

# **Sheffield Plan: Our City, Our Future**

## **SCHEDULE OF PROPOSED MAIN MODIFICATIONS**

**MARCH 2026**

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## Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations - Proposed Main Modifications

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM1	Para 1.18	Amend para 1.18 to read: "This is used to illustrate the main components of the spatial strategy, including the main locations for site allocations <del>s</del> and the broad locations for longer term growth. It also shows the main elements of the transport network.	Broad Locations for Growth not justified
MM2	Para 1.27	Insert additional paragraph after para 1.27: " <u>The three saved Core Strategy policies set out overarching objectives for sustainably managing the city's waste (CS68), Safeguarding of major waste facilities (CS69) and enabling increased recycling and composting (CS70). The Core Strategy policies embrace the overall objectives set out in national policy of making<sup>7</sup> better use of waste through the reduction and re-use of materials and align with the aims and objectives set out within the Sheffield Plan, particularly around delivering a healthy and environmentally sustainable city.</u> " Re-number subsequent paragraphs.	For clarity
MM3	Para 1.28	Amend paragraph 1.28 to read: "1.28 As noted above, neighbourhood plans form part of the Development Plan for the area. They are plans prepared by a Parish Council or Neighbourhood Forum for a particular local area (referred to as the 'neighbourhood area'). They are intended to give direct power to communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Under national planning regulations, neighbourhood plans must be in general conformity with the strategic policies contained in any development plans that cover their area <sup>5</sup> . They should not promote less development than set out in strategic policies in the Local Plan. The strategic policies in the Sheffield Plan are identified on the contents <u>pages in Parts 1 and 2 of the Plan.</u> "	For clarity

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MM4	Para 2.12	After Figure 1, under the Objectives for thriving neighbourhoods and communities, amend the third bullet point: "● To significantly increase the supply of <del>affordable housing, accessible market housing and specialist housing for older people, disabled people and other vulnerable groups, particularly in places of greatest need.</del> <u>housing for different groups in the community including those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.</u> "	For consistency with national planning policy
MM5	Para 2.12	After Figure 1, under the Objectives for thriving neighbourhoods and communities, amend the fourth bullet point to read: "To provide sites for Gypsies and Travellers, <u>and Travelling Showpeople</u> in appropriate locations to meet the current needs and to guide the provision of additional pitches if further need arises."	For consistency with national planning policy
MM6	Para 2.12	After Figure 1, under the 'Objectives for a green city', add an additional objective: "● <u>provide land to facilitate sustainable local food production.</u> "	For effectiveness
MM7	Para 2.12	After Figure 1, under the 'Objectives for a green city', add an additional objective: ● <u>maintain a Green Belt to assist in urban regeneration, by encouraging the recycling of derelict and other urban land</u>	To clarify the purpose of the Green Belt
MM8	Para 3.11	Amend paragraph 3.11 to read: 3.11. There are a number of important business sectors in Sheffield, particularly advanced manufacturing; creative and digital; publishing; media; business, financial and professional services; information and communications technology; utilities/environmental technologies; and healthcare and wellbeing. Many of the jobs in these growth sectors are likely to provide above average incomes. Future demand has been estimated, taking into account the city's ambitions for new jobs and the sectors in which economic growth is expected to take place. This has determined how much land is needed. <u>The need for large scale logistics land should be revisited through an early review of the Sheffield Plan. This will enable opportunities for carrying out further assessment of the supply and requirements for large scale logistics over a wider area in the sub-region.</u>	To explain the situation regarding the evidence for large-scale logistics need and set out the scope of an early local plan review on this issue

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MM9	Para 3.16	Amend para 3.16 to read: " <u>3.16</u> The City Centre Office Zones - within the Central Sub-Area - will be the main location for new offices but office development will also take place in other locations where it is consistent with the area policies and policies for development on allocated sites. <u>Proposals such as the Sheffield Innovation Spine will also create the case for investment in the city's innovation infrastructure, including the lab and office space needed by existing knowledge-intensive companies, and an attractive inward investment opportunity for other companies that can drive economic growth in the City Centre. The Innovation Spine runs from Sheffield Station and Sheffield Hallam University's City Campus through Sheffield Digital Campus to, Castlegate, Riverside, West Bar, Tenter Street and up to the University of Sheffield's main campus (See Map 4A for indicative boundary). It is anticipated a series of innovation hotspots within the City Centre and the Spine will become the wayfinding and connective narrative that binds them and promote city's burgeoning technology-led start-up enterprises.</u> "	To clarify the role and extent of the Innovation Spine
MM10	Policy SP1	Amend Policy SP1 and the Definitions section – the reworded Policy is <u>available at the end of this Schedule.</u>	To ensure that housing and employment needs are met over the Plan period; to reflect the proposed additional sites; to remove references to Broad Locations for Growth; to clarify the extent of need for Gypsy & Traveller and Travelling Showpeople pitches/plots over the Plan period; to clarify the scope of potential rail improvements that would support future development; and to clarify the approach to blue and green infrastructure.

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MM11	Policy SP2	Amend the first sentence to read: " <del>The majority of</del> Future growth will <u>primarily</u> be <u>focused</u> on previously developed sites within existing urban areas."	To clarify the overall spatial approach
MM12	Para 4.8	Amend paragraph 4.8 to read: "4.8 It has been further subdivided into six Character Areas. Each Character Area is made up of recognisable sub-parts of the city. <u>Character Areas are shown on the Policies Map</u> . The policy approach taken to the Central Sub-Area and the Character Areas is based on evidence and analysis in the City Centre Strategic Vision, and the City Centre Priority Neighbourhood Frameworks <sup>20 21</sup> ."	For clarity and effectiveness
MM13	Policy SA1	Amend part (a) to read: " Deliver approximately <del>48,640</del> <u>17,940</u> new homes (through a combination of existing planning permissions and new site allocations). This includes strategic site allocations.	To reflect the supply of deliverable and developable housing sites in the Central Area
MM14	Policy SA1	Reword part b): "b) Focus Purpose Built Student Accommodation in <del>the identified defined areas suitable for Purpose-Built Student Accommodation as shown on the Policies Map</del> in parts of three of the Character Areas (see Policies CA3, CA4 and CA5)."	For clarity and effectiveness
MM15	Policy SA1	Amend part c) to read: "c) Deliver approximately <del>40.4</del> <u>7.25</u> hectares of employment land, including being the main focus for new office development through the identified City Centre Office Zones (see Policy EC2). Other forms of commercial activity and employment land/floorspace should be delivered within the identified General Employment Zones (see Policy EC3), and the Central Area Flexible Use Zones (see Policy VC3), <u>including along the Innovation Spine running between West Bar and the University of Sheffield</u> ."	To reflect the supply of deliverable and developable employment sites in the Central Area
MM16	Policy SA1	Amend part (g) to read: " <del>g) Enhance the offer at</del> <u>Support and enable, where appropriate, new development and uses associated with the University of Sheffield and Sheffield Hallam University</u> and focus associated new development within the defined University/College Zones (see Policy EC8)."	For clarity and effectiveness

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MM17	Policy SA1	Amend part i) to read: "i) Support <del>the</del> proposals in the <del>Sheffield Midland Station and Sheaf Valley Development Framework</del> to <u>that</u> facilitate significant rail infrastructure improvements, as well as wider investment and development opportunities associated with an enhanced gateway into the city."	To remove references in the policies to masterplans which do not form part of the local plan
MM18	Policy SA1	Add part k): " <u>k) Include continued monitoring of the need for additional education provision in the form of a new City Centre secondary school to meet increasing demand.</u> "	To ensure education needs in the Central Area are effectively addressed
MM19	Policy SA1	Add part l): " <u>l) Include consideration of additional healthcare provision in the form of at least one new primary healthcare facility (providing GP services, mental health services and other community healthcare needs) alongside extensions to existing facilities capable of serving the Central Sub-Area, to meet the primary healthcare needs arising as a result of increased residential population.</u> "	To ensure health needs in the Central Area are effectively addressed
MM20	Policy SA1	Add part m): " <u>m) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, River Sheaf and Porter Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives.</u> "	To improve travel and recreational opportunities along the city's rivers
MM21	Policy SA1	Amend the Definitions section: "Definitions ' <b>People with protected characteristics</b> ' – the Equality Act (2010) defines protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. For ' <del>Purpose-Built Student Accommodation</del> ', ' <b>Primary Shopping Area</b> ', ' <b>Clean Air Zone</b> ', ' <del>Sheffield Midland Station and Sheaf Valley Development Framework</del> ', and ' <b>Connecting Sheffield</b> ' – see Glossary."	To reflect changes to the Policy wording
MM22	Paragraph 4.10	Amend paragraph to read: "4.10 Character Area One is made up of the four neighbourhoods of Kelham Island, Neepsend, Philadelphia, and Woodside. The area is situated to the north-west of the City Centre and is an emerging residential area with industrial heritage and character. The role and function of the area is shaped by the River Don and important nearby green assets such as Parkwood Springs and Stanley Fields. <u>Additionally, Kelham Island Conservation Area informs the character and gives a distinctive identity to the area.</u> "	For clarity and effectiveness

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MM23	Policy CA1	<p>Delete part b) and amend parts a) and c) of the Policy to read: a) Deliver approximately <del>2,745</del> <u>3,056</u> homes and <del>1.3</del> <u>1.26</u> hectares of employment land (through a combination of existing planning permissions and new site allocations). <del>b) Deliver a housing requirement figure for the designated neighbourhood planning area: Kelham/Neepsend – at least 2,653 homes (including homes which already have planning permission).</del> c) Deliver Site Allocations <u>KN01 to KN05, KN07 to KN09, KN13 to KN15, KN17 to KN26, KN28 to KN30 and KN32 to KN36</u> <del>KN01 to KN36</del>, with a focus on the site allocations defined within Policy CA1A – Priority Location in Neepsend, and Policy CA1B – Catalyst Site between Penistone Road, the River Don, and Rutland Road.</p> <p>Delete footnote 22: <del>“<sup>22</sup>This figure includes 2,648 homes on large sites and 5 homes on small sites with planning permission as at 1st April 2022.”</del></p>	To reflect the supply of deliverable and developable housing and employment sites in Kelham and Neepsend and reflect the fact that the Kelham and Neepsend Neighbourhood Planning area has lapsed
MM24	Policy CA1	Amend part e) to read "e) Contribute towards <del>infrastructure</del> improvements in education and <del>healthcare</del> provision for Kelham-Neepsend, <u>as well as consideration of additional healthcare provision in the form a new primary healthcare facility alongside extensions to existing facilities capable of serving the area, to meet the primary healthcare needs as a result of increased residential population.</u> "	To ensure health needs in Kelham and Neepsend are effectively addressed
MM25	Policy CA1	Amend part g) to read: "g) Enable the area to become an ‘Outdoor’ Neighbourhood <u>reflecting the placemaking principles and vision in the Sheffield City Centre Priority Neighbourhood Frameworks</u> (epitomising the vision for Sheffield to be the ‘Outdoor City’) through the design of new development, new public realm, and an ability to accommodate outdoor events."	To explain the relevance of the Priority Neighbourhood Framework
MM26	Policy CA1	Re-word part h) to read: "h) Adhere to the <del>proposed extension of the existing</del> <u>Kelham and Neepsend</u> Night-Time Quiet Area <del>covering the area from Shalesmoor to Mowbray Street/ Neepsend Lane and Rutland Road (see Policy NC14).</del> "	For clarity and effectiveness
MM27	Policy CA1	After criterion i) insert a new criterion: " <u>j) Conserve, enhance and capitalise on the area’s heritage, especially within the Kelham Island Conservation Area, by providing high quality development proposals.</u> " Renumber subsequent criteria.	To ensure heritage assets are protected

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM28	Policy CA1A	Amend the first sentence and part (a) as follows: "Development proposals will deliver Site Allocation(s) KN03, KN05, KN07, KN13, KN15, KN21, KN24, <del>KN27</del> , KN30, and KN36 and help realise: a) Around <del>4,285</del> <u>1,638</u> new homes."	To reflect the supply of deliverable and developable housing sites in the Neepsend Priority Location
MM29	Policy CA1A	Amend part i) to read: "Retention and enhancement of <u>designated and non-designated</u> key heritage <u>assets</u> buildings ( <u>including Kelham Island Conservation Area, Cannon Brewery buildings, Cornish Works, and Globe Works</u> )."	To ensure heritage assets are protected
MM30	Policy CA1B	Add new first paragraph: <u>The Catalyst Site will be redeveloped as part of Central Sub-Area – Character Area One, as defined on the Policies Map. Proposals will be expected to be delivered in accordance with any approved masterplan for the area to ensure the site and its infrastructure relates positively to neighbouring sites and the surrounding area.</u>	To clarify the mechanism for delivering the site
MM31	Policy CA1B	Amend part a) to read: Development proposals will deliver Site Allocation(s) KN03, KN07, KN15 and KN24 and help realise: a) Around <del>400</del> <u>471</u> new homes."	To reflect the supply of deliverable and developable housing sites that make up the Catalyst Site
MM32	Policy CA2	Amend parts a) and b) to read: "a) Deliver approximately <del>4,845</del> <u>1,899</u> homes and <del>2.4</del> <u>2.03</u> hectares of employment land (through a combination of existing planning permissions and new site allocations). b) Deliver Site Allocations <u>CW01 to CW06 and CW08 to CW22</u> <del>CW01 to CW23</del> , with a focus on the site allocations defined in Policy CA2A - Priority Location in Castlegate and Policy CA2B - Priority Location in Wicker Riverside."	To reflect the supply of deliverable and developable housing and employment sites in Castlegate, West Bar, The Wicker, and Victoria
MM33	Policy CA2	After criterion d) insert a new criterion: " <u>e) Conserve, enhance and capitalise on the area's heritage, especially within the Kelham Island and City Centre Conservation Areas, by providing high quality development proposals.</u> " Renumber subsequent criteria accordingly.	To ensure heritage assets are protected

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MM34	Policy CA2	Amend part e) to read: "Enhance pedestrian and cycle environments along main routes and improve the relationship with the river <u>and canal</u> - creating new riverside routes, supported by active building frontages, and proposals that positively interact with the river <u>and canal-side spaces</u> ."	To improve travel and recreational opportunities along the Canal
MM35	Policy CA2A	Amend the first sentence and part (a) as follows: "Development proposals will deliver Site Allocation(s) <u>CW01, CW02</u> , CW04, CW06, <u>CW08</u> , CW11, and CW18 and help realise: a) Around <del>330</del> <u>219</u> new homes and approximately <del>4</del> <u>0.96</u> hectares of non-residential development"	To reflect the supply of deliverable and developable housing and employment sites in Castlegate
MM36	Policy CA2B	Amend the first sentence and part (a) as follows: "Development proposals will deliver Site Allocation(s) CW05, CW10, CW12 to CW17, and CW20 to <u>CW22</u> <del>CW23</del> and help realise: a) Around <del>795</del> <u>801</u> new homes and approximately <del>0.4</del> <u>0.07</u> hectares of non-residential development. Wicker Riverside is a location where larger, urban family homes will be considered."	To reflect the supply of deliverable and developable housing and employment sites at Wicker Riverside
MM37	Para 4.26	Amend paragraph 4.26 to read: "Most of the area falls within the City Centre and has a vibrant feel through a mix of commercial, higher education, residential, civic, retail, and leisure uses. The area also features a number of Conservation Areas (Furnace Hill, <u>City Centre, Hanover</u> and Well Meadow) and Listed Buildings providing a built heritage context that will influence future development proposals. The role and function of the area is shaped by the existing pattern of the built environment, a challenging topography, as well as key assets such as the Grade I Listed Sheffield Cathedral, Paradise Square, and the University of Sheffield and its campus."	For clarity and effectiveness
MM38	para 4.28	Amend paragraph 4.28 to read: "4.28. Proposals will seek to create active and walkable neighbourhoods, with future development schemes that encourage activity at street-level and a greater amount of ground floor uses – including retail, commercial, and leisure. Creating new neighbourhood hubs, to stimulate greater pockets of activity and movement through the area, will be vital to the future success of the area. New neighbourhoods will support a mixed demographic through the provision of a range of residential types, including opportunities for co-location, build-to-rent	To clarify the scope and extent of the Innovation Spine

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		schemes, and high-end housing (especially around Cathedral). <u>Proposals will also enable the continuous development and expansion of existing facilities of the Sheffield Innovation Spine (see Policy SA1).</u> Further purpose-built student accommodation will be carefully managed in this area and will only be supported in certain sections of the wider area, and only where demand for additional supply can be demonstrated."	
MM39	Policy CA3	Amend parts a) and b) as follows: "Deliver approximately 4,185 <u>4,108</u> homes and <del>0.16</del> <u>0.11</u> hectares of employment land (through a combination of existing planning permissions and new site allocations). The area will support a mix of residential typologies including student, co-living, and Build-to-Rent (BTR) accommodation, with potential for some high-end housing. b) Deliver Site Allocations <u>SU01 to SU06, SU08, SU10 to SU21, SU27 to SU30, SU34 to SU40, SU42, SU43, SU45 and SU48 to SU52</u> <del>SU01 to SU57</del> , with a focus on the site allocations defined in Policy CA3A – Priority Location in Furnace Hill and Policy CA3B – Catalyst Site at the Gateway between Scotland Street, Smithfield, and Snow Lane."	To reflect the supply of deliverable and developable housing and employment sites in the area of St Vincent's, Cathedral, St George's and University of Sheffield
MM40	Policy CA3	Amend part c) to read: " <del>Enhance the offer at</del> <u>Support and enable, where appropriate, new development and uses associated with</u> the University of Sheffield <del>and focus associated new development within the defined University/College Zones (see Policy EC8).</del> "	To support development associated with the University of Sheffield
MM41	Policy CA3	After criterion g) insert a new criterion: " <u>h) Conserve, enhance and capitalise on the area's heritage, especially within the Furnace Hill, City Centre and Well Meadow Conservation Areas, by providing high quality development proposals.</u> " Renummer subsequent criteria accordingly.	To ensure heritage assets are protected
MM42	Policy CA3	Amend part h) to read: "h) Adhere to the <del>proposed extension of the Night-</del> <u>St Vincent's</u> Night-Time Quiet Area (covering the area from Scotland Street/Meadow Street to Broad Lane and Netherthorpe Road) as shown on the Policies Map, <u>as well as the Heart of the City and Cathedral Night-Time Quiet Area as shown on the Policies Map</u> (see <b>Policy NC14</b> )."	For clarity and effectiveness

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MM43	Policy CA3	Amend part i) to read "i) Contribute towards <u>community</u> infrastructure improvements, <u>including</u> <del>in</del> education provision and healthcare provision <u>(in the form extensions to existing facilities capable of serving the area, to meet the primary healthcare needs as a result of increased residential population).</u> "	To ensure health needs in the area of St Vincent's, Cathedral, St George's and University of Sheffield are effectively addressed
MM44	Policy CA3A	Amend the first sentence and part (a) as follows: "Development proposals will deliver Site Allocation(s) SU03 to SU06, SU08, SU10 to SU12, SU15, SU21, <del>SU25</del> , SU27 to SU30, SU34 to SU37, SU39, SU42, SU43, <del>SU47</del> , SU49 and SU51 and help realise: a) Around <del>2,290</del> <u>2,081</u> new homes. Furnace Hill has potential to accommodate significant residential growth, and a mix of residential accommodation types, which could include family homes, apartments, duplex apartments and town houses."	To reflect the supply of deliverable and developable housing sites at Furnace Hill
MM45	Policy CA3B	Amend the first sentence and part (a) as follows: "Development proposals will deliver Site Allocation(s) SU03 to SU05, SU08, SU15, SU21, <del>SU25</del> , SU29, SU39 and SU42 and help realise: a) Approximately <del>4,480</del> <u>1,231</u> new homes – through a mix of residential accommodation types, including apartments with commercial and retail uses at ground floor level."	To reflect the supply of deliverable and developable housing sites at the Catalyst Site at the Gateway between Scotland Street, Smithfield, and Snow Lane
MM46	Para 4.35	Amend paragraph 4.35 to read: "4.35. The area is situated to the south and east of the City Centre <u>and lies within the Cultural Industries Quarter Conservation Area</u> and has a unique identity given context by established residential areas featuring the iconic Grade II* Listed Park Hill Flats; as well as key gateways into the city at Sheffield railway station, Sheffield Interchange, and the A61 Arundel Gate. Some of Sheffield's more recognisable landmarks including Park Hill Flats, Ponds Forge, and Sheffield Hallam University mark the area as of critical importance to the city. The role and function of the area is shaped by major road and rail infrastructure, as well as the South Street Park/Sheaf Valley Park."	For clarity and effectiveness and to ensure heritage assets are protected

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM47	Para 4.36	Amend paragraph 4.36 to read: "4.36. Proposals will take advantage of the unique opportunities provided <u>by any approved masterplans in the area including a new</u> the Sheaf Valley and Midland Station <u>Masterplan</u> Development Framework and the Sheffield Hallam University Masterplan to re-connect this area to the City Centre. Development schemes will attract a mixed demographic through delivering a range of different residential typologies. The neighbourhoods will balance the delivery of commercial and residential uses to create a vibrant and truly mixed use area of the city. Commercial uses will capitalise on the growth of Sheffield Hallam University and the Cultural Industries Quarter to promote the growth of knowledge and creative sectors. Further purpose-built student accommodation will be carefully managed in this area and will only be supported in certain sections of the wider area, and only where demand for additional supply can be demonstrated."	To clarify the mechanism for delivering sites in the area
MM48	Policy CA4	Amend parts a) and b) to read: "Deliver approximately <del>2,245</del> <u>2,162</u> homes and <del>3.2</del> <u>1.58</u> hectares of employment land (through a combination of existing planning permissions and new site allocations). A range of different residential types will be supported to attract a mixed demographic. b) Deliver Site Allocations <u>SV02 to SV05, SV08 to SV16, SV19 to SV21, SV23 and SV24</u> <del>SV01 to SV25</del> , with a focus on the site allocations defined in Policy CA4A – Part of Priority Location and Catalyst Site at Moorfoot – Land between Eyre Street, St. Mary's Road, and Jessop Street."	To reflect the supply of deliverable and developable housing and employment sites at City Arrival, Cultural Industries Quarter, Sheaf Valley
MM49	Policy CA4	Amend part c) to read: " Take advantage of the unique opportunity and investment as <del>part of</del> <u>around</u> the Sheffield Midland Station and <del>the</del> Sheaf Valley <del>Development Framework</del> to re-connect this area with the City Centre. Landmark development proposals will be promoted in the City Arrival area."	For clarity and to remove references in the policies to masterplans which do not form part of the local plan
MM50	Policy CA4	Amend part f) to read: "Support and collaborate with Sheffield Hallam University <del>on the Sheffield Hallam University Masterplan</del> , including supporting plans for the Sheffield Hallam University hub."	To remove references in the policies to masterplans which do not form part of the local plan
MM51	Policy CA4	Amend criterion g) to read: "g) Conserve, enhance and capitalise on the area's heritage, especially within the <u>City Centre and</u> Cultural Industries Quarter <u>Conservation Areas</u> , by providing high quality development proposals."	For clarity and effectiveness and to ensure

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			heritage assets are protected
MM52	Policy CA5	Amend parts a) and b) as follows: "Deliver approximately 6,155 <u>5,612</u> homes and 3-4 <u>2.27</u> hectares of employment land (through a combination of existing planning permissions and new site allocations). The area represents an opportunity to attract a mixed demographic profile due to the range of built development that will occur in the City Centre. b) Deliver Site Allocations <u>HC01 to HC04, HC06 to HC09, HC11 to HC18, HC21 to HC23 and HC25 to HC27</u> <del>HC01 to HC30</del> , with a focus on the site allocations identified in Policy CA5A - Priority Location in Moorfoot and Policy CA5B - Catalyst Site at the Junction between St. Mary's Gateway, The Moor Street, and London Road. The part of the Priority Location located in Character Area Four will be delivered via Policy CA4 and Policy CA4A."	To reflect the supply of deliverable and developable housing and employment sites at Heart of the City, Division Street, The Moor, Milton Street, Springfield, Hanover Street
MM53	Policy CA5	After criterion c), inset new criterion: " <u>d) Adhere to the Heart of the City and Cathedral Night-Time Quiet Area and Devonshire Quarter Night-Time Quiet Area as shown on the Policies Map (see Policy NC14).</u> " Renummer subsequent criteria accordingly.	For clarity and effectiveness
MM54	Policy CA5	Amend criterion d) to read: "d) Help realise the opportunities <del>in the</del> <u>associated with</u> Heart of the City-2 Masterplan and <u>to</u> create a stronger concentration of office, commercial, retail, and leisure uses within the City Centre."	To remove references in the policies to masterplans which do not form part of the local plan
MM55	Policy CA5	After criterion h) insert a new criterion: " <u>i) Conserve, enhance and capitalise on the area's heritage, especially within the City Centre and Hanover Conservation Areas, by providing high quality development proposals.</u> " Renummer subsequent criteria accordingly.	For clarity and effectiveness and to ensure heritage assets are protected
MM56	Policy CA5	Insert a new criterion k): " <u>k) Contribute towards community infrastructure improvements, including education provision and healthcare provision (in the form extensions to existing facilities capable of serving the area, to meet the primary healthcare needs as a result of increased residential population).</u> " Renummer subsequent criteria accordingly.	To ensure education and health needs in the Heart of the City, Division Street, The Moor, Milton Street,

