Third Floors, 19 - 21 Haymarket, S1 2AW	
Allocated use: Mixed Use		Site area: 0.03 Hectares
Net housing area: 0.01 Hectares		Total housing capacity: 3 Homes
Net employment (Class E(g)(i & ii)) area: 0.02 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • 60% of gross floorspace to be for Office (Class E(g)(i)) use and the remaining 40% for Housing use. • 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 		

<p>developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</p> <ul style="list-style-type: none"> • A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.

Site Reference: CW09	Address: Land to the north of Derek Dooley Way, S3 8EN	
Allocated use: Housing		Site area: 1.75 Hectares
Net housing area: 0.90 Hectares		Total housing capacity: 336 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares

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

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

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

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

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

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

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

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

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

Conditions on development:

- 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.

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

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

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

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

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

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

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

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

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

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

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

<p>sufficient mitigation/remediation will be required at planning application stage.</p> <ul style="list-style-type: none"> • 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.
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Site Reference: CW23	Address: Land at Gun Lane, S3 8GG	
Allocated use: Housing		Site area: 0.08 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 14 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • None 		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site Reference: SU12	Address: 134 West Bar, 10 Bower Spring and 83 Steelhouse Lane, S3 8PB	
Allocated use: Housing		Site area: 0.50 Hectares
Net housing area: 0.49 Hectares		Total housing capacity: 216 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. • Open space should be provided in accordance with Policy NC15. • A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. • A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed is required. If insufficient information is available to inform the required Heritage Statement, then some prior investigation may be required. • This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. • Retention of traditional Conservation Area property would be desirable. 		

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

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

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

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

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

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

Site Reference: SU17	Address: 30-32 Edward Street and 139 Upper Allen Street, S3 7GW	
Allocated use: Housing		Site area: 0.29 Hectares
Net housing area: 0.28 Hectares		Total housing capacity: 88 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares

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

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

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

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

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

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

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

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

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

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

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

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

<p>exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.</p> <ul style="list-style-type: none"> Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.
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Site Reference: SU25	Address: The Nichols building, Shalesmoor	
Allocated use: Housing		Site area: 0.10 Hectares
Net housing area: 0.10 Hectares		Total housing capacity: 48 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> None 		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

<p>sufficient mitigation/remediation will be required at planning application stage.</p> <ul style="list-style-type: none"> • The Sheffield Central Elim Pentecostal Church is an important community facility that should be retained as part of redevelopment of the site. For the purpose of future proposals, the church is classified as a non-developable area. • A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. • This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

Site Reference: SU41	Address: Courtwood House, Silver Street, S1 2DD	
Allocated use: Housing		Site area: 0.08 Hectares
Net housing area: 0.08 Hectares		Total housing capacity: 25 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. • The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. • This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. 		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<p>developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area</p> <ul style="list-style-type: none"> • A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. • This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site Reference: SV17	Address: Buildings at Arundel Street and Eyre Street, S1 4PY	
Allocated use: Housing		Site area: 0.25 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 75 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. • Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. • A 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. • Retention of the non designated heritage The Lord Nelson public house would be desirable. 		

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

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

<p>Conditions on development:</p> <ul style="list-style-type: none"> • The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. • Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. • A 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.
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Site Reference: SV20	Address: Former Head Post Office Fitzalan Square Sheffield S1 1AB	
Allocated use: Housing		Site area: 0.44 Hectares
Net housing area: 0.44 Hectares		Total housing capacity: 42 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • None 		

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

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

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

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.

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

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

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

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

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

Policy CA5 - Site Allocations in Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

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

<p>developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</p> <ul style="list-style-type: none"> • 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.
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Site Reference: HC18	Address: 50 High Street City Centre Sheffield S1 1QH	
Allocated use: Housing		Site area: 0.27 Hectares
Net housing area: 0.20 Hectares		Total housing capacity: 101 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
Conditions on development:		
<ul style="list-style-type: none"> • None 		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions on development:

- 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.