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
			Springfield, Hanover Street are effectively addressed
MM57	Policy CA5A	Amend the introductory sentence and part a) to read: "Development proposals will deliver Site Allocation(s) HC03, HC08, <del>and</del> HC11 <del>and</del> HC20 and help realise: a) Approximately <del>2,180</del> <u>1,726</u> new homes and approximately <del>4.6</del> <u>0.9</u> hectares of non-residential floorspace. Moorfoot has the potential to accommodate significant residential growth and become a new neighbourhood."	To reflect the supply of deliverable and developable housing and employment sites at the Priority Location at Moorfoot
MM58	Policy CA5B	Amend first sentence and part a) to read: "a) Development proposals will deliver Site Allocation(s) HC03, HC08, and HC11 and help realise: a) Approximately <del>2,085</del> <u>1,726</u> homes."	To reflect the supply of deliverable and developable housing sites at Catalyst Site at the Junction between St Mary's Gateway, The Moor Street, and London Road
MM59	Policy CA6	Amend parts a) and b) as follows: "a) Deliver approximately <del>4,495</del> <u>1,103</u> homes (through a combination of existing planning permissions and new site allocations). b) Deliver Site Allocations LR01 to <del>LR05, LR07 and LR09</del> <u>LR08</u> , with a focus on integrating with the development proposals <del>set out in</del> <u>around</u> Sheffield Midland Station and <del>the</del> Sheaf Valley Development Framework, which will be primarily delivered in Character Area 4 (see Policy CA4 and Policy CA4A)"	To reflect the supply of deliverable and developable housing sites at London Road and Queens Road
MM60	Policy SA2	Amend parts a) and b) to read: "a) Deliver approximately <del>4,045</del> <u>1,223</u> new homes, <del>and</del> <del>28.3</del> <u>12.62</u> hectares of employment land <del>and</del> <u>a 10.9 hectare leisure site</u> (through a combination of existing planning permissions and new site allocations). Longer term housing growth will also take place within Flexible Uses Zones within the Upper Don Valley ( <del>'Broad Locations for Growth'</del> ) <del>on large windfall sites</del> where existing commercial uses will be allowed to transition to residential use (see Policies H1 and NC16). b) Deliver Site Allocations <u>NWS01 to NWS17, NWS19 to NWS22, NWS25 to NWS27</u>	To reflect the supply of deliverable and developable housing and employment sites in Northwest Sheffield

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<del>and NWS29 to NWS31</del> NW01 to NWS29, including strategic sites: NWS01 to NWS04, NWS09, <u>NWS10</u> and NWS29."	
MM61	Policy SA2	Amend part g) to read: "g) Deliver sustainable transport improvements, including: ● A61 highway junction improvements and links to Penistone Road, Shalesmoor; ● <u>Support for the re-opening of the Don Valley Line, and associated connectivity improvements in partnership with SYMCA, and the rail industry</u> ● Active travel improvements, including projects proposed by Connecting Sheffield; and ● Mass Transit Corridors at: (i) City Centre to the Upper Don Valley; and (ii) City Centre to Chapeltown and High Green."	To clarify the scope of potential rail improvements that would support future development
MM62	Policy SA2	Add additional part to the Policy: " <u>h) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, River Loxley, River Rivelin), wherever practicable and where it is consistent with biodiversity and heritage objectives.</u> "	To improve travel and recreational opportunities along the city's rivers
MM63	Policy SA3	Amend parts a) and b) to read: "a) Deliver approximately <del>970</del> <u>1,665</u> new homes, and <del>28.8</del> <u>33.87</u> hectares of employment land (through a combination of existing planning permissions and new site allocations). Longer term housing growth may also take place within several of the Flexible Uses Zones in the Sub-Areas <u>on large windfall sites</u> ( <del>'Broad Locations for Growth'</del> ) where existing commercial uses will be allowed to transition to residential use (see Policies H1 and NC16). b) Deliver Site Allocations NES01 to <u>NES08, NES09, NES11 to NES13, NES16 to NES19, NES24 to NES30, and NES32 to NES39</u> <del>NES35</del> - including strategic sites: NES01, NES03 to NES07, and <del>NES09,</del> <u>NES37 and NES38.</u> "	To reflect the supply of deliverable and developable housing and employment sites in Northeast Sheffield
MM64	Policy SA3	Add additional part to the Policy: " <u>k) Extend and enhance active travel routes along one bank of the Main Rivers (Blackburn Brook, Charlton Brook, Ecclesfield Brook, Hartley Brook, Whitley Brook, Bagley Dike), wherever practicable and where it is consistent with biodiversity and heritage objectives.</u> "	To improve travel and recreational opportunities along the city's rivers

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM65	Para 4.63	After paragraph 4.63, insert supporting text: " <u>4.64 Meadowhall Shopping Centre plays an important role in the local and regional economy, being a key employer and a major commercial and leisure destination.</u> "	To clarify the role of Meadowhall Shopping Centre
MM66	Policy SA4	Amend parts a) and b) to read: "a) Deliver approximately <del>2,945</del> <u>3,045</u> new homes, and <del>400.3</del> <u>31.91</u> hectares of employment land (through a combination of planning permissions and new site allocations). Longer term housing growth will also take place within Flexible Uses Zones at Attercliffe <u>on large windfall sites</u> ( <del>Broad Locations for Growth</del> ) where existing commercial uses will be allowed to transition to residential use (see Policies H1 and NC16). b) Deliver Site Allocations <u>ES01, ES02, ES05, ES07 to ES31, ES33, ES34, ES36 ES37, ES40, ES41, ES45 to ES47, ES49, ES50, ES52, ES54 and ES55 to ES53</u> - including strategic sites: <u>ES01, ES02, ES05, ES07 to ES13, ES20, ES22 to ES25, ES28 and ES55.</u> <del>ES01 to ES13 and ES20 to ES24"</del>	To reflect the supply of deliverable and developable housing and employment sites in East Sheffield
MM67	Policy SA4	Add additional part to the Policy: " <u>k) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, Blackburn Brook, Carr Brook, Kirkbridge Dike and Bagley Dike), wherever practicable and where it is consistent with biodiversity and heritage objectives.</u> "	To improve travel and recreational opportunities along the city's rivers
MM68	Policy SA5	Amend parts a) and b) to read: "a) Deliver approximately <del>4,640</del> <u>3,013</u> new homes, and <del>22.6</del> <u>36.08</u> hectares of employment land (through a combination of planning permissions and new site allocations). Longer term housing growth will also take place within Flexible Uses Zones within the Sub-Area <u>on large windfall sites</u> ( <del>Broad Locations for Growth</del> ) where existing commercial uses will be allowed to transition to residential use (see Policies H1 and NC16). b) Deliver Site Allocations <u>SES01 to SES05, SES07 to SES10, SES12, SES13, SES15 to SES17, SES19, SES21 to SES24, SES26, SES28 to SES30</u> - including strategic sites: <del>SES01</del> <u>SES03</u> to SES05, SES08, SES09 <u>and SES28 to SES30 and SES10.</u> "	To reflect the supply of deliverable and developable housing and employment sites in Southeast Sheffield
MM69	Policy SA5	Amend Part e) to read: "e) Provide a <u>Travelling Showpeople</u> Gypsy & Traveller Site as part of the employment site allocation SES3 - Land East of Eckington Way, Beighton (see Policy H1 and Policy NC7)."	To correct an error

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM70	Policy SA5	Add an additional part to the Policy: " <u>h) Extend and enhance active travel routes along one bank of the Main Rivers (River Rother, The Moss, Ochre Dike and Shirtcliff Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives.</u> "	To improve travel and recreational opportunities along the city's rivers
MM71	Policy SA6	Amend parts a) and b) to read: "a) Deliver approximately <del>765</del> <u>1,075</u> new homes (through a combination of planning permissions and new site allocations). Longer term housing growth will also take place within Flexible Uses Zones within the Sheaf Valley <u>on large windfall sites</u> ( <del>'Broad Locations for Growth'</del> ) where existing commercial uses will be allowed to transition to residential use (see Policies H1 and NC16). b) Deliver Site Allocations <u>SS01, SS02, SS04, SS06, SS08, SS09, SS11, SS14, and SS16 to SS19</u> to SS18 - including strategic housing sites <u>SS17 and SS19</u> ; <del>former Norton Aerodrome.</del> "	To reflect the supply of deliverable and developable housing and employment sites in South Sheffield
MM72	Policy SA6	Amend criterion e) to read: "e) Protect existing Green Belt boundaries (see <b>Policy GS2</b> ), <del>with the exception of the proposed strategic release of the brownfield site allocation SS17 – former Norton Aerodrome.</del> "	To take account of the proposed additional Green Belt release in South Sheffield
MM73	Policy SA6	Add an additional part to the Policy: " <u>i) Extend and enhance active travel routes along one bank of the Main Rivers (River Sheaf, Topley Brook, Oldhay Brook, Abbey Brook and Meersbrook), wherever practicable and where it is consistent with biodiversity and heritage objectives.</u> "	To improve travel and recreational opportunities along the city's rivers
MM74	Policy SA7	Amend parts a), b) and c) to read: "a) Deliver approximately <del>755</del> <u>1,295</u> new homes and <del>0.02 hectares of employment land</del> (through a combination of planning permissions and new site allocations). b) Deliver a housing requirement figure for the two neighbourhood plan areas: <ul style="list-style-type: none"> <li>• Dore - at least <del>40</del> <u>113</u> homes (including homes which already have planning permission and windfall sites); and</li> <li>• Broomhill, Broomfield, Endcliffe, Summerfield and Tapton (BBEST) – at least <del>224</del> <u>214</u> homes (<del>and will be limited to conversion or redevelopment of existing buildings and sites</del>).</li> </ul> c) Deliver Site Allocations <u>SWS02, SWS04, SWS05, SWS06, SWS09 to SWS11,</u>	To reflect the supply of deliverable and developable housing and employment sites in Southwest Sheffield

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<p><u>SWS13, SWS15 and SWS17 to SWS19 - including strategic housing site SWS18 SWS01 to SWS17.</u>"</p> <p>Amend associated footnotes:  <sup>24</sup>This figure includes 44 <u>94</u> homes on large sites and 26 <u>19</u> homes with existing planning permission on small sites as at 1<sup>st</sup> April <del>2022</del> <u>2025</u>.  <sup>25</sup>This figure includes 487 <u>175</u> homes on large sites and 37 <u>39</u> homes on small sites with existing planning permission as at 1<sup>st</sup> April <del>2022</del> <u>2025</u>."</p>	
MM75	Policy SA7	Add an additional part to the Policy: " <u>h) Extend and enhance active travel routes along one bank of the Main Rivers (River Sheaf and Porter Brook), wherever practicable and where it is consistent with biodiversity and heritage objectives.</u> "	To improve travel and recreational opportunities along the city's rivers
MM76	Policy SA8	<p>Amend the first sentence of the Policy to read: "The sub-area includes the Principal Town of Stocksbridge/Deepear: <u>served by</u> Stocksbridge and Stocksbridge/Fox Valley <del>serve as</del> District Centres and <del>there are</del> Local Centres at Pot House and Stubbin/Lee Avenue. Midhopestones, Bolsterstone, and Ewden Village serve as Smaller Villages that are washed over by the Green Belt (see Policy GS2)."</p> <p>Amend part d) to read: d) Support the vitality and vibrancy of the <b>District Centre at Stocksbridge and Stocksbridge/Fox Valley</b> and all <b>Local Centres</b> (see <b>Policy SP3, Policy EC5, and Policy NC10</b>).</p>	For clarity and effectiveness
MM77	Policy SA8	<p>Amend parts a), b) and c) to read: "a) Deliver approximately 928 <u>1,022</u> new homes on large sites, and <del>0.89</del> <u>0.88</u> hectares of employment land (through a combination of planning permissions and site allocations). Longer term housing growth will also take place within Flexible Uses Zones within the Upper Don Valley <u>on large windfall sites</u> (<del>'Broad Locations for Growth'</del>) where existing commercial uses will be allowed to transition to residential use (see Policies H1 and NC16). <del>b) Deliver a housing requirement figure for the designated neighbourhood plan area: Stocksbridge — at least 983 homes (including homes on small sites which already have planning permission).</del> <u>b) e) Deliver Site Allocations SD01 to SD03, and <del>SD05 to</del> <u>SD07, SD09 to SD11 and</u> to SD13 – including strategic sites: SD02 <u>and</u> SD03 <del>and SD05.</del>"</u></p>	To reflect the supply of deliverable and developable housing and employment sites in Stocksbridge/Deepear

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM78	Policy SA8	Amend part f) to read: "f) Support for the re-opening of the Don Valley Line, and associated connectivity improvements in partnership with SYMCA <u>and the rail industry</u> ; and"	For clarity and effectiveness
MM79	Policy SA8	Add a new part g): " <u>g) Extend and enhance active travel routes along one bank of the Main Rivers (River Don, Little Don, Clough Dike), wherever practicable and where it is consistent with biodiversity and heritage objectives.</u> "	To improve travel and recreational opportunities along the city's rivers
MM80	Policy SA9	Amend parts a) to c) to read: "a) Deliver approximately 25 <u>585</u> new homes on large sites, and <del>4.03</del> <u>30.61</u> hectares of employment land (through a combination of existing planning permissions and site allocations). b) Deliver a housing requirement figure for the designated neighbourhood plan area: Ecclesfield - at least <u>1,458</u> 445 homes (including homes on small sites which already have planning permission). c) Deliver Site Allocations CH01 <u>and CH03</u> and <del>CH02</del> <u>to CH05 - including strategic sites CH03 to CH05.</u> "	To reflect the supply of deliverable and developable housing and employment sites in Chapeltown/High Green
MM81	Paragraph 5.3	Amend paragraph 5.3 to read: "5.3. Sufficient land supply has been identified to meet the proposed number of new homes over the period 2022 to 2039 (see Table 1 below). Sufficient deliverable sites have been allocated to provide a supply for the first five years of the plan period after adoption, these represent sites that have planning permission, and the identified site allocations. A further supply of developable sites will come forward on other sites, future allocations ( <del>which will emerge mainly in the Broad Locations for Growth – see below</del> ) and through development on windfall sites <u>(including on 'Opportunity Sites' listed in Appendix 2).</u> "	Broad Locations for Growth not justified but Opportunity Sites are identified as potentially contributing to the supply of larger windfalls
MM82	Paragraph 5.5	Delete paragraph 5.5: " <del>5.5 Policy SP1 introduced the concept of 'Broad Locations for Growth'. These are further highlighted in the policy approach for Northwest Sheffield (Policy SA2), East Sheffield (Policy SA4), and South Sheffield (Policy SA6) (see box below for further explanation).</del> " Renumber subsequent paragraphs.	Broad Locations for Growth not justified

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM83	Para 5.6 (text box)	<del>After paragraph 5.6, delete the text box: "Broad Locations for Growth Areas of the city where more housing is likely to be delivered on brownfield sites in the longer term are referred to as 'Broad Locations for Growth'. They are areas which are already transitioning (or have potential to transition) from employment uses to housing, sometimes with public sector support. They include parts of the Upper Don Valley, the Lower Don Valley and the Sheaf Valley but there are Flexible Use Zones in most of the Sub Areas where this is happening. There is not yet sufficient certainty to allocate all the land that is potentially suitable for housing in these areas. Further work is needed to assemble sites, relocate existing uses, and plan for new infrastructure. The Council's analysis suggests that together, developable sites in the Broad Locations for Growth and windfalls on larger sites in other areas, could provide around 4,675 additional homes. This is over and above the Site Allocations and windfalls on small sites. Much of the additional developable supply is likely to be delivered after 2029 (years 6-15 of the Plan period)."</del>	Broad Locations for Growth not justified
MM84	5.8	Amend paragraph 5.8 to read: "5.8 Policy SP1 also sets out the <u>full</u> need for new pitches/plots for Gypsies and Travellers <u>and Travelling Showpeople</u> . The need identified in the policy includes those covered in the definition in the Annex to the national Planning Policy for Travellers Sites but also covers travellers who are not persons of nomadic habit of life but who identify as travellers <sup>28</sup> ."	For consistency with national planning policy
MM85	Footnote 28	Amend footnote 28 to read: "[28] <del>Planning policy for traveller sites – DCLG (2015): <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf</a></del> <u><a href="#">Planning policy for traveller sites - GOV.UK – MHCLG 2024</a></u> "	Updating of the reference to national planning policy
MM86	Para 5.9	Amend paragraph 5.9 to read: "5.9. <u>The full identified needs for Gypsies and Travellers, New Age Travellers and Travelling Showpeople over the Plan period are based on evidence from</u> <del>the</del> <u>the Sheffield Gypsy and Traveller Accommodation Assessment (2019) for the period to 2034, and projections for the period 2034 - 39. This found a need for 44 new pitches/plots between 2019 to 2024, increasing to 50 pitches/plots by 2034, and 53 pitches/plots by 2039. This consists of 21 pitches for Gypsies and Travellers, 16 pitches for New Age Travellers and 16 plots for Travelling</u>	To clarify the extent of need for Gypsy & Traveller and Travelling Showpeople pitches/plots over the Plan period

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<del>Showpeople</del> . 15 pitches (1 pitch for a Gypsy and Traveller, 2 pitches for New Age Travellers and 12 plots yards for Travelling Showpeople) are needed to satisfy the needs of Gypsy and Travellers as covered by the definition in the Annex to the Planning Policy for Traveller Sites. The Plan identifies one site to meet the needs of Travelling Showpeople. The remaining needs will be met either by extensions to an existing site or through planning applications for development on small sites."	
MM87	Policy H1	Amend part b) to read: "b) The target for homes delivered on previously developed land is 85% <del>85%</del> <b>80%</b> across the period 2022 to 2039.	To reflect the inclusion of proposed additional housing sites on greenfield sites in the Green Belt
MM88	Policy H1	Amend part c) to read: "New housing will be delivered on sites that already have planning permission, on the identified housing site allocations, <del>in the Broad Locations for Growth (Policies SA2 SA1-SA98)</del> , through a small site allowance and through large site windfalls (mainly after year 6 of the plan period)."	Broad Locations for Growth not justified
MM89	Policy H1	Amend part f) to read: " f) Provision for Gypsies and Travellers <del>and Travelling Showpeople covered by the definition in national policy</del> will be made through extensions to existing sites and provision of new sites. <del>As a minimum, a A</del> new site for Travelling Showpeople Sites (12 plots yards) will be provided. New sites required to meet other Gypsy and Traveller needs will be met through planning applications in accordance with Policy NC7."	For consistency with national planning policy
MM90	Table 1	Update Table 1 'Housing Land Supply 2022-2039' (including removing the reference to 'Broad Locations for Growth') – this is <a href="#">available at the end of this Schedule</a>	To reflect the supply of deliverable and developable housing sites. Broad Locations for Growth not justified
MM91	Table 2	Update Table 2 'Distribution of Housing Supply by Sub-Area'- this is <a href="#">available at the end of this Schedule</a>	To reflect the supply of deliverable and developable housing sites.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM92	New Table/ Figure	Insert 'Housing Trajectory Summary' table (Table 3) and graph (Figure 1) – these are <a href="#">available at the end of this Schedule</a>	To reflect the supply of deliverable and developable housing sites.
MM93	New Table	Insert new '5-Year Housing Land Supply' table (Table 4) including method of calculation - this is <a href="#">available at the end of this Schedule</a>	To reflect the supply of deliverable housing sites at the date of adoption
MM94	Para 5.15	Amend paragraph 5.15 to read: "5.15 In addition to these strategic projects, more localised rail infrastructure investment will be sought through programmes, such as the Department for Transport's 'Restoring Your Railways' programme. <a href="#">Priorities include the re-opening of the Barrow Hill rail line and Don Valley rail line to passengers, and new stations at Waverley (which is partly within the Rotherham boundary) and Killamarsh. These schemes are 'local transport infrastructure' and are therefore not inappropriate development where they affect Green Belt (in accordance with the NPPF).</a> "	To clarify the scope of potential rail improvements that would support future development and improve effectiveness
MM95	Para 5.17	Amend paragraph 5.17 to read: "5.17. To strengthen the role of public transport within the city, there are proposals to deliver a series of Mass Transit Corridors (as highlighted in Policy SP1). These will be dedicated, high-speed public transport corridors, initially focused on priority bus routes to establish critical mass, and with the intention to investigate a transition from private car-based journeys to tram, tram-train extensions, or rail where lines exist. Where appropriate these will incorporate park & ride on key gateways to the city. <a href="#">The South Yorkshire Enhanced Bus Partnership 2022 is a 5-year approach aimed at developing a network that is more reliable, higher quality and offers better value. It includes provision of a range of infrastructure, from bus priority to new bus shelters and real time information.</a> "	To clarify the improvements to the bus network that are proposed to support new development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM96	Para 5.18	Amend paragraph 5.18 to read: "5.18. Allied to this will be a radically altered approach to providing and improving the quantity and quality of pedestrian and cycle networks across the city, <u>in accordance with the priorities of the Sheffield Transport Strategy, the SYMCA Transport Strategy and SYMCA Active Travel Implementation Plan (and any subsequent replacement documents)</u> . Initiatives and funding from Government, SYMCA and the Council will focus on increasing the length and breadth of coverage across the city, connecting housing and employment sites, and other key nodes to facilitate a high-quality integrated active travel network. <u>It is important to make provision for non-standard cycles, including cargo bikes, as well as recognising the role that electrically assisted non-vehicular travel, such as E-Bikes, can have in making active travel accessible to more people and for more journeys. This is particularly important in Sheffield where the topography can be more challenging.</u> "	For clarity and effectiveness and a consequence of removing references in the Policy to documents that do not form part of the Local Plan
MM97	Para 5.19	After paragraph 5.19 insert a new paragraph: " <u>5.20 Where Transport Mitigations are identified, including those in the IDP, developers may be required to deliver all or part of a scheme, or contribute to delivery of a future scheme. A new developer contributions supplementary planning document will be developed to provide further guidance.</u> " Re-number subsequent paragraphs.	For clarity and effectiveness
MM98	Policy T1	Amend the second paragraph of the Policy to read: "To realise an effective transport network, <del>that enables sustainable travel</del> , the Council will prioritise initiatives and schemes <u>that enable sustainable travel</u> <del>in accordance with those set out in the SYMCA Transport Strategy and the Sheffield Transport Strategy</del> . Proposals will also have regard to Policy CO1 and Policy CO2 as set out in Sheffield Plan Part 2."	To remove references in the Policy to documents that do not form part of the Local Plan
MM99	Policy T1	Under the 'National & Regional Level' section, amend the second bullet point to read: "• Supporting the regeneration of Sheffield Midland Station <del>and the delivery of the Sheaf Valley Development Framework</del> to facilitate Northern Powerhouse Rail.	To remove references in the Policy to documents that do not form part of the Local Plan
MM100	Policy T1	Under the 'National & Regional Level' section, add an additional bullet point: "• <u>Encourage sustainable travel choices between urban Sheffield and the Peak District National Park.</u> "	To emphasise the importance of promoting sustainable travel

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM101	Policy T1	Under 'City Region Level' section, amend the bullet points to read: "● Securing the long term future of the tram network (Supertram) and, where viable, seeking to enhance and expand the network to new locations, <u>including opportunities for connections between the rail and tram networks</u> ; ● Seeking improved rail connections within the Combined Authority Area, and adjacent areas; ● Re-opening the Barrow Hill Railway Line to passengers, including a new stations at Beighton <u>and Killamarsh</u> , and improving connectivity between Sheffield and Chesterfield/North East Derbyshire. The proposal for a new station at Waverley (in Rotherham) is also supported; ● <u>Re-opening the Don Valley Railway Line to passengers</u> ; ● Increasing connectivity to the Innovation District and Rotherham through a package of multimodal transport improvements. ● <del>Supporting the objectives set out in the SYMCA Bus Service Improvement Plan (2021), and the South Yorkshire Enhanced Bus Partnership (2022).</del> "	To improve effectiveness and support measures that support sustainable travel
MM102	Policy T1	Under the 'City Level' section, after the final bullet point, add further bullet points: " <u>● Supporting opportunities to utilise more sustainable freight movements, including for example E-cargo bikes and consolidation hubs; ● Prioritising park and ride linked to Mass Transit Corridors and reducing long stay parking elsewhere.</u> "	To improve effectiveness and support measures that support sustainable travel
MM103	Policy BG1	Amend Policy BG1 and the supporting text (paragraphs 5.20-5.24) – the revised text is <u>available at the end of this Schedule</u>	To improve effectiveness and clarity, including in relation to the status of the Local Nature Recovery Strategy
MM104	Paragraph 5.39	Amend paragraph 5.39 to read: "5.39 Where development is likely to create an identified shortfall in infrastructure capacity or exacerbate existing deficiencies, it will be required to mitigate or compensate for those deficiencies, in line with Policy DC1. Provision to address capacity issues will be required to be in place in a timely and phased manner. <u>Digital infrastructure improvements will also respond to the objectives set out in the South Yorkshire Digital Infrastructure Strategy (2021).</u> "	A consequence of removing references in the Policy to documents that do not form part of the Local Plan

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM105	Policy IN1	Amend the 5th bullet point to read: "● Digital infrastructure and connectivity - including both broadband and cellular networks. <del>Provision will respond to the objectives set out in the South Yorkshire Digital Infrastructure Strategy (2021) to accelerate</del> <u>Specific focus will be on accelerating</u> the development of 'gigabit capable' digital infrastructure and 5G networks to support social and economic opportunities as part of a more proactive approach to facilitating inclusive growth."	To remove references in the Policy to documents that do not form part of the Local Plan
MM106	Policy IN1	Amend the 6th bullet point to read: "● Flood risk and drainage - Sheffield City Council (as Lead Local Flood Authority) will work in collaboration with statutory providers to deliver planned risk management and resilience measures, and help define future measures to reduce and mitigate the impacts of flooding. Specific focus will also be on delivering development that does not increase flood risk <del>across the city</del> <u>elsewhere</u> and is designed in such a way that builds in flood resilience."	For effectiveness
MM107	Policy IN1 (Definition)	Add new definitions to the Definitions section:" <u>'Essential' - infrastructure that is required for the basic day-to-day function of developments, must therefore be provided and is non-negotiable. 'Required' - infrastructure that will mitigate impacts arising from development and which is necessary to meet the needs of residents and businesses, with significant inconvenience resulting if acceptable provision is not made. 'Important' - infrastructure that will help to achieve place-making and sustainability objectives and/or improve operational infrastructure capacity. 'Supportive' –infrastructure that does not fit into any of the 3 categories above but will naturally deliver some benefits.</u> Note that the first 3 definitions equate to those in the <u>Sheffield Infrastructure Delivery Plan (IDP) Part 2 – see Section 2.2, namely 'Integral', 'Fundamental' and 'Beneficial'.</u> "	For clarity and effectiveness and to improve alignment with the Infrastructure Delivery Plan

## Part 2: Development Management Policies and Implementation - Proposed Main Modifications

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM108	Para 2.7	Amend the final bullet point to read: "● 'Unacceptable Uses': sometimes it is clear that certain land uses would be incompatible with the preferred use and these are explicitly identified as being unacceptable (e.g. open storage uses such as scrapyards in a Residential Zone). Identifying clearly unacceptable uses gives greater certainty to developers and occupiers than simply leaving them to be determined on their merits. <u>but such uses may still be permitted in exceptional circumstances where justified on a case-by-case basis. Proposals to extend/ refurbish an existing 'unacceptable' use may also be permitted.</u> However, For many unclassified (sui-generis) uses, it is unnecessary to prescribe whether a particular land use is acceptable. In these cases, it is better to leave the decision to be made on its merits as proposals are put forward."	To provide clarity and enable the policy to be implemented effectively
MM109	Policy AS1	Amend first paragraph to read: "On the allocated sites where a specific use or mix of uses is required, the required uses should cover at least 80% of the <del>site area</del> <u>gross floorspace</u> or, in the case of Office Sites, at least 60% of the gross floorspace <u>unless specified otherwise in the Site Allocations Schedule (Annex A)</u> . Ancillary uses should conform to the provisions of acceptable uses for the Policy Zone in which the site is located."	To provide clarity and enable the policy to be implemented effectively
MM110	Policy AS1	Amend definition: <u>For 'Allocated sites' and 'Strategic Sites'</u> – see Glossary. <del>'Strategic Sites – sites which, due to their size or location, are regarded as particularly important to the delivery of the spatial strategy. For Housing Sites, this means sites of at least 200 homes or 4 hectares. For Employment Sites, this means sites of at least 1 hectare or 3,000sqm of office space.</del>	To ensure consistent reference to definition throughout the Plan

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM111	Para 3.5	Amend paragraph 3.5 to read: "3.5. The Plan sets new standards that will ensure that new development in the city receiving planning permission from 2030 onwards is net-zero carbon. Building Regulations were tightened in 2022 and are due to be tightened again in 2025 when the Government has indicated it intends to introduce the 'Future Homes and Building Standard'. The percentage reductions in carbon emissions referred to in Policy ES1 relate to reductions against the levels permitted by the Building Regulations 2013 <del>2021</del> . The Climate Change Act 2008 provides the basis for the UK's approach to tackling and responding to climate change."	To reference the correct regulations
MM112	Policy ES1	Amend the first paragraph: Developments that result in new dwellings or new non-residential buildings will be expected to <u>reduce their regulated carbon emissions. In the case of new dwellings, this should be</u> by at least <del>75% 64%</del> from 1 January 2025 and <u>until the adoption of Future Homes and Building Standard (or future equivalent). Developments should</u> be net zero carbon (in terms of both operational carbon and embodied carbon) from 1 January 2030-, <u>where practicable and viable</u> . In order to achieve this, developments should:"	To ensure the policy is effective
MM113	Policy ES1	Amend criteria a) to f) to read: "a) adopt a 'fabric first' approach, achieving minimised energy demand through the use of efficient services and low carbon heating before maximising potential for onsite renewables <u>in accordance with Policy ES4</u> ; and b) generate renewable energy and/or provide low carbon heating in accordance with Policies ES2 or ES3; and c) <del>reuse existing buildings wherever possible</del> <u>adopt a re-use first approach to existing buildings</u> ; and d) use sustainable and/or recycled materials wherever possible; and e) create and restore habitats that absorb carbon, such as wetlands and woodlands wherever possible and in accordance with Policies GS5-GS7 <u>and GS11</u> ; and f) improve soil management to enable better storage of carbon within soils wherever possible"	To ensure the policy is effective

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM114	Policy ES1	At the end of the policy insert: " <b>Further Information:</b> <u>To satisfy the above policy requirements, an Energy Statement that demonstrates the reduction in carbon emissions should be submitted alongside relevant planning applications (or as evidence to support a pre-commencement planning permission condition). The statement should set out a schemes overall calculated Dwelling Emission Rate (DER) (for dwellings) and/or Building Emission Rate (BER) (for non-dwellings). It should provide a percentage comparison to a calculated Target Emission Rate (TER) that complies with Building Regulations 2021. Emission rates should be expressed in terms of annual kg of CO2 per m2. Calculations should be based upon a Government approved calculation methodology. For dwellings, this is usually SAP 10.2. For non-domestic buildings, this is usually SBEM v6.1b (or later).</u> "	To ensure the policy can be implemented effectively
MM115	Paragraph 3.10	Delete paragraph 3.10 and the associated footnote: "3.10. The 'Investment Potential of Renewable Energy Technologies in Sheffield' report (2014) <sup>3</sup> identified two suitable locations (Hesley Wood and Greenland, north of Darnall) for standalone grid-connected wind turbines. The locations are shown on the Policies Map." <sup>3</sup> NPPF (2021), paragraph 183-185."	Text is no longer necessary
MM116	Policy ES2	Amend the section on ' <b>Wind energy</b> ' to read: " <del>Wind energy Developments of one or more standalone wind turbines will be permitted in the following locations if it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed:</del> <del>Within the existing urban area: smaller turbines</del> <del>Hesley Wood – capacity for one larger turbine of up to 2.5 megawatts</del> <del>Greenland, north of Darnall – capacity for one larger turbine of up to 0.5 megawatt</del>  Applicants will be expected to submit a decommissioning strategy at the planning application stage, for standalone grid-connected wind turbines."	To align with national planning policy on wind energy

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM117	Policy ES2	<p>Amend the Definitions section:</p> <p><b>'Avoid the onsite combustion of fossil fuel'</b> – relates to use the onsite use of fossil fuels used to provide energy and heating to the development.</p> <p><b>'Protected areas'</b> - <u>Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, Local Nature Reserves, Ancient woodland, Local Wildlife Sites or Local Geological Sites.</u></p> <p><b>'Smaller turbines'</b> – up to 35m from ground to tip of blade.</p> <p><b>'Larger turbines'</b> – more than 35m from ground to tip of blade.</p> <p>For <b>'heritage assets'</b>, <b>'biodiversity'</b>, <b>'geodiversity'</b>, <b>'renewable and low carbon energy'</b> – see Glossary.</p>	For clarity and effectiveness
MM118	Policy ES3	<p>Reword part c) to read: "c) 'for significant developments, requiring an <b>a feasibility</b> assessment into establishing a new network where it is unfeasible to connect to an existing network; and"</p>	For clarity in terms of how the policy will be implemented
MM119	Policy ES4	<p>Amend part h), insert new part i) and amend part j) (as re-numbered): h) <u>until the adoption of any lower standard in the Future Homes Standard (or equivalent)</u> requiring compliance with Building Regulations Approved Document G: 'sanitation, hot water safety and water efficiency' (and therefore limiting the consumption of wholesome water in new buildings <u>dwellings</u> to 110 litres per person per day); and <u>i) incorporate measures (e.g. external water butts) to address risks posed by drought or long periods of dry weather; and i)-j) minimising waste and maximising the reclaiming, reuse and recycling (in line with the Waste Hierarchy) of existing materials during demolition,</u> construction and operation; and"</p> <p>Add a further Definition: "<b>'Waste Hierarchy'</b> – <u>as defined in the National Planning Policy for Waste.</u>"</p>	To ensure the policy is effective is achieving sustainable development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM120	Para 3.16	Amend paragraph 3.16 to read: "3.16. The whole of the built-up area of the city is an Air Quality Management Area (AQMA) and action is therefore needed to ensure that sensitive uses are protected from poor air quality. Sheffield's Air Quality Action Plan (2015) specifies the actions required to improve air quality. <u>Aerial emissions and poor air quality can also have a negative impact on the natural environment and biodiversity.</u> "	To ensure the Policy is effective
MM121	Policy ES5	Amend the first paragraph of the Policy to read: " <u>Development should avoid contributing to poor air quality and should support air quality improvements where possible.</u> Developments that include sensitive uses should be located in areas where air quality objectives in the Sheffield Clean Air Strategy are achieved or where sufficient <u>mitigation</u> measures to protect <u>sensitive uses from existing poor</u> air quality are incorporated."	To ensure the Policy is effective
MM122	Policy ES7	Amend the wording of Policy ER7 'Safeguarding of Mineral Resources and the Exploration, Appraisal and Production of Fossil Fuels' and the supporting text – this is <u>available at the end of this schedule.</u>	For consistency with national planning policy and to ensure the Policy is effective
MM123	Policy ES7	Insert Map 1 showing the extend of Petroleum Exploration and Development Licences (PEDLs) within Sheffield after Policy ES7. The Map is <u>available at the end of this schedule.</u>	For effectiveness
MM124	Para 4.11	Amend paragraph 4.11 to read: 4.11. This policy aims to ensure that the living environment of existing and new residential areas is protected (including on allocated housing sites once they have been developed). It allows for infill development or redevelopment to take place for the preferred and acceptable uses that are listed, <u>with 'unacceptable uses generally being resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u>	To ensure that it is effective and consistent with Paragraph 2.7
MM125	Policy NC2	Add the following bullet point to the list of ' <b>Acceptable</b> ' uses: " <u>Purpose Built Student Accommodation – within an area suitable for Purpose Built Student Accommodation (as shown on the Policies Map) and also subject to compliance with Policy NC6.</u> "	For effectiveness and internal consistency

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM126	Policy NC2	After the list of ' <b>Unacceptable</b> ' uses, add a new sentence: " <u>Non-specified uses will be considered on their merits on a case-by case basis.</u> "	For effectiveness and internal consistency
MM127	Policy NC3	Reword Policy NC3 'Provision of Affordable Housing' and supporting text– policy text <u>available at the end of this schedule</u>	To ensure the policy is effective
MM128	New policy	Insert new Policy NC3A 'Build to Rent Accommodation' – policy text <u>available at the end of this schedule</u>	To provide a framework for considering proposals for Build to Rent development
MM129	Policy NC4	Remove the following paragraph: <del>Exceptions to the required gradients for driveways to wheelchair accessible and adaptable dwellings may be made where it can be demonstrated that the topography of the site makes this impractical.</del>	To remove duplication with policies DE2 and DE4
MM130	Policy NC4	Amend the section on ' <b>Specialist housing designated for older or disabled people</b> ' to read: "Specialist housing designated for older or disabled people will be promoted in <del>areas of need</del> <u>all areas of the city</u> . Proposals will be acceptable where: <del>c) local health facilities would have sufficient capacity to cater for additional needs arising from the development; and d) the accommodation would be close to essential services, particularly public transport, shops, and health services.</del> <u>All Specialist housing provision designated for older or disabled people, including supported accommodation (including hostels providing an element of care), and non-supported accommodation should be wheelchair adaptable or fully wheelchair accessible throughout, where feasible.</u> The provision of secure internal storage for mobility aids will be required.	For clarity and effectiveness

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM131	Policy NC5	Amend part c) to read: " <del>continuing to apply an Article 4 Direction to the areas shown on the Policies Map where</del> <u>resisting</u> new (or conversions to) Houses in Multiple Occupation (HMOs), hostels and shared housing, <u>where the</u> combined concentration of <del>these</del> <u>such</u> uses when compared with the number of all residential properties within 200m of the site (as the crow flies), exceeds 20%.	
MM132	Policy NC6	Amend the first sentence of the Policy to read: "Purpose-Built Student Accommodation (PBSA) will be permitted where it is within an area identified as being suitable for such accommodation <u>(as shown on the Policies Map)</u> ."	For internal consistency and clarity
MM133	Paragraph 4.30	After paragraph 4.30 insert new paragraph: " <u>4.31 The Sheffield Gypsy and Traveller Accommodation Assessment (2019) is dated and likely to represent an underestimate of need (which is set out in Policy SP1 and the supporting text for Policy H1). The Council will undertake an early review of this element of the Plan.</u> " Re-number subsequent paragraphs in Chapter 4.	To clarify the situation regarding the justification for the Policy and the set out the scope of an early Plan review on this issue
MM134	Policy NC7 (a)	Amend part a) to read "a) be located in Policy Zones where housing (Use Class C3) is an acceptable or preferred use but, exceptionally, in other areas where neighbouring uses would not harm living conditions for residents of the site <u>and, in the case of proposals in the Green Belt, be considered in accordance with national policy; and</u> "	To ensure consistency with national planning policy
MM135	Policy NC7 (d)	Amend part d) to read: "d) <del>be within easy walking distance of a bus or tram stop on a route providing the minimum service frequency standard and, ideally, meet the guidelines for access to important local services and community facilities set out in Policy NC11;</del> <u>have reasonable public access to important local services and community facilities;</u> and"	To make the Policy more effective
MM136	Policy NC7 (e)	Amend part e) to read: "e) <del>have reasonable access to the Strategic Road Network</del> <u>have safe vehicular and pedestrian access to the highway network.</u> "	To make the Policy more effective

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM137	Policy NC7 (i) (j)	Amend part i) to read: "i) the site is <u>owned and managed by the Local Authority and</u> no longer considered fit for purpose and its refurbishment is not financially viable; and"	To provide clarity about application of the policy.
MM138	Policy NC8 (a)	Amend part a) to read: a) comply with the Government's nationally described space standard and any subsequent updates. <del>;</del> <del>and</del>	To clarify that parts a) and b) are mutually exclusive.
MM139	Policy NC8 (b)	Amend part b) to read: "b) demonstrate adequate living space is provided for any residential accommodation not within the dwellinghouses (C3) Use Class, including Purpose Built Student Accommodation, <u>co-living schemes and other newly emerging housing models</u> ; and"	To ensure effective implementation of the policy over the lifetime of the Plan.
MM140	Policy NC9	Amend part a) to read: "a) <u>are necessary to</u> reflect the character of a Conservation Area or protect a heritage asset; or"	To provide clarity about application of the policy.
MM141	para 4.38	Amend paragraph 4.38 (now re-numbered) to read: 4.38.4.43. All preferred or acceptable uses will be required to comply with other relevant policies in the plan, as appropriate. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u>	To ensure that it is effective and consistent with Paragraph 2.7
MM142	Policy NC10	Under ' <b>Preferred</b> ' uses, amend the first bullet point to read: "• Commercial, business and service uses (Class E) on street level frontages, <u>with offices (Class E(g)(i)) being acceptable above street level</u> , <del>except for offices (Class E(g)(i)) industrial processes (Class E(G)(iii))</del> "  Under ' <b>Unacceptable</b> ' uses, add additional bullet point " <u>'industrial processes (Class E(G)(iii))'</u> "	To make application of this element of the policy clearer.
MM143	Policy NC10	After the list of ' <b>Unacceptable</b> ' uses, add a new sentence: " <u>'Non-specified uses will be considered on their merits on a case-by case basis.'</u> "	To ensure that it is effective and consistent with Paragraph 2.7

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM144	Policy NC12	Amend policy to read: "New hot food takeaways, extensions to, or increases in the opening hours to existing hot-food takeaways, will not be permitted where the application is <u>outside the City Centre or a District or Local Centre, and is:</u> a) within 800 metres of a <del>secondary</del> school and where it would be open for business anytime between 8am and 5pm; <del>and b)</del> <u>New hot food takeaways (or extensions into adjoining units) will not be permitted</u> in a District or Local Centre where existing hot food takeaways already make up more than 25% of the units within the centre. All hot food takeaways should provide suitably sized, screened waste storage systems, appropriate extraction systems for the removal of odours and public waste bins when these are lacking within the vicinity."	To reflect national planning policy.
MM145	Para 4.45	Amend paragraph 4.45 (now renumbered) to read: "4.45. <u>4.50</u> When determining whether a 'use' constitutes a local community facility, the extent to which the community benefits from the facility, or the nature and extent of the need for that facility within a community, are relevant considerations. <u>Removal of a facility will not be permitted without firstly</u> <del>Evidence would normally which be required to show</del> s that there has been public consultation to ascertain the value of the facility to the local community; <u>secondly it is unviable and; thirdly that the facility has been appropriately marketed to find a new occupier, at a comparable sales price or rent.</u> <del>to determine whether removal of that facility is supported.</del> <u>Evidence of viability should be demonstrated, where relevant to a particular facility, through an appropriate viability statement and evidence of marketing activities should be included within a Marketing Report.</u> In the case of Assets of Community Value (see Glossary), the local community can have an opportunity to bid for the property, though that process is subject to viability considerations."	To provide clarity about application of the policy
MM146	Policy NC14	Amend the first paragraph to read: "New development (excluding construction activity) should not cause residents to suffer from noise, odours or other nuisance that would be harmful to <u>health or</u> living conditions <del>or general wellbeing.</del> "	To improve the clarity and effectiveness of the Policy

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM147	Policy NC15	Reword Policy NC15 and supporting text – policy text <a href="#">available at the end of this schedule</a>	To ensure the Policy is effective
MM148	Para 4.53	Amend paragraph 4.53 (now renumbered) to read: "4.53. These Flexible Use Zones cover the areas outside the Central Sub-Area where a mix of residential and commercial uses can take place. Typically, these areas have developed near to District Centres or along the city's main arterial roads. Several of them are within the 'Broad Locations for Growth' shown on the Key Diagram; these are areas where opportunities for additional housing development are expected to come forward in the future as a result of redevelopment."	Broad Locations for Growth not justified
MM149	para 4.54	Amend paragraph 4.54 to read: "4.54. As in Residential Zones, an important objective is to ensure that the living environment of existing and new residential areas is protected. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u> "	To ensure that it is effective and consistent with Paragraph 2.7
MM150	Policy NC16	After the list of 'Unacceptable' uses, add a new sentence: " <u>Non-specified uses will be considered on their merits on a case-by case basis.</u> "	To ensure that it is effective and consistent with Paragraph 2.7
MM151	para 4.57	Amend paragraph 4.57 (now renumbered) to read: "4.57 Development that helps to deliver and enhances the provision of these health facilities (including directly related infrastructure and support services) in Hospital Zones will be supported. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u> "	To ensure that it is effective and consistent with Paragraph 2.7
MM152	Policy NC17	After the list of 'Unacceptable' uses, add a new sentence: " <u>Non-specified uses will be considered on their merits on a case-by case basis.</u> "	To ensure that it is effective and consistent with Paragraph 2.7

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MM153	Paras 5.9 & 5.10	<p>Amend paragraphs 5.9 and 5.10 to read: "5.9 AMID is recognised as the region's greatest opportunity to deliver transformational economic development. <u>As set out in Part 1</u>, the Innovation District is a key location where local innovation capabilities present unique opportunities to deliver significant economic growth, <u>its objectives focus on growth</u> in emerging and growing international sectors <u>that</u> – specifically, <del>advanced manufacturing and advanced health &amp; wellbeing which</del> utilise and commercialise the Research &amp; Development and technological expertise of Sheffield's two universities, <u>specifically advanced manufacturing, and health &amp; well-being</u>.</p> <p>5.10. Examples of more specific sub sectors <u>and objectives</u> where AMID has a distinct advantage include <u>the growth and advancement of</u> modern methods of construction, advanced materials such as intelligent mobility/light weighting (new technology in transport), clean energy, digital manufacturing, health and zero carbon processes. These types of manufacturing need to be encouraged in order to deliver the vision for the AMID."</p>	For internal consistency
MM154	para 5.13	<p>Amend paragraph 5.13 to read: "5.13 Recently there has been significant new (Grade A) office development in Sheffield City Centre. Given the new E Use Class and permitted development rights, there is a need to ensure that these high-quality offices remain in office use, through a designated Office Zone, with appropriate limits on other uses. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u>"</p>	To ensure that it is effective and consistent with Paragraph 2.7
MM155	Policy EC2	<p>Add the following bullet point to the list of "Acceptable" uses: "<u>Purpose Built Student Accommodation – within an area suitable for Purpose Built Student Accommodation (as shown on the Policies Map) and also subject to compliance with Policy NC6.</u>"</p>	For internal consistency and clarity

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM156	para 5.14	Amend paragraph 5.14 to read: "5.14 The General Employment Zones provide opportunity and flexibility for a wide range of business to expand, locate and relocate. However, residential uses and other sensitives uses are not appropriate in these areas due to noise, traffic or other disturbance. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u> "	To ensure that it is effective and consistent with Paragraph 2.7
MM157	para 5.16	Amend paragraph 5.16 to read: "5.16 Other uses could be appropriate in these areas, especially where they could support the operation of the businesses and provide services and amenities to workers and visitors. <u>however 'unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u> "	To ensure that it is effective and consistent with Paragraph 2.7
MM158	Policy EC5	Amend parts f) and g) to read: "f) Proposals will be permitted if, combined with recent commitments and developments in its catchment area, they <u>would not</u> <del>are unlikely to</del> have a significant adverse impact on: • existing, committed and planned investment in a centre in the catchment area of the proposed development; or • the vitality and viability of any centre in the catchment area of the proposed development. g) Where proposals are permitted, conditions may be attached to appropriately manage the <u>adverse</u> impact of a particular use;"	For effectiveness and clarity
MM159	Policy EC6	Amend the second paragraph to read: "Development should mitigate the <u>adverse</u> impact of noise and other potential nuisance on its occupants to avoid restrictions being placed on businesses, or their possible closure."	For effectiveness and clarity
MM160	para 5.22	Amend paragraph 5.22 to read: "5.22-Uses such as higher and further education, research and development and information and communication technology facilities, will be promoted in these Zones. Other, ancillary uses such as accommodation and catering facilities for staff and students, and other supporting facilities and services will also be acceptable. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u> "	To ensure that it is effective and consistent with Paragraph 2.7