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

Conditions on development:

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

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

Policy SA2 - Northwest Sheffield Sub-Area Site Allocations

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

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

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

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

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

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

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

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

Policy SA3 - Northeast Sheffield Sub-Area Site Allocations

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

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

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

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

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

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

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

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

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

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

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

Conditions on development:

- 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.

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

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

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

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

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

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

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

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

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

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

- None

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy SA4 - East Sheffield Sub-Area Site Allocations

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

- This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site.
- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- No development should take place over Car Brook culvert or for the area in 1 in 25 probability (including Climate Change allowance) of flooding. A Level 2 Strategic Flood Risk Assessment (SFRA) is required to 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.

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

- 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.

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

Conditions on development:

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

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

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

<p>needed provide access for maintenance. Plans should include a 30m buffer around the power line.</p> <ul style="list-style-type: none"> • 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.
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Site Reference: ES06	Address: Outokumpu, Shepcote Lane	
Allocated use: Industrial		Site area: 19.53 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 15.78 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site already has planning permission. The following conditions on development would apply if any further or amended developments were to be proposed on the site. • Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses. 		

Site Reference: ES07	Address: Land at Europa Way, S9 1TQ	
Allocated use: Industrial		Site area: 3.38 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 3.38 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</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.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses.
- Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

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

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

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

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

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

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

Conditions on development:

- 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.

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

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

<p>landfill may have on development will be required at planning application stage.</p> <ul style="list-style-type: none"> • The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. • Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses. • Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

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

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

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

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

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

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

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

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

<p>approach to delivering advanced manufacturing, and advanced health & wellbeing uses.</p> <ul style="list-style-type: none"> Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

Site Reference: ES20	Address: Darnall Works, Darnall Road, S9 5AB	
Allocated use: Mixed Use		Site area: 6.51 Hectares
Net housing area: 2.00 Hectares		Total housing capacity: 80 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 2.00 hectares	Net (Other employment uses) area: 0.00 hectares

<p>Conditions on development:</p> <ul style="list-style-type: none"> Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required. The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Further archaeological work is required to ensure the site layout is sensitive to archaeological remains, and mitigates impact to the on site Scheduled Monument, and other Grade II Listed structures within, and adjacent to the site. This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal at the planning application stage. Any future industrial scale development should occupy the western area of the site. Important view corridor along Wilfrid Road bordering Scheduled Monument to be protected. Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. 		
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Site Reference: ES21	Address: Land between Prince of Wales Road and Station Road, S9 4JT	
Allocated use: Mixed Use		Site area: 1.11 Hectares
Net housing area: 0.56 Hectares		Total housing capacity: 28 Homes
Net employment (Class E(g)(i & ii)) area: 0.55 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> Local community uses (Class F2), Commercial, business and service uses (Class E) on street level frontages, except for offices (Class E(g)(i)) and industrial processes (Class E(G)(iii)). The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses. Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work. 		

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

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

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

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

Conditions on development:

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

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

Conditions on development:

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

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

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

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

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

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

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

Conditions on development:

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

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

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.

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy SA5 - Southeast Sheffield Sub-Area Site Allocations

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Conditions on development:**
- Open space should be provided in accordance with Policy NC15.
 - The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
 - The site contains a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
 - Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.

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

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

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

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

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

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

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

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

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.

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

Conditions on development:

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

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

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

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

Policy SA6 - South Sheffield Sub-Area Site Allocations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site Reference: SS13	Address: The Ball Inn, Myrtle Road, S2 3HR	
Allocated use: Housing		Site area: 0.20 Hectares
Net housing area: 0.20 Hectares		Total housing capacity: 14 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area. • A 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 the non designated heritage The Ball Inn would be desirable. 		

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

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

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

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

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

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

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

Policy SA7 - Southwest Sheffield Sub-Area Site Allocations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- None

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

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

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

Conditions on development:

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

Policy SA8 - Stocksbridge/Deepcar Sub-Area Site Allocations

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

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

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

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

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

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

Conditions on development:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This document can be supplied in alternative formats, please contact:

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