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM161	Policy EC8	Add the following bullet point to the list of “Acceptable” uses: <u>"• Purpose Built Student Accommodation – within an area suitable for Purpose Built Student Accommodation (as shown on the Policies Map) and also subject to compliance with Policy NC6"</u>	For internal consistency and clarity
MM162	Policy EC8	After the list of 'Unacceptable' uses, add a new sentence: <u>"Non-specified uses will be considered on their merits on a case-by case basis."</u>	To ensure that it is effective and consistent with Paragraph 2.7
MM163	para 6.6	Amend paragraph 6.6 to read: “6.6. This policy prioritises the attractiveness and vitality of the City Centre. Shops, services and leisure uses should dominate the street frontage in the City Centre Primary Shopping Area because they attract lots of people and ensure street vitality but other non-retail uses may be acceptable subject to meeting certain conditions. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u> ”	To ensure that it is effective and consistent with Paragraph 2.7
MM164	Policy VC1	Amend the list of 'Acceptable' uses as follows: "• Hotels (Class C1) • Dwellinghouses (Class C3) except on ground floor street frontages • Houses <del>on</del> <u>in</u> Multiple Occupation (Class C4) or larger HMOs – except on ground floor street frontages or where they would conflict with Policy NC5 • Offices (Class E(g)(i)) • <u>Learning and non-residential institutions (Class F1)</u> • Local community uses (Class F2) • Public houses, wine bars or drinking establishments (with or without expanded food provision) – subject to compliance with Policy NC14 • Leisure developments - subject to compliance with Policy NC14 • Hot food takeaways – subject to compliance with Policy NC12"	To ensure the Policy is effective
MM165	Policy VC1	Add the following bullet point to the list of “Acceptable” uses: <u>"• Purpose Built Student Accommodation – within an area suitable for Purpose Built Student Accommodation (as shown on the Policies Map) and also subject to compliance with Policy NC6"</u>	For internal consistency and clarity

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM166	Policy VC1	After the list of ' <b>Unacceptable</b> ' uses, add a new sentence: " <u>Non-specified uses will be considered on their merits on a case-by case basis.</u> "	To ensure that it is effective and consistent with Paragraph 2.7
MM167	para 6.9	Amend paragraph 6.9 to read: 6.9. There are benefits of clustering cultural and entertainment uses close to each other as they become more of a single destination that can encourage multiple uses and visits. It will also encourage supporting services, such as hotels, restaurants, bars and pubs to locate in the same area and will benefit those uses by providing a large customer base. All of this will help to improve the vibrancy of the City Centre, especially at night-time, and make the Core of the City Centre a more attractive place to visit, work and live. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u>	To ensure that it is effective and consistent with Paragraph 2.7
MM168	para 6.11	Amend paragraph 6.11 to read: 6.11. In the City Centre, the Central Area Flexible Use Zones are secondary compared to other Zones that are more suited to specific types of use (Office Zones and the City Centre Primary Shopping Area). They are often located between these specific Policy Zones and tend to be more on the edge of the Sub-Area. They are therefore suited to a wide range of uses and would benefit from a mixing of uses. They can be very flexible in accommodating not only a range of uses but some that may not be suitable in parts of the City Centre. <u>'Unacceptable' uses will generally be resisted. Further details are set out in paragraph 2.7 in Part 2 of the Plan.</u>	To ensure that it is effective and consistent with Paragraph 2.7
MM169	Policy VC3	Add the following bullet point to the list of 'Acceptable' uses: " <u>• Purpose Built Student Accommodation – within an area suitable for Purpose Built Student Accommodation (as shown on the Policies Map) and also subject to compliance with Policy NC6</u> "	For internal consistency and clarity
MM170	Policy VC3	After the list of ' <b>Unacceptable</b> ' uses, add a new sentence: " <u>Non-specified uses will be considered on their merits on a case-by case basis.</u> "	To ensure that it is effective and consistent with Paragraph 2.7

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM171	Policy CO1	Amend the third paragraph to read: "Provision will also be required to support the increased uptake of electric and zero emissions vehicles <u>(including electric bikes)</u> , in accordance with the Parking Guidelines (see Policy CO2)."	For effectiveness and clarity
MM172	Policy CO1	After the 'Definitions' section, add a new section: " <b>Further information: For a list of transport mitigation measures (including cycling and walking opportunities referred to in part b) of the Policy), see the following documents: 'Transport Assessment: Report on Public Transport and Active Travel Impacts and Potential Mitigation' (2023), 'Transport Assessment: Report on Public Transport and Active Travel Impacts and Potential Mitigation' (and Appendices) (2025) and the latest Infrastructure Delivery Plan (IDP).</b> "	To assist with application of the Policy
MM173	Policy CO1	Add the following footnote to the heading 'Land Use' in Table 3: " <u>Where a development proposal represents a change of use the thresholds in Table 3 will still apply.</u> "	For effectiveness and clarity
MM174	Policy CO2	Amend part a) to read: "a) Residential development in the Central Sub-Area should be car-free or provide <u>a maximum of 1</u> space per <u>10 dwellings</u> where a clear need can be demonstrated. In other areas general parking provision below the Guidelines may be permitted where the site is within easy walking distance of a District Centre on a high frequency bus route or tram route and where it would:"	For effectiveness and to support the Transport vision for the city
MM175	Para 7.13	Amend paragraph 7.13 to read: "7.13 The National Productivity Improvement Fund has been set up to support the provision of full-fibre connections and 5G communications. The 'Future Telecoms Infrastructure Review 2018' outlined the Government's plans for 15 million premises to have full fibre by 2025, with nationwide coverage by 2033. High quality electronic communications include super-fast, ultra-fast and gigabit fibre broadband networks and any potential future new technology that may be introduced to the market. <u>Digital infrastructure improvements will also</u>	To assist with application of the Policy

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<u>respond to the objectives set out in the South Yorkshire Digital Infrastructure Strategy (2021).</u> "	
MM176	Policy CO3	Amend part b) to read: "b) the equipment is appropriately designed, coloured and landscaped to take account of its setting and there is no <u>unacceptable</u> adverse impact on visual amenity <u>or on the significance of heritage assets.</u> "	For clarity and to ensure heritage assets are protected
MM177	Policy CO3	Delete the final sentence of the Policy: " <del>Development involving the construction of new buildings or other structures should not cause interference to broadcasts or telecommunication services.</del> "	For effectiveness
MM178	Policy GS1	Amend Policy GS1 'Development affecting Urban Greenspace Zones' and supporting text – policy text is <u>available at the end of this schedule</u>	To ensure consistency with national planning policy an improve effectiveness
MM179	New policy	After Policy GS1, insert new Policy GS1A 'Development affecting Sports and Recreational Buildings and Land'– policy and supporting text is <u>available at the end of this schedule</u>	To ensure consistency with national planning policy an improve effectiveness
MM180	Policy GS2	Amend part d) to read: "d) proposals for infilling of a small gap are <del>proposed</del> <u>made</u> in the following locations:"	For effectiveness
MM181	Policy GS3	Amend the final sentence of the Policy to read: "Development will be expected to protect <del>and enhance</del> the setting of the Peak District National Park, including views into and out of the National Park."	For effectiveness
MM182	Policy GS3	Amend definition: " <b>Landscape character areas and sub-areas</b> – <u>Upland character areas UP1 – UP5, Valley character areas VA1 – VA1 and Lowland character areas LO1 – LO5</u> as described in the Sheffield Preliminary Landscape Character Assessment (2011) <u>and shown on associated maps.</u> "	For clarity and effectiveness

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM183	Policy GS4	Rename the Policy as follows: "POLICY GS4: <u>SOIL RESOURCES AND SAFEGUARDING THE BEST AND MOST VERSATILE AGRICULTURAL LAND</u> "  Insert new sentence at the start of the Policy to read:  <u>"Productive topsoil should be conserved, recovered or re-used wherever possible to reduce the impact of development."</u>	To reflect recommended mitigation identified through the Integrated Impact Assessment Update
MM184	Policy GS4	Amend the first sentence of the Policy to read: "Development on the best and most versatile agricultural land will only be permitted where <u>the site is allocated for development or</u> it can be demonstrated that:"	To reflect the fact that agricultural land value has been taken into account when deciding whether to allocate the site
MM185	Policy GS5	Reword Policy GS5 'Development and Biodiversity' – policy text is <u>available at the end of this schedule</u>	To ensure consistency with national planning policy an improve effectiveness
MM186	Policy GS6	Reword Policy GS6 'Biodiversity Net Gain' – policy text is <u>available at the end of this schedule</u>	To ensure consistency with national planning policy an improve effectiveness
MM187	Para 8.27	After paragraph 8.27, insert a new paragraph: " <u>8.28 Tree planting and woodland creation should follow recognised good practice and contribute to the delivery of local strategies relating to the protection, planting and management of trees and woodland.</u> " Renumber subsequent paragraphs.	To improve effectiveness and application of the Policy
MM188	Policy GS7	Amend Policy GS7 to read: "Wherever possible, opportunities should be taken to plant new trees woodland and hedgerows as part of new development (and as part of delivering Biodiversity Net Gain (see Policy GS6)).  The following criteria will apply when considering development proposals that affect trees, woodland and hedgerows and when assessing tree planting proposals:	To improve effectiveness and application of the Policy

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<p>a) Developments should retain and integrate healthy, mature trees and hedgerows, and replace any trees that need to be removed, <u>based on the existing value of the benefits of the trees removed as determined by an appropriate valuation tool, for example i-trees, Capital Asset Valuation for Amenity Trees (CAVAT) or other similar methodology</u>; <del>on a basis greater than one for one using trees that are a minimum size of extra heavy standard.</del></p> <p>b) Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, <u>ancient trees</u>, veteran trees, or ancient or species-rich hedgerows, other than in wholly exceptional circumstances and where a suitable compensation strategy exists.</p> <p>c) Where existing trees are within or immediately adjacent to a development site, development proposals should give priority to retaining good quality trees and ensure that trees are adequately protected during the demolition and/or construction phases of the development;</p> <p>d) Tree planting should take place on site but, where it can be demonstrated that this is not possible, a contribution towards off-site provision <u>supporting the Council's 'Trees &amp; Woodland Strategy' tree planting targets</u> will be permitted;</p> <p>e) New trees should be planted at a ratio of at least 1 tree per dwelling, of which a minimum of 10% should be street trees on all residential developments of 10 or more homes (where new streets are provided) and 1 tree per 100sqm of internal floorspace for non-residential development, <u>of which a minimum of 20% should be street trees (where new streets/roads are provided)</u>;</p> <p>f) <u>Street tree species should be chosen in line with current guidance from the Sheffield Street Tree Partnership to reflect the fact that trees in hard</u></p>	

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<p><u>standing need to be resilient to both a challenging environment (arid, prone to salt and air pollution) and a changing climate;</u></p> <p>g) <u>Where it is intended to interplant, create or restore semi-natural habitats tree and hedgerow species selection should reflect similar local assemblages or habitat(s) of ecological importance;</u></p> <p>h) <u>Trees should be sourced from nurseries within the UK and only use imported trees exceptionally (and where they comply with officially authorised biosecurity measures);</u></p> <p>i) <u>The right tree should be planted in the right place, thereby ensuring that planting does not conflict with other important habitats, natural features or archaeological remains</u> (f) <del>Locally native species of local origin should be used and, where appropriate reflect similar habitat(s) of ecological importance and not conflict with other important habitats, natural features or archaeological remains;</del></p> <p>j) Street trees and other green infrastructure should be <u>considered from the outset of the design process and</u> located so that they are integrated into the street scene avoiding potential conflict with other features or activities;</p> <p>k) Existing street trees should not be removed or pruned excessively to facilitate development;</p> <p>l) Appropriate provision should be made for ongoing management of any trees, woodland and hedgerows that have been planted and appropriate measures should be put in place to minimise the risk of trees failing.</p>	
MM189	Policy GS7	Amend Definitions section: " <b>Good quality trees</b> - identified in the tree survey as being of high <u>(Category A)</u> or moderate <u>(Category B) quality</u> value and capable of making a significant contribution to the area for 20 <u>years or more in accordance with BS5837- Trees in Relation to Design, Demolition and Construction;</u> <del>or more years.</del> "	For effectiveness and clarity

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM190	Policy GS8	Amend the first paragraph of the Policy to read: "Development affecting geological Sites of Special Scientific Interest will be considered in accordance with the hierarchy of designated sites set out in Policy GS5. <u>Significant weight will be given to the protection and enhancement of</u> Local Geological Sites <del>will be protected and enhanced where possible.</del> "	For effectiveness
MM191	Policy GS8	Amend the final paragraph of the Policy to read: "Where stone from a site of geological importance is needed for the repair of historic buildings in the area, <del>consideration will be given to the</del> limited extraction of stone <u>will be permitted</u> where there is no viable alternative source available, <u>impacts on the geological interest of the site are minimised, and where the wider environment and living conditions of any neighbouring properties will be safeguarded.</u> "	For effectiveness
MM192	Policy GS9	Reword Policy GS9 – policy text is <u>available at the end of this schedule</u>	For effectiveness and to ensure consistency with national planning policy
MM193	Policy GS10	Amend part a) to read: "(a) not result in the deterioration of water bodies and should, <u>wherever possible, conserve and enhance</u> (i) the natural geomorphology of watercourses; and (ii) water quality; and (iii) the ecological value of the water environment, including watercourse corridors <u>(refer to policies GS5 and GS6, as there will be circumstances where there is a mandatory requirement to enhance in relation to Biodiversity Net Gain and Local Nature Recovery Strategy).</u> "	For effectiveness and internal consistency
MM194	Policy GS10	In the Definition section. insert a new definition: "' <u>Potential risk of contamination to groundwater</u> ' – see the <u>Environment Agency's approach to groundwater protection.</u> "	To reflect the Modifications to the Policy
MM195	Para 8.38	After paragraph 8.38 insert a new paragraph (renumbered) before Policy GS11: " <u>8.49 Where SuDS includes an infiltration device, it should not pose an unacceptable risk of pollution to controlled waters by mobilising potential</u>	To improve effectiveness and application of the Policy

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<u>contaminants in the ground, in accordance with the Environment Agency's approach to groundwater protection."</u>	
MM195A	Policy GS11	<p>Amend the second paragraph to read: "SuDS Statements will be required for <u>all major development</u> applications for developments comprising 10 or more dwellings or 1,000 square metres or more gross internal floorspace. <u>All surface water infrastructure including SuDS should have clear arrangements for who is to manage the assets, what monitoring and maintenance activities should be undertaken and how this will be resourced for the lifetime of the development</u>".</p> <p>In the Definition section, insert a new definition: "<u>Major Development' – for housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</u>"</p>	To improve effectiveness and application of the Policy
MM196	Policy DE1	Amend the first sentence of the Policy to read: "Development proposals should be informed by detailed appraisals of the site, context and local character, so they positively help to enrich their surroundings and establish a strong sense of place <u>including</u> in areas which currently lack a <u>positive or</u> distinctive character. In particular, development should respect, take advantage of, and, where appropriate, enhance:"	For effectiveness
MM197	Policy DE1	<p>Delete last paragraph and bullets: "<del>The highest standards of design will be expected:</del></p> <ul style="list-style-type: none"> <li><del>• in the City Centre Primary Shopping Area; and</del></li> <li><del>• in District Centres; and</del></li> <li><del>• in Conservation Areas; and</del></li> </ul>	For effectiveness

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<ul style="list-style-type: none"> <li>• <del>along City Centre Gateway Routes; and</del></li> <li>• <del>along the Main Gateway Routes into the city"</del></li> </ul>	
MM198	Policy DE2	Amend first paragraph to read: <p>"All new buildings and alterations to existing buildings should be designed and constructed to a high standard <u>and respond positively to local character</u> (see <b>Policy DE1</b>)."</p>	For effectiveness
MM199	Policy DE2 (q)	Amend part q) to read: "q) <del>appropriate arrangements should be made for accessing</del> <u>level access is achieved to</u> waste and recycling bins, <u>unless it can be demonstrated that it is not feasible, while also</u> avoiding <u>creating</u> convoluted and poorly overlooked routes; and	For effectiveness
MM200	Policy DE2	Insert definition: " <u><b>Character buildings</b> - buildings that have some inherent qualities that contribute to the character, quality and identity of an area. These are not determined by age but can include Non-Designated Heritage Assets.</u> "	To ensure effective policy implementation
MM201	Policy DE2	Insert a new definition: " <u><b>Slab-like proportions</b> - where the width of a building is substantial relative to its height, and the form of the building appears bulky with little definition and relief, resulting in ungainly proportions.</u> "	To ensure effective policy implementation
MM202	Policy DE4	Amend the first paragraph of the Policy to read <p>"Roads, pedestrian routes and areas, cycleways, and public spaces should be well-connected, legible and permeable, providing safe and attractive travel choices, and should adhere to <u>national guidelines and</u> the principles of</p>	For effectiveness

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		inclusive and dementia friendly design. Streets, routes and spaces should therefore be designed or improved to:"	
MM203	Policy DE4	Amend parts c), k) and m) as follows: "c) minimise conflict between users, with segregation of pedestrian and cycle routes (ideally by a change in level) <del>except where a street is designed as a shared surface</del> ; and"  "k) provide fully accessible surfaces through the selection of robust, quality materials, with all pedestrian, cycle and vehicular areas fully surfaced in an appropriate slip resistant material that is bound or paved <u>and permeable wherever feasible</u> ; and"  "m) protect and enhance existing public rights of way and access, <u>while preserving the heritage of historic street patterns</u> ."	To support sustainable development; to ensure heritage assets are protected and to support access for disabled people
MM204	Policy DE5	After part g), insert a new criterion: " <u>h) they comply with modern disabled access standards where possible or try to improve access for people with disabilities</u> ."	To support access for disabled people
MM205	Paragraph 9.15	Amend paragraph to read: "9.15 Part of the Plan's spatial strategy is to make more intensive use of land within the existing urban areas. This includes promoting higher densities (and therefore taller buildings) in the <u>Central Area</u> <del>City Centre</del> where that is appropriate."	To clarify where the Policy applies
MM206	Paragraph 9.16	After paragraph 9.16, insert new paragraph: " <u>9.17 Where a tall building is later adapted to accommodate a change in use, then the design needs to ensure the converted building would retain the required accessibility standards wherever possible</u> ." Renumber subsequent paragraphs.	To support access for disabled people
MM207	Policy DE6	Amend section title and Policy title to read: "Design of Tall Buildings and Protection of Views in the <u>Central Area</u> <del>City Centre</del> "	To clarify where the Policy applies

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM208	Policy DE6	Amend the first sentence of the Policy to read: "Tall buildings will be permitted in 'Tall Building Areas' within the <u>Central Area</u> City Centre. Where they are permitted, they should:"	To clarify where the Policy applies
MM209	Policy DE6	After part g), insert new paragraph: " <u>Proposals for tall buildings outside the Tall Building Areas will not be supported other than in exceptional circumstances. If such circumstances exist, proposals will be similarly assessed against the Key Principles.</u> "	For effectiveness
MM210	Policy DE6	In the Definitions section, amend the definition: ' <u>Central Area</u> City Centre' – as defined on the Policies Map."	To clarify where the Policy applies
MM211	Policy DE6	Insert a new definition: " <u>Tall Buildings' - all buildings that are 15 or more storeys are classed as tall buildings. These are developments that will have a recognisable impact on the surrounding context and the skyline.</u> "	For effectiveness
MM212	Policy DE7	Insert an additional criterion after (e): " <u>f) minimise glare by incorporating adaptive brightness technology; and</u> " Renumber subsequent criteria.	For effectiveness
MM213	Policy DE7	Amend part j) (now re-numbered) to read: "j) <u>k) fully internally illuminated fascia signs will not be permitted on shop fronts generally not be acceptable in Conservation Areas and will be discouraged in other areas ; other sensitive locations where they would appear out of keeping with the character of the area, distract from architectural features of significance, or cause a cumulative cluttering effect.</u> "	For effectiveness
MM214	Policy DE9	Amend the first paragraph to read: "Development proposals should conserve and, where appropriate, enhance and secure a sustainable future for those elements that contribute to the significance of the city's heritage assets, including locally listed structures, sites and landscapes and other non-designated heritage assets. Particular regard will be paid to those aspects of the historic environment identified in Policy D1, which are of special importance to the distinctive character of the city ( <u>see Policy D1</u> )."	For internal consistency

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM215	Policy DE9	Amend part b) to read: "(b) demonstrate a thorough understanding of the elements that contribute to the significance of the asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance <u>(the detail of supporting information must be proportionate to the importance of the heritage asset and the potential impact of the proposal);</u> "	To support effective application of the Policy
MM216	Policy DE9	Delete final paragraph of the Policy: " <del>Development that would harm the significance of a heritage asset will be permitted only where this is clearly justified and outweighed by other public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset will be permitted only in exceptional circumstances.</del> "	To ensure consistency with national planning policy
MM217	Policy DC1	Under 'Other Developer Contributions' amend the first paragraph to read: "Developers of housing schemes comprising 10 or more new homes will be required to contribute towards education facilities, health facilities and/or open space <u>(in accordance with Policy NC15)</u> where needs are not being met through the CIL or other funded capital programmes and where further mitigation is necessary to make the development acceptable in planning terms. <u>Developers of specialist housing designated for older people will not be required to contribute to towards education facilities or children's play facilities.</u> "	For effectiveness
MM218	Policy DC1	Insert second paragraph under 'Other Developer Contributions': " <u>Developments comprising 10 or more new homes will also be required to make a proportionate contribution towards mitigation measures to offset potential adverse impact on the South Pennine Moors SAC, Peak District Dales SAC and Peak District Moors (Pennine Moors Phase 1) SPA.</u> "	To ensure that impacts on the SACs and SPA are effectively mitigated
MM219	Policy DC1	Amend final section to read: " <u>Site Specific Infrastructure Delivery Plans Where multiple developers are delivering development on a Promoters of residential or non-residential strategic housing-sites they will be expected to coordinate the delivery of required infrastructure. Where appropriate, they should produce a</u> required to work collaboratively to produce and implement	To aid implementation of site allocation policies.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<p>a single <u>joint</u> infrastructure delivery plan <u>which sets out the timing and mechanism for the delivery of infrastructure for the site. When bringing forward strategic sites, developers will be required to demonstrate that they have liaised with developers of other nearby strategic sites regarding delivery timings and the need to coordinate delivery of infrastructure where appropriate.</u>"</p>	
MM220	Policy DC1	<p>Under Definitions add: "<u>Strategic site</u> – as set out in the Glossary." And "<u>Specialist housing designated for older people</u> – see Policy NC4"</p>	To aid effective implementation.
MM221	Chapter 12	<p>Amend paragraph 12.1 and insert new paragraph 12.3:  12.1 The Council will use a series of indicators to monitor progress against <del>key policies in each of the chapters</del> <u>the Plan's strategic objectives</u>. The frequency that the data would be reported is specified for each indicator.</p> <p><u>12.3 Full details of the indicators, targets and triggers for action are set out in Annex C.</u></p> <p>After paragraph 12.3, delete all the bullet points listing the indicators and replace with the new Annex C Monitoring Framework – this is <u>available at the end of this schedule</u>.</p>	For effectiveness

## Annex A: Site Allocations - Proposed Main Modifications

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM222	Multiple sites	Deallocate the following sites due to being fully completed in 22/23: ES51, ES53, HC05, HC20, HC28, KN12, KN16, KN31, NWS23, NWS24, NWS28, SS05, SU25, SU44, SU46. Sites deallocated due to being fully completed in 23/24: CH02, ES32, ES35, ES43, ES44, ES48, HC10, HC19, NES14, NES21, NES23, NES31, NWS18, SD06, SES18, SS03, SU07, SU09, SU22, SV06, SWS07, SWS12, SWS16.	Sites are fully completed.
MM223		In the Introduction, after the first paragraph, insert a new paragraph: " <a href="#"><u>The dwelling capacities shown in this Annex (and in Part 1, Appendix 1) are indicative only.</u></a> "	To clarify that the capacity estimates are not minimum or maximum figures that must be met
MM224	Multiple sites	Add condition on development to the following sites: KN01, KN02, KN03, KN04, KN05, KN07, KN09, KN13, KN15, KN18, KN19, KN20, KN21, KN22, KN24, KN25, KN30, KN32, KN33, KN34, KN35, KN36, CW01, CW02, CW04, CW09, CW12, CW13, CW15, CW16, CW20, CW21, CW22, SU11, SU12, SU13, SU16, SU30, SU34, SU43, SV02, SV03, SV04, SV05, SV11, SV16, SV21, HC02, HC03, HC11, HC15, HC16, HC25, LR01, LR02, LR04, LR05, LR07, NWS02, NWS07, NWS10, NWS26, NWS29, NES04, NES05, NES06, NES13, NES18, NES19, NES35, ES02, ES05, ES07, ES09, ES11, ES12, ES13, ES14, ES16, ES20, ES21, ES22, ES25, ES26, ES31, ES42, SES01, SES02, SES04, SES05, SES07, SES08, SES10, SES12, SES13, SES15, SES17, SES19, SES22, SES23, SS01, SS04, SS17, SWS06, SWS10, SD01, SD07, SD08, SD10  <a href="#"><u>• Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "LPA conclusions" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.</u></a>	To ensure compliance with measures identified in the Level 2 Strategic Flood Risk Assessment.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM225	Multiple sites	Insert new heritage-related condition for Sites: KN03, KN04, KN05, KN07, KN09, KN24, KN23, KN32, KN36, CW02, CW04, CW09, CW12, CW13, CW14, CW16, CW20, CW21, SU05, SU11, SU12, SU20, SU21, SU27, SU30, SU35, SU37, SU40, SU42, SU45, SU51, SU55, SV02, SV03, SV04, SV05, SV08, SV10, SV11, SV15, SV16, SV19, SV21, HC01, HC02, HC11, HC15, HC16, HC17, HC22, HC25, HC26, LR02, LR05, LR07, NWS02, NWS10, NWS13, NWS17, NWS29, NES05, NES11, NES18, NES33, ES09, ES15, ES20, ES22, ES25, ES28, ES33, SES21, SWS06, SWS17. Condition to read: <u>"• This site is 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 proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings."</u>	To ensure compliance with measures outlined in the Heritage Impact Assessment (as set out in Statement of Common Ground with Historic England – EXAM 4B).
MM226	Multiple sites	Add the following condition on development to sites ES05, ES20, ES28, ES31 and ES33: <u>"• Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting and to identify sufficient mitigation that may be required to prevent land instability issues arising."</u>	To ensure that the structural integrity of the canal is effectively protected.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM227	Multiple Sites	<p>Insert/ Amend condition for the following sites: KN01, KN03, KN04, KN05, KN07, KN09, KN18, KN21, KN23, KN24, KN25,KN33, KN36, CW02, CW04, CW09, CW12, CW13, CW14, CW15, CW21, SU05, SY08, SU10, SU11, SU13,SU16, SU17, SU18, SU19, SU20, SU21, SU34, SU37, SU38, SU42, SU45, SU51, SV02, SV03, SV04, SV08, SV09, SV10, SV15, SV19, SV21, HC01, HC02, HC03, HC04, HC06, HC07, HC08, HC11, HC15, HC16, HC17, HC22, HC25, HC26, LR01, LR02, LR05, LR07, LR09, NWS01, NWS02, NWS03, NWS04, NWS05, NWS06, NWS07, NWS10, NWS13, NWS17, NWS19, NWS26, NES02, NES03, NES04, NES05, NES06, NES12, NES13, NES16, NES17, NES18, NES19, NES24, NES27, NES28, NES29, NES32, NES33, NES35, ES05, ES07, ES08, ES09, ES10, ES11, ES12, ES13, ES14, ES15, ES16, ES17, ES18, ES19, ES20, ES21,ES22,ES24, ES25, ES26, ES27, ES28, ES29, ES31, ES33, ES34, ES35, ES36, ES37, ES38, ES39, ES42, ES46, ES47, ES50, ES54, SES01, SES02, SES03, SES04, SES05, SES07, SES08, SES09, SES10, SES12, SES13, SES15, SES16, SES17, SES21, SES22, SES24, SES28, SS01, SS04, SS17, SWS06, SWS10, SWS17, SD01, SD04, SD10. New/ revised condition to read: " <del>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</del> <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u>"</p>	To ensure the condition on development is effective.
MM228	ES28 / ES20	<p>Add the following condition on development to ES20 and ES28: <u>To mitigate the impact of additional usage arising from the development, improvements to the adjacent towpath should be provided.</u></p>	To ensure that canal infrastructure is effectively protected and improved.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM229	Site KN03	Amend condition on development: "A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a <u>minimum 8.40</u> metre buffer."	To protect the Local Wildlife Site from development
MM230	Site KN05	Amend: <b>Total housing capacity:</b> <del>432</del> <u>250</u> Homes	To reflect planning permission
MM231	Site KN06	Delete site allocation	Site fully completed in 2024/25
MM232	Site KN07	Amend condition on development: " <u>• Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site.</u> A <del>buffer is required to the adjacent Local Wildlife Site.</del> Watercourses (rivers and streams) require a <u>minimum 8.40</u> metre buffer."	To protect the Local Wildlife Site from development
MM233	Site KN09	Amend: <b>Total housing capacity:</b> <del>96</del> <u>118</u> Homes	To reflect planning permission
MM234	Site KN10	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM235	Site KN11	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM236	Site KN13	Amend <b>Site Area</b> <del>0.79</del> <u>0.82</u> Hectares; <b>Net housing area:</b> <del>0.74</del> <u>0.73 ha</u> ; <b>Total housing capacity:</b> <del>93</del> <u>282</u> Homes	To reflect planning permission
MM237	Site KN15	Amend <b>Total housing capacity:</b> <del>50</del> <u>86</u> Homes	To align with the Furnace Hill and Neepsend Development Framework
MM238	Site KN21	Add new condition on development as the following: " <u>• Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.</u> "	To make implementation of the allocation more effective.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM239	Site KN23	Amend: <b>Site Area</b> 0.16 <u>0.13</u> Hectares; <b>Net housing area:</b> 0.16 <u>0.13</u> Hectares; Total housing capacity: 50 <u>100</u> Homes	To reflect planning permission
MM240	Site KN24	Amend <b>Total housing capacity:</b> 60 <u>96</u> Homes	To align with the Furnace Hill and Neepsend Development Framework
MM241	Site KN27	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM242	Site KN32	Amend <b>Total housing capacity:</b> 45 <u>43</u> Homes	To reflect planning permission
MM243	Site KN36	Amend condition on development: "A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a <u>minimum 8</u> 40 metre buffer."	To protect the Local Wildlife Site from development
MM244	Site CW01	Amend <b>Allocated use:</b> " <del>General employment</del> <u>Office</u> "	For consistency with the Use Class proposed on the site - (Class E(g)(i & ii))
MM245	Site CW02	Add additional condition on development: " <u>• The watercourse should be deculverted and enhanced.</u> "	To ensure that the value of the watercourse is recognised and safeguarded
MM246	Site CW03	Amend <b>Total housing capacity:</b> 368 <u>525</u> Homes	To reflect planning permission
MM247	Site CW07	Delete allocation	Site is to be used as an arts and cultural venue
MM248	Site CW08	Delete Condition on development: " <del>• The watercourse should be deculverted and enhanced.</del> "	There is no watercourse on site

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM249	Site CW08	Delete Condition on development: " <del>*Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</del> "	There are no ecological corridors on the site
MM250	Site CW10	Amend: <b>Total housing capacity:</b> <del>268</del> <b>267</b> homes	To reflect planning permission
MM251	Site CW11	Amend: <b>Total housing capacity:</b> <del>206</del> <b>97</b> Homes.	To reflect planning permission
MM252	Site CW12	Amend: <b>Total housing capacity:</b> 94 <b>100</b> Homes; <b>Gross Site area</b> <del>0.66</del> <b>0.76</b> ha; <b>Net housing area</b> <del>0.59</del> ha <b>0.68</b> ha.	To reflect updated land availability and reflect accurate GIS mapping
MM253	Site CW15	Amend condition on development: "A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a <b>minimum 8</b> <del>40</del> metre buffer."	To protect the Local Wildlife Site from development
MM254	Site CW17	<b>Amend: Total housing capacity:</b> <del>77</del> <b>100</b> Homes	To reflect planning permission
MM255	Site CW20	Amend: <b>Site Area</b> <del>0.23</del> <b>0.13</b> Hectares; <b>Net housing area</b> <del>0.80</del> <b>0.13</b> Hectares; <b>Total housing capacity</b> <del>44</del> <b>10</b> Homes	Site boundary reduced to reflect availability
MM256	Site CW21	Amend condition on development: "A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a <b>minimum 8</b> <del>40</del> metre buffer."	To protect the Local Wildlife Site from development
MM257	Site CW23	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM258	Site SU01	Amend <b>Allocated use:</b> General Employment <del>Housing</del> ; Amend <b>Total housing capacity:</b> <del>0</del> <b>27</b> homes	To reflect planning permission
MM259	Site SU03	Amend: <b>Total housing capacity</b> <del>500</del> <b>300</b> homes	To align with Furnace Hill and Neepsend

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
			Development Framework
MM260	Site SU14	Amend: <b>Total housing capacity</b> 418 <del>418</del> <u>406</u> Homes	To reflect planning permission
MM261	Site SU16	Amend: <b>Site area:</b> 0.40 <del>0.40</del> <u>0.26</u> <b>Net housing area:</b> 0.40 <del>0.40</del> <u>0.26</u> hectares; Total housing capacity: 93 <del>93</del> <u>70</u> Homes	To reflect extent of land availability
MM262	Site SU18	Amend: <b>Total housing capacity</b> 85 <del>85</del> <u>158</u> Homes	To reflect planning permission
MM263	Site SU19	Amend: <b>Total housing capacity</b> 84 <del>84</del> <u>234</u> Homes	To reflect planning permission
MM264	Site SU20	Amend: <b>Total housing capacity</b> 64 <del>64</del> <u>89</u> homes	To reflect planning permission
MM265	Site SU23	Delete allocation	Lack of information on site availability
MM266	Site SU24	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM267	Site SU26	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM268	Site SU27	Amend: <b>Site area:</b> 0.15 <del>0.15</del> <u>0.05</u> Hectares <b>Net housing area:</b> 0.15 <del>0.15</del> <u>0.05</u> Hectares	Site boundary reduced to reflect availability and updated to reflect accurate GIS mapping
MM269	Site SU31	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM270	Site SU32	Delete allocation	Lack of information on site availability
MM271	Site SU33	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM272	Site SU34	Amend: <b>Site area:</b> <del>0.36</del> <u>0.17</u> Hectares, <b>Net housing area:</b> <del>0.10</del> <u>0.17</u> Hectares	Updated gross and net site area to reflect adjoining site SU49 gaining permission and resultant change to site boundary.
MM273	Site SU40	Amend: <b>Site area:</b> <del>0.09</del> <u>0.02</u> Hectares. <b>Net housing area:</b> <del>0.08</del> <u>0.02</u> Hectares; <b>Total housing capacity</b> <del>26</del> <u>12</u> homes	To reflect planning permission
MM274	Site SU41	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM275	Site SU47	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM276	Site SU49	Amend: <b>Site area:</b> <del>0.10</del> <u>0.22</u> Hectares. <b>Net housing area:</b> <del>0.10</del> <u>0.22</u> Hectares; <b>Total housing capacity:</b> <del>48</del> <u>48</u> Homes	To reflect planning permission
MM277	Site SU53	Delete allocation	Site fully completed in 2024/25
MM278	Site SU54	Delete allocation	Lack of information on site availability
MM279	Site SU55	Delete allocation	Lack of information on site availability
MM280	Site SU56	Delete allocation	Lack of information on site availability
MM281	Site SV01	Delete allocation	As a result of Level 2 SFRA
MM282	Site SV02	Amend: <b>Site Area</b> <del>0.53</del> <u>0.38</u> hectares; <b>Net employment</b> (Class E(g)(i & ii)) area: <del>0.53</del> <u>0.38</u> hectares	To reflect SFRA Level 2 outcomes

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM283	Site SV02	Add an additional condition on development as follows: " <u>• Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area and deliver the 60% office requirement in conjunction with SV05.</u> "	To make implementation of the allocation more effective.
MM284	Site SV05	Add an additional condition on development as follows: " <u>• Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area and deliver the 60% office requirement in conjunction with SV02.</u> "	To make implementation of the allocation more effective.
MM285	Site SV07	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM286	Site SV10	<b>Amend: Total housing capacity:</b> 408 <del>27</del> Homes	Capacity updated to reflect remaining part of the site/permission that is yet to begin construction/complete
MM287	Site SV11	Add an additional condition on development as follows: " <u>• Development of the site should be considered in conjunction with development objectives set out in a masterplan for the area.</u> "	To make implementation of the allocation more effective.
MM288	Site SV13	Add additional condition on development: " <u>• The watercourse should be decanalised and enhanced where possible.</u> "	To enhance the value of the Local Wildlife Site from development
MM289	Site SV14	<b>Amend: Total housing capacity:</b> 95 <del>230</del> Homes	To reflect planning permission
MM290	Site SV15	Amend: <b>Site area:</b> 0.47 <del>0.35</del> Hectares. <b>Net housing area:</b> 0.47 <del>0.35</del> Hectares; <b>Total housing capacity:</b> 89 <del>66</del> Homes	To reflect site availability
MM291	Site SV17	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM292	Site SV18	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM293	Site SV19	<b>Amend: Total housing capacity: <del>58</del> 146</b> Homes	To reflect planning permission
MM294	Site SV21	Amend condition on development: " <u>Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site.</u> A <del>buffer is required to the adjacent Local Wildlife Site.</del> Grassland requires a <u>minimum</u> 5 metre buffer and Ancient Woodland/woodland requires a <u>minimum</u> 15 metre buffer (measured from the edge of the canopy)."	To protect the Local Wildlife Site from development
MM295	Site SV21	Amend existing condition on development to read: " <del>• Views towards</del> <u>Retain unobstructed views of</u> the Cholera Monument from South Street <del>not to be obstructed</del> <u>and protect wider views of the monument</u> "	To safeguard views of a heritage asset
MM296	Site SV22	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM297	Site SV23	<b>Amend: Total housing capacity: <del>22</del> 17</b> Homes	To reflect planning permission
MM298	Site SV25	Delete allocation and add to list of 'Opportunity sites' in new Appendix 2	Lack of information on site availability
MM299	Site HC03	Reduce <b>Total housing capacity: <del>4,006</del> 650</b> homes. Amend the <b>Net (other employment uses) area: <del>1.60</del> 0.9</b> hectares; Amend the <b>Net housing area: <del>1.42</del> 0.73</b> hectares.	To reflect updated information on site constraints.
MM300	Site HC06	Amend: <b>Net housing area: <del>0.03</del> 0.00</b> Hectares; <b>Total housing capacity <del>9</del> 0</b> Homes	Housing capacity for less than 10 units so not included in supply but remains as mixed use allocation.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM301	Site HC07	Amend: <b>Total housing capacity:</b> 1,230 <u>1,015</u> Homes; <b>Site Area</b> 0.59 <u>0.31</u> Hectares <b>Net Housing Area:</b> 0.59 <u>0.31</u> Hectares	To reflect planning permission (site is under construction)
MM302	Site HC11	Amend: <b>Total housing capacity:</b> 364 <u>362</u> homes	To reflect discussions with landowner
MM303	Site HC14	Delete allocation	Site fully completed in 2024/25
MM304	Site HC18	Add condition on development as: " <u>• Ground floor uses should be retained as part of redevelopment of the site in accordance with Policy VC1. For the purpose of future proposals, the ground level retail frontage is classified as a non-developable area.</u> "	To reflect the requirements of the policy zone.
MM305	Site HC22	<b>Amend: Total housing capacity:</b> 92 <u>60</u> Homes	To reflect planning permission
MM306	Site HC24	Delete allocation	Planning permission granted for a non-residential use
MM307	Site HC29	Delete allocation	Lack of information on site availability
MM308	Site HC30	Delete allocation	Planning permission granted for less than 10 dwellings
MM309	Site LR01	Amend: <b>Net housing area</b> 3.69 <u>2.82</u> hectares; <b>Total housing capacity</b> 466 <u>439</u> Homes	As a result of Level 2 SFRA
MM310	Site LR02	<b>Amend: Site area:</b> 2.94 <u>0.10</u> Hectares; <b>Net housing area:</b> 2.94 <u>0.10</u> hectares; <b>Total housing capacity:</b> 367 <u>14</u> Homes	To reflect extent of site which is available, and take account of the Level 2 SFRA

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM311	Site LR04	<b>Amend: Net housing area:</b> <del>0.88</del> <b>0.85</b> hectares; <b>Total housing capacity:</b> <del>444</del> <b>107</b> Homes	As a result of Level 2 SFRA
MM312	Site LR05	<b>Amend: Site area:</b> <del>0.60</del> <b>0.28</b> hectares; <b>Net housing area:</b> <del>0.60</del> <b>0.28</b> Hectares; <b>Total housing capacity:</b> 84 <b>39</b> Homes	To reflect extent of site which is available
MM313	Site LR06	Delete allocation	As a result of Level 2 SFRA
MM314	Site LR07	<b>Amend: Site area:</b> <del>0.86</del> <b>0.06</b> hectares; <b>Net housing area:</b> <del>0.86</del> <b>0.06</b> Hectares; <b>Total housing capacity:</b> 56 <b>26</b> Homes	To reflect permission granted
MM315	Site LR08	Delete allocation	Site fully completed in 2024/25
MM316	Site LR09	Insert LR09 as a new site allocation – the site allocation is <a href="#">available at the end of this schedule</a> .	Revised boundary better reflects availability and excludes part of the site that has recently gained planning permission (retained as site LR07)
MM317	Site NWS02	Add the following condition on development: " <b><u>Further survey work is required at the planning application stage to determine the likely adverse effects of development on the Neepsend Railway Cutting Site of Special Scientific Interest and identify what avoidance and/or mitigation are necessary to prevent these effects.</u></b> "	To protect the SSSI from development
MM318	Site NWS02	Add the following condition on development: " <b><u>Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site. Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy).</u></b> "	To protect the Local Wildlife Site from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM319	Site NWS03	Delete condition on development: " <del>• 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.</del> "	The site does not include or adjoin a Local Wildlife Site
MM320	Site NWS04	Amend: <b>Site area</b> <del>2.35</del> <b>2.43</b> Hectares; <b>Net employment (Class E(g)(iii) only) area:</b> <del>2.35</del> <b>2.43</b> Hectares	Correction of site area
MM321	Site NWS04	Add condition on development: <u>• Development should provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines and towers present within the site which demonstrates how the National Grid Electricity Transmission Design Guide and Principles have been applied at the design stage and how the impact of the assets has been reduced through good design.</u> "	To address the impact of the overhead powerlines
MM322	Site NWS05	Add condition on development: " <u>• Development should provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines and towers present within the site which demonstrates how the National Grid Electricity Transmission Design Guide and Principles have been applied at the design stage and how the impact of the assets has been reduced through good design.</u> "	To address the impact of the overhead powerlines
MM323	Site NWS06	Add condition on development: " <u>A buffer is required to the Local Wildlife Site. Grassland requires a minimum 6 metre buffer and Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy).</u> "	To protect the Local Wildlife Site from development
MM324	Site NWS09	Amend: <b>Site area:</b> <del>13.30</del> <b>11.24</b> Hectares <b>Total housing capacity:</b> <del>284</del> <b>314</b> Homes"	To reflect planning permission and resolve boundary overlaps into Barnsley
MM325	Site NWS10	Add condition on development: " <u>• A minimum 15 metre buffer is required from the edge of the canopy of Ancient Woodland/ Woodland on or adjacent to the</u>	To address impacts on the Ancient Woodland

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<u>site. Any Ancient Woodland/ Woodland and its buffer within the site must be excluded from the developable area."</u>	
MM326	Site NWS17	Amend the final condition on development as follows: " <u>The Grade II listed brick wall fronting Winter Street and Dart Street must be retained. The retention of other early 20th Century non-designated heritage assets would also be desirable.</u> "	To protect heritage assets
MM327	Site NWS19	<b>Amend: Total housing capacity:</b> 49 <u>36</u> Homes	To reflect planning permission
MM328	Site NWS21	<b>Amend: Total housing capacity:</b> 44 <u>20</u> Homes	To reflect planning permission
MM329	Site NWS29	Amend the first condition on development as follows: "• Further survey work is required at the planning application stage to determine the <u>likely adverse effects</u> impact of development on the <u>Neepsend Brickworks Site of Special Scientific Interest and</u> Local Geological Site and <u>identify what avoidance and/or mitigation are</u> is necessary <u>to prevent these effects.</u> "	To protect the SSSI from development
MM330	Site NWS29	Add condition on development: " <u>• A detailed assessment of the Parkwood Springs Local Wildlife Site and any likely adverse effects that the development will have upon its interest features will be required. If adverse effects are likely and cannot be avoided, the development must include effective measures which mitigate or compensate them.</u> "	To protect the Local Wildlife Site from development
MM331	Site NWS30	Insert site allocation NWS30, Land at Forge Lane, S35 0GG - the site allocation is <u>available at the end of this schedule.</u>	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.
MM332	Site NWS31	Insert site allocation NWS31, Land between Storth Lane and School Lane, S35 0DT - the site allocation is <u>available at the end of this schedule.</u>	To ensure the Plan has sufficient housing land supply to meet the

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
			requirement set out in SP1.
MM333	Site NES01	Amend condition on development: " <del>• A minimum 6 metre wide landscape buffer to the adjoining Local Wildlife Site along the western and southern site boundaries is required.</del> <u>A minimum 15 metre buffer is required from the edge of the canopy of Ancient Woodland/ woodland on or adjacent to the site. Any Ancient Woodland/ woodland and its buffer must be excluded from the developable area.</u> "	To protect the Ancient Woodland and Local Wildlife Site from development
MM334	Site NES03	Amend: Site Area <del>44.12</del> <u>13.7</u> Hectares; <b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> <del>6.45</del> <u>9.03</u> Hectares	To reflect planning permission
MM335	Site NES03	Add conditions on development: " <u>• The watercourse should be deculverted, decanalised and enhanced where possible. • Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site. Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer.</u> "	To enhance the Local Wildlife Site
MM336	Site NES04	Add condition on development: " <u>• Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site. Main River watercourses require a minimum 8 metre buffer.</u> "	To protect the Local Wildlife Site from development
MM337	Site NES05	Add condition on development: " <u>• A buffer is required to the adjacent Local Wildlife Site. Watercourses (rivers and streams) require a minimum 8 metre buffer.</u> "	To protect the Local Wildlife Site from development
MM338	Site NES06	Add condition on development: " <u>• Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The</u>	To protect the Local Wildlife Site from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<u>buffer will apply to the Local Wildlife site within and adjacent to the site. Main River watercourses require a minimum 8 metre buffer."</u>	
MM339	Site NES09	Delete allocation	Lack of information on site availability
MM340	Site NES10	Delete allocation	Planning permission granted for a non-residential use (medical hub)
MM341	Site NES12	Amend: <b>Total housing capacity: 73 <u>38</u> Homes</b>	To reflect planning permission
MM342	Site NES13	Add the following condition on development: <u>"• A Sports and Urban Green Space Impact Assessment is required that identifies any detrimental impacts to adjacent sports/ recreational facilities or to the development proposal, assessing the impacts and suggesting appropriate mitigation where necessary."</u>	To address impacts on sports and urban green space
MM343	Site NES15	Delete allocation	Lack of information on site availability
MM344	Site NES16	Add condition on development: <u>"• A buffer is required to the Local Wildlife Site(s). Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer."</u>	To protect the Local Wildlife Site from development
MM345	Site NES20	Delete allocation	Lack of information on site availability
MM346	Site NES22	Delete allocation	Capacity less than the minimum 10 dwelling

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
			threshold following updates to flood risk maps
MM347	Site NES27	Add the following condition on development: " <u>• A buffer is required to the Local Wildlife Site(s). Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer.</u> "	To protect the Local Wildlife Site from development
MM348	Site NES28	Add the following condition on development: " <u>• A Sports and Urban Green Space Impact Assessment is required that identifies any detrimental impacts to adjacent sports/ recreational facilities or to the development proposal, assessing the impacts and suggesting appropriate mitigation where necessary.</u> "	To address impacts on sports and urban greenspace
MM349	Site NES32	Amend: <b>Total housing capacity:</b> 47 <del>35</del> Homes	To reflect planning permission
MM350	Site NES36	Insert site allocation NES36, Land to the south of the M1 Motorway Junction 35, S35 1QP - the site allocation is <u>available at the end of this schedule</u> .	To ensure the Plan has sufficient employment land supply to meet the requirement set out in SP1.
MM351	Site NES37	Insert site allocation NES37, Land between Creswick Avenue and Yew Lane, S35 8QN - the site allocation is <u>available at the end of this schedule</u> .	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.
MM352	Site NES38	Insert site allocation NES38, Holme Lane Farm and land to the west of Grenoside Grange, Fox Hill Road, S35 8QS - the site allocation is <u>available at the end of this schedule</u> .	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM353	Site NES39	Insert site allocation NES39, Land at Wheel Lane and Middleton Lane, S35 8PU - the site allocation is <a href="#">available at the end of this schedule</a> .	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.
MM354	Site ES01	Amend: <b>Site area:</b> 47.40 <del>15.72</del> Hectares; <b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 46.60 <del>15.72</del> Hectares	To reflect allocation of the new site ES55 and make implementation more effective
MM355	Site ES01	Amend 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 href="#">In addition to General Employment uses, this site could also be considered suitable for a range of other uses as established under planning permission 18/03796/OUT, including car showroom, hotel, retail, leisure and food and beverage. Development of other uses on the site should be consistent with the scale and nature of the approved scheme and would also be subject to satisfying other policies of the Local Plan.</a> • 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 <del>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 nondevelopable area.</del> • <a href="#">Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All matters identified in the "LPA conclusions" section of the Level 2 SFRA site assessment should be addressed at the planning application stage.</a> • <del>The watercourse should be</del>	To reflect the outline planning consent and the results of the Level 2 SFRA

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<p><del>deculverted and enhanced 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 &amp; 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. • <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy. • A buffer is required to the Local Wildlife Site(s). Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer.</u></del>"</p>	
MM356	Site ES02	Amend: <b>Site area:</b> <u>6.13</u> 9.98 Hectares; <b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> <u>2.02</u> 5.54 Hectares.	To exclude the Local Wildlife Site and as a result of Level 2 SFRA
MM357	Site ES02	<p>Amend the 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.</p> <p>• 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.</p> <p>• No development should take place over Blackburn Brook culvert <del>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</del> • The watercourse should be deculverted and enhance where possible. • <u>Due consideration should be given to any impacts of flood</u></p>	To reflect outcomes of the Level 2 SFRA and protect the Local Wildlife Site from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<p><u>risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “LPA conclusions” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.</u> • Proposals for development on key sites within the Advanced Manufacturing Innovation District should reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses. • A buffer is required to the adjacent Local Wildlife Site (s). Watercourses (rivers and streams) require a 10 metre buffer. • <del>Habitat connectivity on the site should be maintained or enhanced.</del> • <del>Connective ecological corridors/areas (including buffers) shown on the Local Nature Recovery Strategy and combined natural capital opportunity maps are to be maintained on site and removed from the developable area. Biodiversity Net Gain should be delivered on site within the connective ecological corridor/area.</del> • <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u> • A buffer is required to the Local Wildlife Site(s). <u>Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy);</u> watercourses (rivers and streams) require a <u>minimum 8 10</u> metre buffer. • 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.</p>	
MM358	Site ES03	Delete allocation	Not likely to be available during the Plan period
MM359	Site ES04	Delete allocation	Not likely to be available during the Plan period
MM360	Site ES05	Amend <b>Allocated use</b> as follows: " <del>Industrial</del> <u>General Employment</u> ".	For consistency with the Policy Zone in which the allocation lies

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM361	Site ES16	Amend: <b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.64 <u>0.51</u> Hectares	As a result of Level 2 SFRA
MM362	Site ES20	Add the following condition on development: " <u>Open space should be provided in accordance with Policy NC15.</u> "	To ensure a high quality environment for future residents and workers.
MM363	Site ES20	Amend: <b>Site area</b> 6.15 <u>5.26</u> Hectares; <b>Net housing area</b> 2.0 <u>1.6</u> ha. <b>Total housing capacity</b> 80 <u>64</u> Homes	To reflect that 1.3ha of the site is to be delivered for affordable housing as part of a new allocation ES54
MM364	Site ES22	Amend: <b>Total housing capacity</b> 596 <u>476</u> Homes	To reflect updates from the developer
MM365	Site ES22	Delete the following condition: " <del>• Full revocation of nearby outstanding temporary hazardous use consents will be required.</del> "	Condition not required as temporary consent has expired.
MM366	Site ES23	Amend: <b>Total housing capacity</b> 374 <u>453</u> Homes	To reflect planning permission
MM367	Site ES24	Delete condition on development: " <del>• 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).</del> "	The site does not include or adjoin a Local Wildlife Site
MM368	Site ES25	Insert condition on development: " <u>• The loss of sports pitch provision resulting from the proposed development should be replaced by equivalent or better provision in terms of quantity and quality in a suitable location taking account of the evidence set out in the Playing Pitch Strategy and priority projects for sports provision in the city.</u> "	To comply with the National Planning Policy Framework in relation to sports pitches

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM369	Site ES25	Insert new condition: " <u>• Due to the site's proximity to the BOC Ltd 'major hazardous site' at Brinsworth, effective mitigation measures that address the risks this site may pose to residents must be incorporated within the design and layout of the proposal.</u> "	To address risks from the nearby hazardous installation
MM370	Site ES26	Amend: <b>Total housing capacity</b> 424 <u>90</u> Homes	To reflect latest information from the landowner and developer
MM371	Site ES27	Amend: <b>Total housing capacity:</b> 420 <u>114</u> Homes	To reflect latest information from the landowner and developer
MM372	Site ES27	Amend condition on development: "A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a <u>minimum</u> 6 metre buffer, Ancient Woodland/woodland requires a <u>minimum</u> 15 metre buffer (measured from the edge of the canopy).	To protect the Local Wildlife Site from development
MM373	Site ES28	Amend: <b>Site Area</b> <del>0.92</del> <u>2.3</u> Hectares <b>Net Housing Area:</b> <del>0.83</del> <u>2.1</u> Hectares Amend: <b>Total housing capacity</b> 446 <u>362</u> homes	To reflect planning permission
MM374	Site ES28	Delete the following condition: " <del>• Full revocation of nearby outstanding temporary hazardous use consents will be required.</del> "	Condition not required as temporary consent has expired.
MM375	Site ES28	Remove the following condition on development: " <del>• Retention and reuse of the existing buildings on site is desirable.</del> "	There are no buildings on site.
MM376	Site ES31	Add condition on development: " <u>• A buffer is required to the Local Wildlife Site(s). Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer.</u> "	To protect the Local Wildlife Site from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM377	Site ES33	Delete the following condition: " <del>• Full revocation of nearby outstanding temporary hazardous use consents will be required.</del> "	Condition not required as temporary consent has expired.
MM378	Site ES36	Amend: <b>Total housing capacity</b> <del>48</del> <b>37</b> Homes	To reflect latest information from the landowner and developer
MM379	Site ES36	Delete condition on development: " <del>• 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).</del> "	The site does not include or adjoin a Local Wildlife Site
MM380	Site ES38	Delete allocation	Due to results from the Level 2 SFRA
MM381	Site ES39	Delete allocation	Site is unavailable
MM382	Site ES41	Amend: <b>Total housing capacity</b> <del>39</del> <b>48</b> Homes	To reflect planning permission
MM383	Site ES42	Delete allocation	Site is unavailable
MM384	Site ES49	Amend: <b>Total housing capacity</b> <del>16</del> <b>13</b> Homes	To reflect planning permission
MM385	Site ES54	Insert new site allocation ES54: 52 Homes - the site allocation is <a href="#">available at the end of this schedule</a> .	To reflect the area of the site that was previously included within ES20 has now been split and is delivering separately as an affordable scheme.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM386	Site ES55	Add new site allocation ES55 Land at Meadowhall Way/ Vulcan Road, Sheffield - the site allocation is <a href="#">available at the end of this schedule</a> .	To reflect planning permission
MM386A	Site SES01	Amend: <b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 4.29 <a href="#">0.77</a> Hectares	To correct measurement error
MM387	Site SES02	Amend: <b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 0.82 <a href="#">0.47</a> Hectares	As a result of Level 2 SFRA
MM388	Site SES02	Add condition on development: " <a href="#">Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site. Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer.</a> "	To protect the Local Wildlife Site from development
MM389	Site SES03	<b>Amend: Site area:</b> 6.85 <a href="#">6.80</a> Hectares; <b>Net housing area:</b> 0.00 <a href="#">1.50</a> Hectares; <b>Net employment (Class E(g)(iii) only) area:</b> 5.35 <a href="#">3.40</a> Hectares	To correct measurement errors
MM390	Site SES03	Amend: <b>Total housing capacity:</b> 0 <a href="#">12</a> Homes <a href="#">Plots</a>	To reflect the proposed use of the site
MM391	Site SES03	Delete condition on development: " <del>Agricultural land surveys required at planning application stage to determine whether land is Grade 3a, and if so whether it should be protected.</del> "	Agricultural value already considered as part of the site selection process
MM392	Site SES03	Add condition on development as: " <a href="#">Development should provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines and towers present within the site which demonstrates how the National Grid Electricity Transmission Design Guide and Principles have been applied at the design stage and how the impact of the assets has been reduced through good design.</a> "	To address the impact of the overhead powerlines

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM393	Site SES03	Add condition on development: " <u>• A landscape buffer, free from development, is required between the employment development within the site and neighbouring properties. This buffer must prevent significant adverse effects on the amenity of residents.</u> "	To protect residential amenity
MM394	Site SES04	Add condition on development: " <u>• Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site.</u> A buffer is required to the adjacent Local Wildlife Site. Grassland requires a <u>minimum</u> 6 metre buffer; wetlands/waterbodies require a <u>minimum</u> 10-15 metre buffer; Ancient Woodland/woodland requires a <u>minimum</u> 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a <u>minimum</u> 8 10 metre buffer."	To protect the Local Wildlife Site from development
MM395	Site SES05	Amend: <b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> 3.75 <u>3.29</u> Hectares	As a result of Level 2 SFRA
MM396	Site SES05	Add condition on development: " <u>• Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site.</u> A buffer is required to the adjacent Local Wildlife Site. Grassland requires a <u>minimum</u> 6 metre buffer; Ancient Woodland/woodland requires a <u>minimum</u> 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a <u>minimum</u> 8 10 metre buffer."	To protect the Local Wildlife Site from development
MM397	Site SES06	Delete allocation	Site is unavailable
MM398	Site SES08	Amend condition on development: " <u>• A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a <u>minimum</u> 6 metre buffer, Wetlands/waterbodies require a <u>minimum</u> 10-15 metre buffer, Ancient Woodland/woodland requires a <u>minimum</u> 15 metre buffer (measured from the edge of the canopy).</u> "	To protect the Local Wildlife Site from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM399	Site SES10	Amend condition on development: "• A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a <u>minimum</u> 6 metre buffer, Ancient Woodland/woodland requires a <u>minimum</u> 15 metre buffer (measured from the edge of the canopy), Watercourses (rivers and streams) require a <u>minimum 8</u> 40 metre buffer."	To protect the Local Wildlife Site from development
MM400	Site SES11	Delete allocation	Lack of information on site availability
MM401	Site SES14	Delete allocation	Site fully completed in 2024/25
MM402	Site SES15	Add condition on development: " <u>• Community uses should be retained as part of redevelopment of the site in accordance with Policy NC13.</u> "	To ensure community uses are retained
MM403	Site SES17	Amend condition on development: "• A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a <u>minimum</u> 6 metre buffer, Wetlands/waterbodies require a <u>minimum</u> 10-15 metre buffer, Ancient Woodland/woodland requires a <u>minimum</u> 15 metre buffer (measured from the edge of the canopy)."	To protect the Local Wildlife Site from development
MM404	Site SES20	Delete allocation	Lack of information on site availability
MM405	Site SES23	Amend: <b>Total housing capacity:</b> 20 <b>19</b> Homes	To reflect planning permission
MM406	Site SES24	Amend <b>Total housing capacity:</b> 49 <b>38</b> Homes	To amend an error
MM407	Site SES25	Delete allocation	Lack of information on site availability
MM408	Site SES27	Delete allocation	Site is unavailable
MM409	Site SES28	Add condition on development: " <u>• A buffer is required to the Local Wildlife Site (s). Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the</u>	To protect the Local Wildlife Site from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		<u>edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer."</u>	
MM410	Site SES29	Insert site allocation SES29, Handsworth Hall Farm, Land at Finchwell Road, S13 9AS - the site allocation is <u>available at the end of this schedule</u> .	To ensure the Plan has sufficient housing and employment land supply to meet the requirement set out in SP1.
MM411	Site SES30	Insert site allocation SES30, Land between Bramley Lane and Beaver Hill Road, S13 7JH - the site allocation is <u>available at the end of this schedule</u> .	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.
MM412	Site SS01	Add condition on development: " <u>• The loss of sports pitch provision resulting from the proposed development should be replaced by equivalent or better provision in terms of quantity and quality in a suitable location taking account of the evidence set out in the Playing Pitch Strategy and priority projects for sports provision in the city.</u> "	To comply with the National Planning Policy Framework in relation to sports pitches
MM413	Site SS02	Amend: <b>Total housing capacity:</b> 45 <del>54</del> Homes	To reflect planning permission
MM414	Site SS04	Add condition on development: " <u>• The layout of the development must ensure that vehicular access to site allocation SS01 can be achieved.</u> "	To ensure site SS01 can be delivered
MM415	Site SS06	Amend condition on development: "A buffer is required to the adjacent Local Wildlife Site (s). Grassland requires a <u>minimum</u> 6 metre buffer, Ancient Woodland/woodland requires a <u>minimum</u> 15 metre buffer (measured from the edge of the canopy)."	To protect the Local Wildlife Site from development
MM416	Site SS07	Delete allocation	Lack of information on site availability

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM417	Site SS08	Amend: <b>Total housing capacity:</b> <del>26</del> <u>55</u> Homes	To reflect planning permission
MM418	Site SS08	Add condition on development: " <u>• Development will not be permitted within the Local Wildlife Site.</u> "	To protect the Local Wildlife Site from development
MM419	Site SS09	Amend: <b>Total housing capacity:</b> <del>42</del> <u>10</u> Homes	To reflect planning permission
MM420	Site SS10	Delete allocation	To reflect change to the Policy Zone from Residential to General Employment
MM421	Site SS12	Delete allocation	Lack of information on site availability
MM422	Site SS13	Delete allocation	Lack of information on site availability
MM423	Site SS15	Delete allocation	Fewer than 10 units left to complete
MM424	Site SS17	Amend: <b>Site area:</b> <del>8.4</del> <u>18.97</u> Hectares. <b>Net housing area:</b> <del>6.72</del> <u>8.4</u> Hectares.	To make clear the developable housing area and non-developable open space area
MM424	Site SS17	Add condition on development: " <u>“As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.”</u> "	To ensure a consistent approach to other sites removed from the Green Belt.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM425	Site SS17	Add condition on development: " <u>• Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site. Grassland requires a minimum 6 metre buffer and Ancient Woodland/woodland requires a</u> <del>A minimum 15 metre buffer should be provided to the Local Wildlife Site</del> (measured from the edge of the canopy)."	To protect the Local Wildlife Site from development
MM427	Site SS18	Add condition on development: " <u>• The playing field in the eastern part of the site is to be retained.</u> "	To safeguard the playing field
MM428	Site SS18	Add condition on development: " <u>• Ancient Woodland to be excluded from development and protected by a 15 metre buffer measured from the edge of the canopy.</u> "	To protect the Ancient Woodland from development
MM429	Site SS19	Insert site allocation SS19, Land to the south of White Lane, S12 3HS - the site allocation is <u>available at the end of this schedule.</u>	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.
MM430	Site SWS01	Delete allocation	Lack of information on site availability
MM431	Site SWS02	<b>Total housing capacity:</b> 369 <u>113</u> Homes	As a result of Level 2 SFRA
MM432	Site SWS03	Delete allocation	As a result of Level 2 SFRA
MM433	Site SWS04	<b>Amend Total housing capacity:</b> <del>60</del> <u>67</u> Homes	To reflect planning application
MM434	Site SWS04	Add condition on development: " <u>• A buffer is required to the Local Wildlife Site(s). Grassland requires a minimum 6 metre buffer and Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy).</u> "	To protect the Local Wildlife Site from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM435	Site SWS08	Delete allocation	Site fully completed in 2024/25
MM436	Site SWS10	<b>Amend Total housing capacity: 44 <del>53</del> Homes</b>	To reflect current planning application
MM437	Site SWS12	Delete allocation	Site has been completed
MM438	Site SWS14	Delete allocation	Site has planning permission and capacity is less than 10 dwellings
MM439	Site SWS16	Delete allocation	Site has been completed
MM440	Site SWS18	Insert site allocation SWS18, Land between Lodge Moor Road and Redmires Conduit, S10 4LS - the site allocation is <a href="#">available at the end of this schedule</a> .	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.
MM441	Site SWS19	Insert site allocation SWS19, Land to the north of Parkers Lane, S17 3DP - the site allocation is <a href="#">available at the end of this schedule</a> .	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.
MM442	Site SD01	Amend: <b>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.89 <del>0.88</del> Hectares</b>	As a result of Level 2 SFRA
MM443	Site SD01	Add condition on development: " <a href="#">• A buffer is required to the Local Wildlife Site(s). Grassland requires a minimum 6 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer.</a> "	To protect the Local Wildlife Site from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM444	Site SD02	Add condition on development: " <u>• Development will not be permitted within the Local Wildlife Site and its buffer where they extend into the allocated site. The buffer will apply to the Local Wildlife site within and adjacent to the site. Grassland requires a minimum 6 metre buffer; wetlands/waterbodies require a minimum 10-15 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer.</u> "	To protect the Local Wildlife Site from development
MM445	Site SD03	Amend: <del>Site area 6.80</del> <u>8.43</u> Hectares	To correct an error in the site area
MM446	Site SD03	Delete condition on development: " <del>• Creation of riverside open space should be included in any development. Open space should be provided in accordance with Policy NC15.</del> "	Ecological buffer required by another condition on development
MM447	Site SD03	Amend condition: " <del>• Provision of a substantial landscaped noise attenuation bund between the site and the industrial zone as per planning permission 11/02930/FUL is required.</del> "	To protect the amenity of people living on the site
MM448	Site SD03	Amend third condition on development: " <del>• Provision of new or re-routed bus services</del> <u>public transport services</u> (including bus stops and laybys) <del>through the site.</del> "	To provide more flexibility in terms of public transport improvements
MM449	Site SD03	Amend condition on development: " <del>• Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.</del> <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "LPA conclusions" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.</u> " and suggested deletion of the previous condition: " <u>Areas within 1 in 100 probability (including climate change allowance) of flooding should not be developed.</u> "	As a result of Level 2 SFRA

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM450	Site SD03	Add condition on development: " <u>• Development will not be permitted within the Local Wildlife Sites and their buffers where they extend into the allocated site. The buffers will apply to the Local Wildlife sites within and adjacent to the site. Grassland requires a minimum 6 metre buffer; wetlands/waterbodies require a minimum 10-15 metre buffer; Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy); watercourses (rivers and streams) require a minimum 8 metre buffer.</u> "	To protect the Local Wildlife Site from development
MM451	Site SD05	Delete allocation	Site fully completed in 2024/25
MM452	Site SD07	Amend: <b>Site area</b> <del>0.68</del> <u>0.66</u> Hectares; <b>Net housing area</b> <del>0.75</del> <u>0.59</u> Hectares	As a result of Level 2 SFRA
MM453	Site SD07	Add condition on development: " <u>• Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "LPA conclusions" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.</u> "	As a result of Level 2 SFRA
MM454	Site SD08	Delete allocation	Lack of information on site availability
MM455	Site SD09	Amend: Net housing area <del>0.00</del> <u>0.27</u> Hectares	To correct an error in the net site area
MM456	Site SD11	Add condition on development: " <u>• A Sports and Urban Green Space Impact Assessment is required that identifies any detrimental impacts to adjacent sports/ recreational facilities or to the development proposal, assessing the impacts and suggesting appropriate mitigation where necessary.</u> "	To ensure that sports facilities are safeguarded
MM457	Site SD12	Deallocate site	Site fully completed in 2024/25
MM458	Site SD13	Add condition on development: " <u>A buffer is required to the Local Wildlife Site. Ancient Woodland/woodland requires a minimum 15 metre buffer (measured from the edge of the canopy).</u> "	To protect the Ancient Woodland from development

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM459	Site CH03	Insert site allocation CH03, Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA - the site allocation is <a href="#">available at the end of this schedule</a> .	To ensure the Plan has sufficient employment land supply to meet the requirement set out in SP1.
MM460	Site CH04	Insert site allocation CH04, Hesley Wood, north of Cowley Hill, S35 2YH - the site allocation is <a href="#">available at the end of this schedule</a> .	To ensure the Plan has sufficient employment land supply to meet the requirement set out in SP1.
MM461	Site CH05	Insert site allocation CH05, Land to the east of Chapeltown Road, S35 9ZX - the site allocation is <a href="#">available at the end of this schedule</a> .	To ensure the Plan has sufficient housing land supply to meet the requirement set out in SP1.

## Annex B: Parking Guidelines – Proposed Main Modifications

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
MM462	Page 7	<p>Under 'Electric Vehicle Charging Infrastructure' amend:</p> <p>Residential:</p> <ul style="list-style-type: none"> <li>o For all dwellings with <del>dedicated off-street</del> <b>associated</b> parking at least 1 EVCP per dwelling, <b><u>plus the necessary infrastructure to enable installation of charging points in the future</u></b><sup>4</sup>.</li> <li>o For developments which include shared parking provision 10% of spaces will include EVCP's, and 40% to include the necessary infrastructure to enable installation of charging points in the future</li> </ul> <p>Add definition of <b><u>'associated parking'</u></b> - <b><u>Any parking space that is available within the site boundary of the building, for the use by the occupant or, or a visitor to, a dwelling in the building, including any parking space which is for the use of any occupant of, or any visitor to, any dwelling in a building containing more than one dwelling.</u></b> If it is not possible to achieve these requirements <u>off-highway</u> a contribution will be required to support the development of a citywide network of public chargers.</p>	To ensure the guideline is effective, and to provide clarity for implementation.
MM463	Page 8	<p>Under 'Cycle Parking' amend:</p> <p>5th bullet point: • Where it is not possible to provide adequate cycle parking within residential dwellings, <b><u>including Purpose Built Student Accommodation</u></b>, the City Council will engage with developers to propose innovative alternatives that meet the objectives of these standards. This may include options such as providing the required spaces in secure, conveniently located, on-street parking such as cycle hangars. Where there is a lack of space within the curtilage of the proposed development developers will be expected to contribute to the cost of providing cycle parking on the highway.</p> <p>Amend table title to: <b><u>Minimum</u></b> Provision</p>	To ensure the guideline is effective.

Main Modification Reference	Policy/ Paragraph/ Site	Proposed Main Modification	Reason for change
		Under 'E(g)(i) Business offices' amend: <del>Business Parks</del> <u>Outside City Centre</u> : 1 space per 150 m2	
MM464	Page 11	Under 'Accessible Car Parking' - housing row: Amend 2nd paragraph: Each category 3 wheelchair accessible dwelling should be provided with a minimum of 1 accessible on-site, allocated space. This includes developments where car parking is provided at less than 1 space per dwelling, <u>including in car free developments.</u>  After 3rd paragraph add: <u>Where a development is otherwise car free, accessible car parking spaces must be provided for 5% of the total number of dwellings, or a minimum of 1 space, whichever is greatest.</u>	To ensure the guideline is effective.
MM465	Page 14	Under 'Accessible Parking' amend 6th paragraph: <del>50%</del> <u>100%</u> of the Accessible parking (as set out in the guidelines) must include active EVCP's, <del>and the remaining spaces must include the infrastructure to enable provision of EVCP's in future</del>	To ensure the guideline is effective.

## Glossary – Proposed Main Modifications

Main Modification Reference	Proposed Main Modification	Reason for change
MM466	Insert definition: " <u><b>Build to Rent</b></u> - purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control." Relevant policies: " <u>NC3A</u> "	To ensure effective policy implementation
MM467	Insert definition: " <u><b>Catalyst Site</b></u> : these are sites that, if delivered, are considered to have the greatest potential impact on the acceleration of regeneration in the vicinity of the location within which they are located. Delivery of these catalyst sites are deemed to bring the greatest spatial benefits to the priority area and the wider Central Area." Relevant policies: " <u>SA1, CA1, CA1B, CA3, CA3B, CA4, CA4A, CA5B</u> "	To ensure effective policy implementation
MM468	Amend definition " <b>Community facilities</b> ": providing for a community's day-to-day needs or which further the community's social wellbeing or social, recreational, cultural and sporting interests. It includes local shops, meeting places, <del>sports venues</del> , cultural buildings, public houses, places of worship and other local services which enhance the sustainability of communities and residential environments such as; community centres, youth clubs, libraries, information and advice centres, lecture theatres, drop in centres, crèches and nurseries, training centres and toilets."	To ensure the list of facilities is correct.
MM469	Insert a new definition: " <u><b>Greenspace</b></u> – this includes 'open space' as defined in the National Planning Policy Framework, as well as other public and private areas that are valued for their visual amenity; for the contribution they make to protecting important views or vistas; as connecting spaces between designated wildlife sites; as environmental buffers between conflicting uses; or for local food production (allotments, community gardens and urban farms)." Relevant policies: <u>BG1; GS1</u>	To take account of changes to Policies BG1 and GS1

Main Modification Reference	Proposed Main Modification	Reason for change
MM470	<p>Insert a new definition: "<u><b>Irreplaceable Habitats</b></u> – are those which are very difficult (or takes a very long time) to restore, create or replace once it has been destroyed. This may be due to its age, uniqueness, species diversity and rarity. Irreplaceable habitat includes some of England’s most ecologically valuable terrestrial and intertidal habitat for example, ancient woodland, ancient and veteran trees and blanket bog Irreplaceable habitat - <a href="https://www.gov.uk/guidance/irreplaceable-habitats">https://www.gov.uk/guidance/irreplaceable-habitats</a>" Relevant policies: <u>GS5; GS6</u></p>	To take account of changes to Policies GS5 and GS6
MM471	<p>Insert a new definition: "<u><b>Local Green Space</b></u>: this land use designation is set out in the NPPF, paragraphs 101-103, and allows communities to identify and protect green areas of particular importance to them. The designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>• <u>in reasonably close proximity to the community it serves;</u></li> <li>• <u>demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</u></li> <li>• <u>local in character and is not an extensive tract of land</u></li> </ul> <p><u>Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</u>" Relevant policies: "<u>SA5, SA6, BG1, GS1</u>"</p>	To ensure effective policy implementation
MM472	<p>Insert a new definition: "<u><b>Mass Transit Corridors</b></u> - high quality public transport corridors where proposals will be brought forward to improve public transport journey speed and reliability, incorporating park and ride on key gateways to the city where viable. Mass Transit would use one or more high quality buses, trams, and/or tram-train vehicles". Relevant policies: "<u>SP1; CA1; SA2; SA3; SA4; SA5; SA6; SA7; SA8; SA9; T12</u>"</p>	To ensure effective policy implementation
MM473	<p>Amend definition: "<b>Minimum service frequency standard</b> <del>(for buses):</del> <u>this will be determined with SYMCA on a case-by-case basis. As an indication, in urban areas a minimum frequency of</u> at least three buses or trams per hour in each direction, between 7:30am and 6pm (Monday to Friday) <u>may be appropriate.</u> <del>A lower service frequency may be accepted, within reason, in rural areas."</del></p>	To ensure the definition is effective

Main Modification Reference	Proposed Main Modification	Reason for change
MM474	Insert a new definition: " <u><b>Opportunity Sites</b> - sites which are not allocated for development in the Plan but which could deliver development opportunities, particularly in the longer term. They have potential to become allocations in future reviews of the Plan.</u> " Relevant policies: <u>H1.</u>	To provide clarity on the role of opportunity sites.
MM475	Insert a new definition: " <u><b>Priority Location</b>: areas considered to have greatest potential for transformational change that can maximise long term regeneration benefits, including providing exemplary development for different market offerings.</u> " Relevant policies: " <u>SP1, SA1, CA1, CA1A, CA2, CA2A, CA2B, CA3, CA3A, CA4, CA4A, CA5, CA5A</u> "	To ensure effective policy implementation
MM476	Insert the definition: " <u><b>Strategic Roads</b> - those roads where it is most important to manage traffic in order to reduce congestion and improve efficiency (Sheffield City Region Transport Strategy 2011-2026). The network is shown on the Policies Map and on Maps 15 and 16 in Part 1 of the Plan.</u> Relevant policies: " <u>NC14</u> "	To ensure effective policy implementation
MM477	Insert definition: " <u><b>Strategic Site</b> - sites which, due to their size or location, are regarded as particularly important to the delivery of the spatial strategy. For Housing Sites, this means sites of at least 200 homes or 4 hectares. For Employment Sites, this means sites of at least 1 hectare or 3,000sqm of office space.</u> " Relevant policies: " <u>SA1-SA9, AS1, NC1, DC1</u> "	To ensure effective policy implementation
MM478	Amend definition: " <del><b>Strategic Roads</b></del> <u><b>Strategic Road Network</b>: the roads managed by National Highways (M1 and A616).</u> <del>those roads where it is most important to manage traffic in order to reduce congestion and improve efficiency (Sheffield City Region Transport Strategy 2011-2026). The network is shown on the Policies Map and on Map 6 in part 2 of the Plan.</del> "	To provide clarification.

New or substantially rewritten policies

## MM10 - Main Modifications to Policy SP1

### **POLICY SP1 – OVERALL GROWTH PLAN**

The Sheffield Plan will realise the vision for a ‘an economically stronger, fairer, more inclusive and sustainable city’ by promoting growth that delivers the homes, jobs, employment floorspace, infrastructure, and community facilities to meet Sheffield’s identified needs.

The Sheffield Plan will deliver: The overall development needs over the Plan period are:

- a) ~~35,530~~ 38,012 additional new homes (38,853 gross) by 2039 (~~2,090~~ 1,780 additional homes per annum from 2022/23 to 2030/31 and 2,750 additional homes per annum from 2031/32 to 20239/39 ~~2022 to 2039~~) (see Policy H1).
- b) ~~42.8~~ 13.95 hectares per annum of employment land (237.2 hectares over the Plan period), which includes ~~2.9~~ hectares for office development, and ~~9.9~~ hectares for industrial development comprising 11.5 hectares for general employment (195.5 hectares total) and 2.45 hectares for large scale logistics (41.7 hectares total) (see Policies EC1 to EC7).
- c) 53 pitches/ plots for Gypsies and Travellers and Travelling Showpeople (see Policy H1 and Policy NC7)

To achieve this the Sheffield Plan will deliver:

- d) ~~372-301~~ Site Allocations<sup>18</sup> - including ~~297-235~~ for housing, ~~52-51~~ for economic development ~~19-18~~ mixed use and 1 for leisure and recreation which provide a deliverable and developable supply to meet needs (~~see Policy SP1~~).
- e) Priority locations for economic growth within the Central Sub-Area, and the Advanced Manufacturing Innovation District (AMID) - helping meet the objectives of the South Yorkshire Mayor Combined Authority Strategic Economic Plan (SYMCA SEP) (see Policy SA1, Policy SA4, and Policy EC1)
- f) Co-ordinated investment in ~~the identified Broad Locations for Growth (within parts of the Upper Don Valley, the Lower Don Valley, and the Sheaf Valley)~~ to enable ~~these~~ areas to transition from employment uses to housing, particularly after 2029 (see Policy SA2, to Policy SA4 and Policy SA6).
- g) New retail and leisure floorspace to be focused within identified town centres, which are the City Centre, along with the 17 District Centres, and all identified Local Centres (see Policy SP3 and Policy NC10).
- h) ~~A total of at least 12 yards to meet the needs of Travelling Showpeople communities (see Policy H1).~~
- i) Protection for existing of the Green Belt boundaries around existing built-up areas, with one around the urban areas with the exception of limited strategic greenfield releases at Ecclesfield/Grenoside, Handsworth, Charnock, Lodge Moor and Chapeltown, as well as ~~strategic land releases~~

on a predominantly brownfield site at the former Norton Aerodrome (for residential use) (see Policy [Policies SA3, SA5, SA6 and SA9](#)).

- j) [Smaller releases of greenfield land in the Green Belt will be made at Oughtibridge, Wharncliffe Side and Dore \(see Policies SA2 and SA7\)](#).
- k) Measures required to achieve net zero carbon emissions, as well as facilitate renewable energy generation, a proactive approach to the sustainable design of buildings, and the management of natural resources (see Policies ES1 to ES8).
- l) Major new transport infrastructure, including:
  - support for strategic rail investment to unlock capacity and journey time improvements between Sheffield and London, Birmingham, Manchester, Leeds, and the East Midlands.
  - support for proposals set out in the Sheffield Midland Station and Sheaf Valley Development Framework to facilitate High Speed 2 and Northern Powerhouse Rail.
  - [Support for local rail upgrades, including to the Hope Valley Line, Don Valley Line and Barrow Hill Line, including supporting infrastructure to deliver enhanced rail services.](#)
  - strategic highway improvements, as part of integrated, multimodal schemes, to increase connectivity between residential areas and major centres of economic activity.
  - new active travel infrastructure linking new residential areas to employment opportunities, local services, and leisure facilities (see **Policy T1**).
- m) Sustainable development that promotes greater use of public transport to help secure the long-term future for the existing tram network and helps realise Connecting Sheffield's proposals for active travel. This will include creating seven Mass Transit Corridors, enhancing the five Main Gateway Routes, and the 10 City Centre Gateway Routes (see Policy T1 and Policy DE4).
- n) Protection, management, and enhancement [and extension](#) of designated blue and green infrastructure sites and assets. ~~With~~ [with](#) a focus on the ~~Green Network (including the Local Nature Recovery Network) and designated Urban Greenspace Zones~~ (see [Map 17 and](#) Policies GS1 to GS11).
- o) Protection, management, and enhancement of designated heritage sites and assets. With a focus on achieving the highest standards of new development whilst respecting the industrial and cultural significance of the existing built environment across Sheffield (see Policy DE1 and Policy DE9).
- p) Strategic flood risk management and mitigation, avoiding development in areas with a high probability of flooding, by applying the sequential approach and, where necessary, the exception test. This is of critical importance to proposals in the Central Sub-Area (see Policy GS9)

## Definitions

For 'Central Sub-Area', 'Advanced Manufacturing Innovation District', '~~Broad Locations of Growth~~', 'District Centres', 'Local Centres', 'pitches/plots', 'Mass Transit Corridors', 'Main Gateway Routes', 'City Centre Gateway Routes', 'Connecting Sheffield', 'Local Nature Recovery Network' and 'Urban Greenspace Zones' - see Glossary.

For the '~~Green Network~~' - see Map17.

MM90 – MM93 Tables 1 – 4 and Figure 1

**Table 1: Housing Land Supply 2022-2039**

<b>Source of Supply</b>	<b>Total Supply 2022-2039 (number of homes)</b>
Completions 2022-2024/25	5,356
Outstanding Planning Permissions (as at 1 <sup>st</sup> April 2025)	878
Allocations (extant planning permission and no planning permission)	25,450
Small windfall allowance	2,800
Large windfall allowance	4,675
<b>Gross Housing Supply</b>	<b>39,159</b>
Estimated losses	-841
<b>Net Housing Supply</b>	<b>38,318</b>

**Table 2: Distribution of Housing Supply by Sub-Area**

Sub-Area	Number of Homes 2022-2039			
	Completions 2022-2024/25	Outstanding Planning Permissions (as at 1st April 2025)	Allocations (extant with planning permission and no planning permission)	Total
Central	2,918	302	14,810	18,030
Northwest	449	39	884	1,372
Northeast	436	8	1,348	1,792
East	494	23	2,565	3,082
Southeast	173		2,883	3,056
South	186	25	935	1,146
Southwest	418	343	751	1,512
Stocksbridge and Deepcar	208	138	711	1,057
Chapelton and High Green	74	0	563	637
<b>Total</b>	<b>5,356</b>	<b>878</b>	<b>25,450</b>	<b>31,684</b>

Note: Excludes the allowance for small and large windfall sites totalling 7,475 homes and excludes estimated losses of 841 homes.

**Table 3: Housing Trajectory Summary Table**

Housing supply categories	Total Delivery within Plan Period 2022-2039	2022/2023 (Actual)	2023/2024 (Actual)	2024/2025 (Actual)	2025/2026 (Estimated)	0					1-5					6-10					11-13		
						2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039					
Completions 2022-2024/25	5,356	1,684	2,527	1,145																			
Outstanding Planning Permissions (as at 1st April 2025)	878				64	60	301	169	80	204													
Allocations (extant planning permission and no planning permission)	25,450				1,207	1,368	2,940	1,178	2,611	2,803	2,132	1,598	1,832	1,647	2,043	1,639	1,462	990					
<b>Sub Total (Gross)</b>	<b>31,684</b>	<b>1,684</b>	<b>2,527</b>	<b>1,145</b>	<b>1,271</b>	<b>1,428</b>	<b>3,241</b>	<b>1,347</b>	<b>2,691</b>	<b>3,007</b>	<b>2,132</b>	<b>1,598</b>	<b>1,832</b>	<b>1,647</b>	<b>2,043</b>	<b>1,639</b>	<b>1,462</b>	<b>990</b>					
Small site windfall	2,800				200	200	200	200	200	200	200	200	200	200	200	200	200	200					
Large site windfall	4,675	0	0	0	0	0	0	0	0	0	584	584	584	584	584	585	585	585					
<b>Total</b>	<b>39,159</b>	<b>1,684</b>	<b>2,527</b>	<b>1,145</b>	<b>1,471</b>	<b>1,628</b>	<b>3,441</b>	<b>1,547</b>	<b>2,891</b>	<b>3,207</b>	<b>2,916</b>	<b>2,382</b>	<b>2,616</b>	<b>2,431</b>	<b>2,827</b>	<b>2,424</b>	<b>2,247</b>	<b>1,775</b>					
Cumulative supply		1,684	4,211	5,356	6,827	8,455	11,896	13,443	16,334	19,541	22,457	24,839	27,455	29,886	32,713	35,137	37,384	39,159					
<b>Estimated losses</b>	<b>841</b>	<b>56</b>	<b>59</b>	<b>26</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>					
<b>Net completions</b>	<b>38,318</b>	<b>1,628</b>	<b>2,468</b>	<b>1,119</b>	<b>1,421</b>	<b>1,578</b>	<b>3,391</b>	<b>1,497</b>	<b>2,841</b>	<b>3,157</b>	<b>2,866</b>	<b>2,332</b>	<b>2,566</b>	<b>2,381</b>	<b>2,777</b>	<b>2,374</b>	<b>2,197</b>	<b>1,725</b>					
Net requirement @ 2,236 units per year (average)	<b>38,020</b>	1,780	1,780	1,780	1,780	1,780	1,780	1,780	1,780	1,780	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750					
Number of dwellings above/below requirement	<b>298</b>	-152	688	-661	-359	-202	1,611	-283	1,061	1,377	116	-418	-184	-369	27	-376	-553	-1,025					

**Figure 1: Housing Trajectory 2022-2039**



**Table 4: 5-Year Housing Land Supply (showing method of calculation)**

	<b>Total Delivery within 5 Year Period 2026/27- 2030/31  (Number of Homes)</b>
5- year requirement (2026/27-2030/31) at 1,780 per year	8,900
Total Completions/ Estimated Completions (2022/23 - 2025/26)	6,636
Shortfall from 2022/23 to 2025/26	<b>-484</b>
5- year requirement (including shortfall)	9,384
Plus 5% buffer	469
<b><i>Total net 5-year requirement</i></b>	<b>9,853</b>
<i>Total net 5-year supply (2026/27 - 20230/31)</i>	<i>12,464</i>
<b>Number of Years Supply</b>	<b>6.32</b>

## MM103 - Main Modifications to Policy BG1

### **Blue and Green Infrastructure and the Local Nature Recovery Network**

- 5.20 Blue and green infrastructure refers to the living network of green-spaces, water and other environmental features in both urban and rural areas including trees, rights of way, parks, gardens, transport corridors, allotments, cemeteries, woodlands, rivers, reservoirs and wetlands. It is often used in an urban context to provide multiple benefits including space for recreation, access to nature, climate change mitigation, food production and wildlife habitats, while also contributing to the enhancement of local character and quality of place.
- 5.21 Sheffield contains a myriad of habitats from upland moorlands, to wooded valleys and river corridors. Combined with the city's many parks and green spaces this has contributed to giving Sheffield the reputation of being one of the greenest cities in Europe. This backdrop provides an established baseline from which measures to address the Biodiversity Emergency can begin.
- 5.22 Providing fair access to the city's blue and green infrastructure is a fundamental part of the Council's vision for Sheffield and in doing so will help to improve the health and well-being of its residents.
- 5.23 Sheffield's strategic green infrastructure includes the rivers and streams of the larger valleys, complemented by a network of more local green links connecting open spaces, woodlands, footpaths, watercourses and corridors of dense vegetation. Within Sheffield there are also a range of outcrops representing different geological horizons and other distinctive rock features and landforms.
- 5.24 Sheffield's existing blue and green infrastructure is important at all scales and the existing network of countryside and greenspace is represented on Map 17 below.
- 5.25 Work on a new South Yorkshire Local Nature Recovery Strategy (the LNRS) is being led by the South Yorkshire Mayoral Combined Authority but, at the time of submitting this Plan, had not been completed. The LNRS will map the network of designated wildlife sites and identify greenspaces, countryside and previously developed sites that provide opportunities for nature recovery, helping to improve connectivity between existing wildlife habitats. More detail on this will be set out in a supplementary planning document, once the work on the LNRS has been completed.
- 5.26 Safeguarding and enhancing the city's blue and green infrastructure is critical to ensure that it continues to fulfil its multi-functional role and delivers both Biodiversity Net Gain (BNG) and wider Environmental Net Gains (ENG)<sup>1</sup>.

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<sup>1</sup> See Glossary for definitions of Biodiversity Net Gain and Environmental Net Gains

- 5.27 Policy SP1 and Policy BG1 provides the strategic context for the development management policies that follow in Part 2 of the Plan.
- 5.28 Where strategic green infrastructure crosses administrative boundaries, the Council will work closely with adjoining authorities and other stakeholders to manage assets.

### **POLICY BG1 - BLUE AND GREEN INFRASTRUCTURE AND THE LOCAL NATURE RECOVERY NETWORK**

All ~~blue~~ Blue and green infrastructure in the city will be protected, managed, ~~and~~ enhanced and, wherever possible, extended to help increase biodiversity, provide wider environmental benefits to combat climate change, deliver opportunities for outdoor recreation and active travel, conserve heritage assets, support local food production and strengthen the city's landscape character.

Very significant weight will be given to the protection and enhancement of Sheffield's ~~Green Network of urban greenspace and countryside (including blue and green infrastructure and the Local Nature Recovery Network)~~ especially:

- the main river corridors (Rivers Don, Porter, Sheaf, Rivelin, Loxley and Blackburn Brook) and Sheffield and Tinsley Canal; and
- major parks and green spaces of citywide importance for recreation and/or biodiversity (Concord Park, Parson Cross Park, Norfolk Heritage Park, Graves Park, Ecclesall Woods, Endcliffe Park/Bingham Park/Whiteley Woods, Greno Woods, Millhouses Park, Meersbrook Park, Shirebrook Valley, Parkwood Springs); and
- registered historic parks and gardens; and
- green spaces forming (or with potential to form) wildlife corridors or 'steppingstones' connecting designated ecological sites, particularly those identified in the Local Nature Recovery Strategy

~~Valuable greenspaces will be protected from inappropriate built development and are shown on the Policies Map as either Urban Green Space Zones, (see Policy GS1) or Green Belt (where they perform the purposes of Green Belt) (see Policy GS2).~~ Development affecting Urban Greenspace Zones, Green Belt, Local Green Spaces, greenspaces, outdoor recreational facilities or designated ecological or geological sites should comply with policies SA5, SA6, GS1, GS1A, GS2, GS5 and GS8.

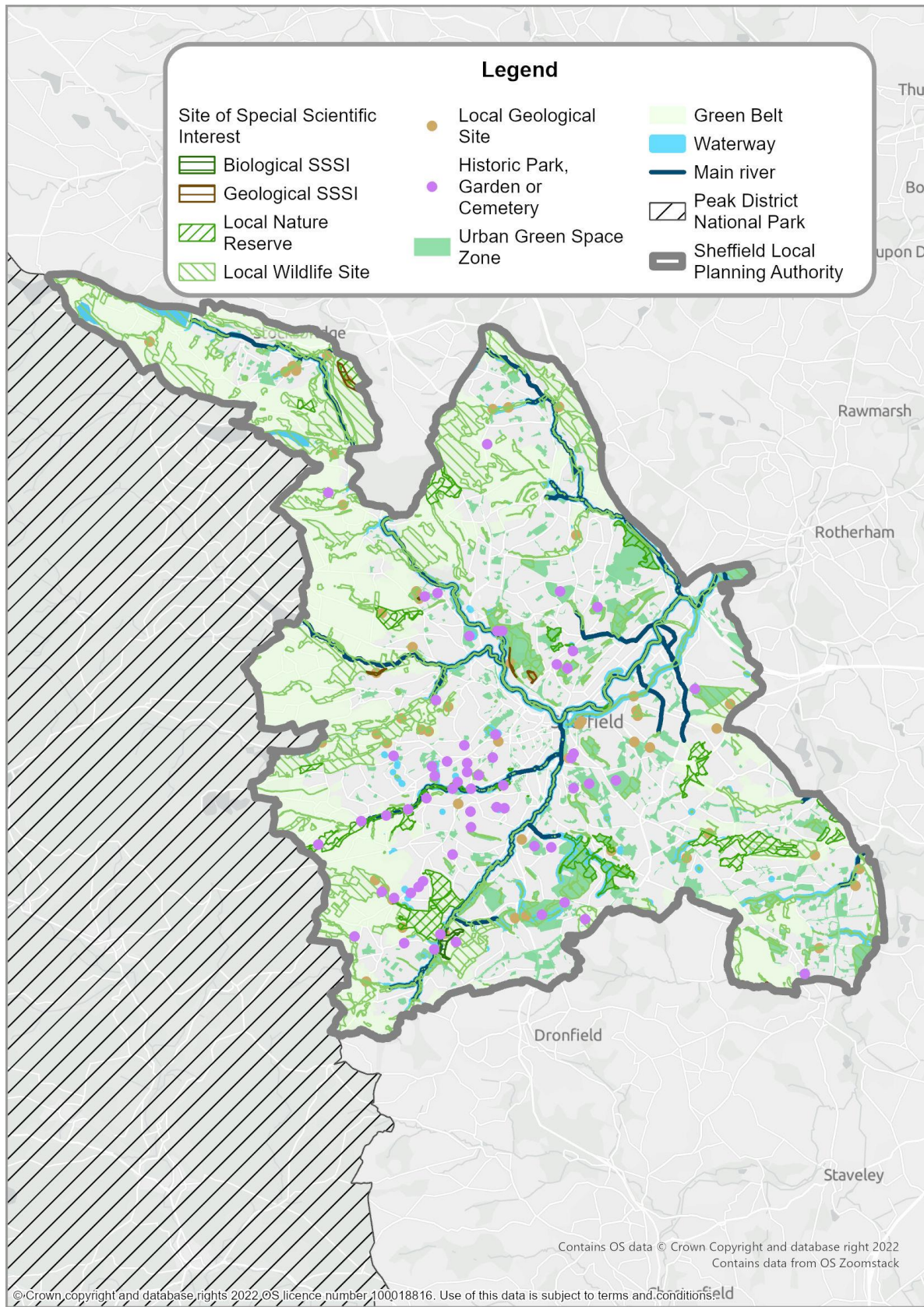
Where there are conflicts between biodiversity objectives and human access, the Plan will give priority to the protection and enhancement of biodiversity.

## Definitions

For '*biodiversity*', '*Urban Greenspace Zones*', '*Green Belt*', '*greenspace*' and the '*Local Nature Recovery Network*' – see Glossary.

For '~~*Green Network*~~' – see Map 17 below.

**Map 17: Existing Blue and Green Infrastructure and the Green Network**



## MM122 - Main Modifications to Policy ES7

### **Safeguarding of Mineral Resources and Infrastructure, and the Exploration, Appraisal and Production of Fossil Fuels**

- 3.21 New development and the redevelopment of sites may provide opportunities to extract minerals before construction commences. A number of surface minerals, such as building stone, are present across Sheffield, although there has been no recent working of any of these resources. It is likely that there will be few (if any) applications for mineral extraction across the duration of the Plan.
- 3.22 A Local Aggregates Assessment (LAA) has been produced to inform the Plan. The LAA identifies that as Sheffield is an importer rather than a producer of primary aggregate and relies on provision from outside of the Sheffield LPA area. It is therefore important to safeguard facilities within the city that are used in either the bulk import of aggregates or in the production of secondary aggregates. Safeguarding these sites from incompatible development will help maintain a steady and adequate supply of aggregates and industrial minerals, while also helping support future investment in minerals transportation, handling and aggregate recycling infrastructure.
- 3.23 Much of Sheffield is covered by Petroleum Exploration and Development Licences (PEDLs). The extent of the licences is shown on the Policies Map and on Map 13. A PEDL allows companies to explore and appraise the potential for onshore oil and gas extraction for a specified period of time but does not give consent, permission or authorisation to carry out development activities. This includes the extraction of oil and gas from shale through the technique commonly referred to as ‘fracking’. Any development activity, such as drilling, would require further consents, including planning permission and an environmental permit.
- 3.24 Some of the investigative work that may need to take place prior to the exploration phase, such as seismic surveying, is permitted development under the planning legislation (Town and Country Planning (General Permitted Development) Order 2015), which can therefore be undertaken without the need for planning permission. However, the companies must notify the Council of their intention to undertake survey work. The City Council will publish any such intentions.
- 3.25 This policy will ensure that any exploration, appraisal or production activities involving development that requires planning permission are properly managed and that any impacts satisfactorily mitigated. This approach will also enable wider concerns, such as the relationship of shale gas supplies and climate change, to be taken into consideration.

**POLICY ES7 – SAFEGUARDING OF MINERAL RESOURCES AND INFRASTRUCTURE, AND THE EXPLORATION, APPRAISAL AND PRODUCTION OF FOSSIL FUELS**

Where a site is likely to have surface mineral resources, applicants should investigate the economic potential of the site for extraction of these resources before development. Extraction of non-fossil fuel mineral resources will be permitted where it is practicable, where it would not have unacceptable environmental impacts and where appropriate plans are made for the restoration of the site.

The following sites have been identified as providing facilities associated with the bulk transport, handling and processing of minerals, concrete and recycled or secondary aggregates within the city and should therefore be safeguarded from development which would otherwise result in the loss of such facilities:

- Cement blending plant, Wharncliffe Industrial Estate, Deepcar Works, Station Road, Stocksbridge, S36 2UZ
- Cement blending plant, 14 Carlisle Street East, Sheffield, S4 2LJ
- Cement blending plant, Unit 6, Coleford Road, Sheffield, S9 5PH
- Concrete batching plant, 301 Coleford Road, Sheffield, S9 5PH
- Cement blending plant, Asphalt plant and associated rail head, Stevenson Road, Sheffield, S9 3XG
- Cement blending plant, Asphalt plant and associated rail head, Unit 3, SIRFT, Europa Link, Sheffield, S9 1QT
- Asphalt plant, Woodside Depot, Rutland Street, Sheffield, S3 9PA
- Incinerator Bottom Ash processing facility, Beeley Wood Recycling Village, 2 Beeley Wood Lane, Sheffield, S6 1QT

Development on safeguarded sites (or potential future sites providing comparable facilities) will be acceptable if it can be demonstrated:

- a) that use of the mineral infrastructure site is no longer economically viable, or there is already adequate provision meeting the need elsewhere; or
- b) the new development will result in the provision of alternative facilities of equal or better quality; or
- c) there is an overriding need for the development; or
- d) the development will be of a temporary nature that would not preclude a site being brought back into use for mineral infrastructure purposes; or
- e) the development would involve the extension of existing buildings or the erection of ancillary buildings within their curtilages.

Development proposals for the exploration, appraisal or production of oil and gas must:

- f) locate well sites and associated facilities in the least sensitive areas from which the target reservoir can be accessed; and
- g) demonstrate that any adverse impact can be avoided or mitigated to the satisfaction of the City Council, with safeguards to protect environmental and amenity interests put in place, as necessary; and
- h) demonstrate that there would no adverse impact on the underlying integrity of the geological structure; and
- i) provide an indication of the extent of the reservoir and the extent of the area of search within the reservoir; and
- j) be for an agreed, temporary length of time; and
- k) make provision for the restoration of well sites and associated facilities at the earliest practical opportunity if oil and gas is not found in economically viable volumes, or if they are developed within an agreed time-frame; and
- l) demonstrate that, following public consultation, the planning impacts identified by the affected local community have been fully addressed ~~and the proposal has their backing.~~
- m) demonstrate that the production of oil and gas in any scheme would have a net zero impact on carbon emissions.

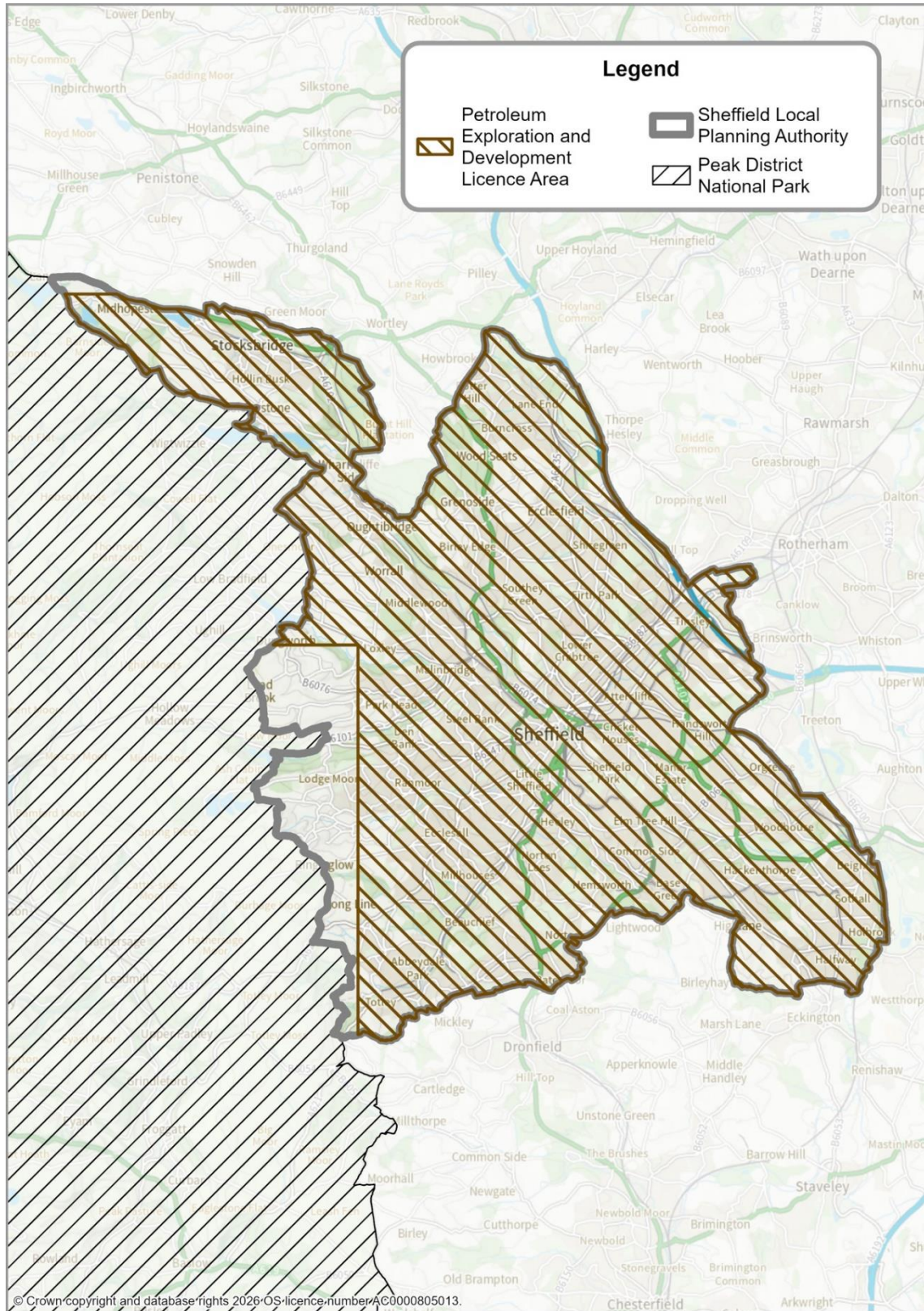
## Definitions

**'Fossil fuel resources'** – coal, oil, gas and peat resources.

**'Surface mineral resources'** – mineral resources which may be extracted through surface mining methods.

# MM123 – Main Modification – inclusion of Map 1

## **MAP 1: Petroleum Exploration and Development Licence Area**



## MM127 and MM128 - Main Modifications to Policy NC3 and NC3A

### Meeting Different Housing Needs

#### Provision of Affordable Housing

- 4.13 Affordable housing is defined in the National Planning Policy Framework (NPPF)<sup>2</sup> and includes different affordable housing tenures such as ‘affordable housing for rent’ and ‘discounted market sales housing’ (the full definition is reproduced in the Sheffield Plan Glossary). The NPPF sets out further guidance on affordable housing delivery, including placing the emphasis on applicants to justify the need for any site-specific viability assessments. National policy should be referred to alongside policy NC3.
- 4.14 Affordable housing is delivered by a variety of means through public subsidies. But even with these delivery mechanisms in place there is a shortfall that could at least partly be delivered through the planning system.
- 4.15 The 2024 Sheffield Local Housing Needs Assessment (LHNA) identifies a need for 2,032 additional affordable homes per year. The LHNA ~~The Strategic Housing Market Assessment (SHMA)<sup>3</sup> identifies a need for 902 additional affordable homes per year. The SHMA also sets out the type of affordable housing needed and Policy NC3 translates this need into requirements that have been viability tested. The~~ 2019 Strategic Housing Market Assessment (SHMA) divides the city into 12 Affordable Housing Market Areas (see Map 1). The required developer contributions in each area take account of development viability in different parts of the city. The LHNA ~~SHMA~~ shows there is a high level of need for social rented accommodation in Sheffield.
- 4.16. Sheffield is investing to improve housing markets across the city where property values are currently lower. This is particularly true in the City Centre and wider Central Sub-Area where it is expected that the delivery plans set out in the City Centre Strategic Vision and associated Priority Framework Area Plans will improve the strength of this housing market. It is anticipated that, as a result of this, incremental increases in affordable housing delivery towards the set percentage target of affordable housing can be delivered on sites within these areas over the lifetime of the Sheffield Plan, partly as a result of public sector support.

### **POLICY NC3: PROVISION OF AFFORDABLE HOUSING**

<sup>2</sup> NPPF (2018), Annex 2: Glossary.

<sup>3</sup> Sheffield Local Housing Need Assessment, 2024 and Sheffield Strategic Housing Market Assessment, 2019 <https://www.sheffield.gov.uk/home/housing/strategic-housing-market-assessment>

A contribution towards the provision of affordable housing will be required from the following housing developments:

- sites with capacity for 10 or more dwellings;
- sites with a capacity of less than 10 dwellings which would provide 10 or more dwellings when combined with an adjoining allocated site or vacant site.

The following principles will apply when requiring developer contributions towards affordable housing:

- a) The developer will be required to provide a specified percentage of the gross internal floor area of the development for transfer to a Registered Affordable Housing Provider at an agreed transfer price for the tenure(s) proposed.

The specified percentage of the gross internal floor area of the development is as follows:

Affordable Housing Market Area	Minimum Required contribution (*)	Minimum Required contribution (**)
City Centre	10%	<u>25%</u>
Manor/Arbourthorne/Gleadless East		
Northeast		
Urban West		
Southeast		
Stocksbridge & Deepcar		
Chapelton/Ecclesfield		
Rural Upper Don Valley		
Northwest		
South		
Southwest		

(\*) this applies to sites in the urban area as shown on the Policies Map 2026, with the exception of allocations formerly designated as Green Belt (as listed in the table below).

(\*\*) this applies to sites in the current Green Belt as shown on the Policies Map 2026.

The proportion sought on windfall sites in the Green Belt is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of a 50%, as set out in national policy.

- b) The tenure mix should be:

- 25% affordable housing for ~~First Homes~~ Affordable Home Ownership

- 25% affordable housing for Social Rented or equivalent affordable tenures
- 50% affordable rent or housing for Intermediate or equivalent affordable tenures

c) The proportion and tenure required on site allocations formerly designated as Green Belt are:

<u>Site Allocation Reference</u>	<u>Minimum Affordable Housing Required contribution</u>	<u>Tenure Mix Required</u>
<u>CH05</u>	<u>30%</u> <u>of the gross internal floor area of the development</u>	<u>75% affordable housing for Social Rent</u>  <u>25% affordable housing for Affordable Home Ownership</u>
<u>NES38</u>		
<u>NES39</u>		
<u>NES37</u>		
<u>NWS30</u>		
<u>NWS31</u>		
<u>SES29</u>		
<u>SES30</u>		
<u>SS19</u>		
<u>SWS18</u>	<u>40%</u> <u>of the gross internal floor area of the development</u>	
<u>SWS19</u>		
<u>SS17*</u>	<u>25%</u> <u>of the gross internal floor area of the development</u>	<u>25% affordable housing for Affordable Home Ownership</u>  <u>25% affordable housing for Social Rent or equivalent affordable tenure</u>  <u>50% affordable rent or housing for Intermediate or equivalent affordable tenures</u>

\*The proportion sought on SS17 is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of a 50%, as set out in national policy.

d) Where the full affordable housing contribution is not proposed to be delivered, the applicant will be expected to provide evidence through a financial appraisal to demonstrate why it is not possible.

- e) For development schemes led by Registered Providers for social and affordable rented housing, the Council will take a flexible approach to determining the appropriate quantity and type of affordable housing taking into account the needs of the area and the wider benefits of development.
- f) Provision will be required on-site unless off-site provision or a financial contribution can be robustly justified.
- g) The affordable units should be to the same specification as market units unless otherwise agreed by the Council and the purchasing provider, and they should be suitably integrated throughout the development site.
- h) Build-to-Rent developments shall provide affordable private rent as set out in national policy advice (see Policy NC3A on Build to Rent Accommodation).
- i) For housing development schemes with specialist housing for older and disabled people, the Council will take a flexible approach to determining the appropriate quantity and type of affordable housing, recognising that site specific viability testing for older persons schemes can be appropriate.

### Rural exception sites for affordable housing

Rural exception sites for affordable housing will be permitted, subject to all of the following criteria being met:

- sites are in areas designated as Green Belt and within or on the edge of smaller villages and capable of being well integrated into the existing community; and
- it can be demonstrated the affordable housing will meet identified local needs; and
- the affordable housing units will remain in perpetuity; and
- developments must be small scale and relate well to the scale, design and character of the settlement

## Definitions

~~For 'affordable housing' – see Glossary.~~

~~'Evidence **through a financial appraisal - to demonstrate why it is not financially viable**' – viability information relating to the scheme to be provided for scrutiny at appropriate points in the planning application process, including post completion when final sales values are known.~~

~~'**First Homes**' – discounted market sale units which: a) must be discounted by a minimum of 30% against the market value; b) are sold to a person or persons meeting the First Homes eligibility criteria; c) on their first sale, will have a restriction~~

~~registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and, d) after the discount has been applied, the first sale must be at a price no higher than £250,000.~~

**‘Housing developments’** – all types of housing falling in Use Classes C2 or C3<sup>4</sup> giving rise to new dwellings (it does not apply to institutional uses such as care homes). This includes specialist housing designated for older or disabled people. It covers both new build and conversions.

**‘Transfer price’** – this is a set price percentage of market value paid for affordable housing by Registered Affordable Housing Providers. The price percentage varies according to the tenure and size of the property.

**‘Windfall sites in the Green Belt’** – sites not specifically allocated in the Sheffield Plan, that may come forward through planning applications.

**For ‘Affordable housing’, ‘Build to Rent’, ‘rural exception site’, ‘urban area’ and ‘Smaller Villages’ – see Glossary.**

## Glossary Updates

**Build to Rent:** Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.

**Rural Exception Sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.

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<sup>4</sup> The Town and Country Planning Use Classes Order (1987) (as amended)  
<http://www.legislation.gov.uk/ukxi/1987/764/contents/made>

## **Build to Rent Accommodation**

New The Sheffield Local Housing Needs Assessment (2024) identifies a growth in the private rented sector in Sheffield, with almost 43,000 households renting privately in the city. The types of housing include Houses of Multiple Occupation, Purpose Built Student Accommodation, Co-living and Build to Rent accommodation. The growth reflects the shift from owner occupation to rental accommodation, which is a national trend.

New Build to Rent is a distinct asset class within the private rented sector and is defined in the National Planning Policy Framework glossary. In Sheffield over recent years, there has been significant activity in the way of existing and forthcoming Build to Rent schemes. Many of these schemes are for flats in the Central area and are currently under construction, with further schemes continuing to be proposed.

New With an increased scale of the sector emerging, it will be important to ensure that Build to Rent adds to the diversity of housing options and does not unduly dominate provision in the Central Area. There will be opportunities for Build to Rent in other parts of the city, including for houses, where this complements the delivery of other tenures, helping to meet the needs of different groups.

New It is recognised that Build to Rent schemes can add to the diversity of housing options and can offer wide-ranging benefits for occupants such as longer tenancy agreements, increased choice in the market, dedicated communal amenities, and on-site professional management.

### **POLICY NC3A: BUILD TO RENT ACCOMMODATION**

Build to Rent schemes will be supported, provided they meet the following criteria:

- a) there is common ownership and management control of the private market rent and affordable private rent elements of the scheme; and
- b) the schemes offer longer tenancies of three years or more to all tenants (except where this would interfere with planned refurbishment works). There is no obligation on tenants to take up the offer of a 3-year tenancy, and companies should offer a shorter-term alternative, if requested. Tenants should have the option to terminate an agreement at 1 months' notice, after the first 6 months, without a break fee being payable; and
- c) comply with the space standards in **Policy NC8**; and
- d) provide affordable private rent as set out in policy **NC3 part h**); and
- e) eligibility for occupying affordable private rented homes will be agreed between the Council and scheme operator, having regard to national policy advice.

Schemes should remain within the Build to Rent sector for the long term, with a minimum covenant period to be agreed with the Council. If circumstances arise where the scheme operator needs to sell all or part of a Build to Rent scheme, prior to the expiration of the covenant period, the following mechanisms will apply:

- f) a clawback arrangement for the withdrawal of the affordable private rent homes will be required and calculated following the formula set out in national policy advice.
- g) A clawback arrangement for the sale of the private market rent homes will be required, should the private market rent homes be disposed of or converted to another tenure. The methodology for valuing the private market rent homes will be included in the section 106 agreement to enable the level of clawback to be calculated should the covenant be broken.

### **Definitions**

**'Built to Rent' - see Glossary.**

## MM147 - Main Modifications to Policy NC15

### Policy NC15: Creating Open Space in Residential Developments

- 4.50 In large new housing developments, providing open space on-site is often the best way to cater for the immediate recreational needs of new residents that could not be met by existing open space. Integrating open space within development sites also provides broader environmental benefits and it can help to contribute significantly to improving health and wellbeing as well as meeting the requirement of providing Biodiversity Net Gain (see **Policy GS6**). The provision of new accessible natural greenspace within the Sheffield planning authority area can help to deflect recreational pressure away from the designated European habitat sites (Special Areas for Conservation and Special Protection Areas) in the Peak District National Park (see Policy GS5). Developers should consider how open space within residential schemes can also play a role in provision of facilities for assistance dogs' toileting, taking account of the availability of alternative informal open space in the nearby area.
- 4.51 Open space to support housing developments of less than 100 homes will mainly be funded through the Community Infrastructure Levy (CIL) or other developer contributions (see policy DC1) and is more likely to be in the form of off-site provision. However, for larger sites new open space may need to be provided on-site by the developer. This will usually be where existing open space provision is below the minimum quantity, quality or accessibility and development would cause a localised requirement for additional open space due to the increase in population from new housing.
- 4.52 The Council published a citywide Playing Pitch Strategy in 2022 which will be used to inform decisions on planning applications affecting playing pitches; such planning applications will also need to ensure that there is no conflict between adjacent uses such as housing and playing fields by incorporating appropriate mitigation measures, as required.

#### Policy NC15: Creating Open Space in Residential Developments

For residential developments with a capacity for 100 or more dwellings, at least 10% of the site should be laid out as open space except where:

- provision of open space within the local area would continue to exceed the minimum standards in terms of quantity, quality and accessibility after the development had taken place, taking into account the additional population arising from the development; or
- it would be more appropriate to provide or enhance open space off-site within the local area

For residential developments with a capacity of ~~less than~~ between 10-99 100 dwellings, open space provision will be required that shall reflect the quantity and quality of provision of open space necessary to meet the needs of existing and

future residents and with reference to the standards set out in Table 4. On-site provision will be preferred but a financial contribution towards the provision or enhancement of open space off-site will usually be acceptable if it is not practical or feasible to secure provision on-site.

Developments will usually be expected to provide an element of landscaping and/or amenity greenspace on-site to ensure an attractive layout and/or protect and enhance areas of ecological or landscape value. but amenity greenspace and landscaped areas should be provided on-site in order to create an attractive layout and/or protect and enhance areas of ecological or landscape value.

Play space for children should, however, usually be provided on-site on sites of 50 2 hectares or more ~~new homes~~, unless it can be shown that off-site provision would be of greater benefit to current and future residents in the local area.

Any new open space that is provided should be:

- a. appropriate for the development and of a high standard, having regard to the type of open space required and the type of accommodation being provided (see Table 2 below); and
- b. large enough and appropriately sited to cater effectively for the intended recreational use; and
- c. publicly accessible, safe and follow the principles of inclusive and dementia friendly design; and
- d. integrated with ~~the~~ sustainable drainage system (SuDS) for the site, where appropriate; and
- e. supported by a management and maintenance plan, including where necessary, a funding strategy for longer term maintenance.

Wherever possible, opportunities should be taken to create or enhance accessible natural greenspace where it can help divert visitor pressure away from the South Pennine Moors Special Areas of Conservation/ Special Protection Areas (see Policy GS5).

For residential developments that include new open spaces, consideration should be given to their location, access, design and any necessary mitigation measures to ensure that there is no conflict between residents and open space users.

## Definitions

**‘Local area’** – *within the walking distances set out in Table 4 (page 106).*

**‘Minimum quantity’** – *meeting the thresholds for different types of open space as set out in Table 4 (page 106).*

**‘Accessible natural greenspace’** – including meadows, heaths, wetlands, woodland, copses, rock exposures, river valleys and lakes all of which have natural characteristics, may have biodiversity value and are partly or wholly accessible for informal recreation.

For ‘open space’, ‘residential developments’, ‘sustainable drainage systems (SuDs)’, and ‘inclusive and dementia friendly design’, Special Protection Areas and Special Areas of Conservation – see Glossary.

**Table 2: Types of Open Space Required for Different Types of Residential Development**

<b>Category</b>	<b>Housing Developments (Use Class C3 or C4, including student ‘cluster’ flats (except for play space))</b>	<b>Residential Institutions (Use Class C2)</b>	<b>Purpose-Built Student Accommodation (Sui Generis)</b>
Allotments	✓	✓	✓
Amenity Green Space	✓	✓	✓
Parks and Recreation Grounds	✓	✓	✓
Play Space (Children & Youth)	✓	x	x
Accessible Natural Green Space	✓	✓	✓

✓ **Required**

x **Not required**

### **Further Information**

Policy NC15 should be read in conjunction with the relevant Green Infrastructure policies as they relate to the creation of new open space, including **Policy GS1** (Development in Urban Green Space Zones), and **Policy GS6** (Biodiversity Net Gain) and **Policy DC1** (The Community Infrastructure Levy and Other Developer Contributions). This includes ensuring that all development provides net gains in biodiversity - new areas of accessible open space could be created within new housing developments to help achieve this aim. The policy should also be read in conjunction with **Policy DE3** Public Realm and Landscape Design.

## MM178 and MM179 - Main Modifications to Policy GS1 and GS1A

### **Development affecting in Urban Greenspace Zones or Greenspaces in other Policy Zones**

- 8.5 ~~The Urban Greenspace Zones shown on the Policies Map~~ The National Planning Policy Framework defines open space as ‘all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity’<sup>5</sup>. However, greenspaces which do not provide opportunities for sport and recreation can also be valuable and cover a range of private and public areas, including those which are valued; for their land which is valuable for recreation or ecology, landscape, heritage, visual amenity or contributions to protecting important views or vistas; ~~functional floodplain~~ as connecting spaces between designated wildlife sites; as environmental buffers between conflicting uses; or for local food production (allotments, community gardens and urban farms). ~~The areas are predominantly green in character or are in use for outdoor recreation. They include areas of ‘open space’ (as defined in the National Planning Policy Framework).~~
- 8.6 ~~Only Urban Greenspace Zones~~ Larger greenspaces (of 0.4 hectares and above (and 0.2 hectares and above in the City Centre) are shown on the Policies Map as Urban Green Space Zones or are included in the Green Belt. ~~but~~ Policy GS1 also applies to Urban Greenspace Zones and to smaller greenspaces of less than 0.4 hectares (except private gardens) within other Policy Zones (for example, smaller greenspaces in the urban area and new greenspaces provided as part of new development sites). The Policy does not apply to farmland in the Green Belt where other policies apply (see policies GS2 to GS7).
- 8.7 Providing access to a range of greenspaces ~~open spaces~~ of a sufficient quality and quantity is an important part of contributing to the health and wellbeing of communities. Planning policies should aim to achieve healthy, inclusive and safe places including high quality public space, the provision of safe and accessible green infrastructure and plan positively for the provision and use of shared spaces.
- 8.8 Local Green Spaces that have been formally designated by local communities in neighbourhood plans are shown on the Policies Map. Two further Local Green Spaces are designated in this Plan; details are included in Part 1 of the document (see **Policies SA5 and SA6**).

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<sup>5</sup> National Planning Policy Framework (2021), Annex 2: Glossary.

- 8.9 Development proposals affecting greenspaces ~~open space~~ in the Green Belt will also be considered against national Green Belt policy and policy GS2.

**POLICY GS1: DEVELOPMENT AFFECTING ~~IN URBAN GREEN SPACE ZONES~~ OR GREENSPACES IN OTHER POLICY ZONES**

~~In Development affecting Urban Greenspace Zones, development or greenspaces in other policy zones should:~~

- a) not result in the loss of ~~open space~~ greenspace unless:
- (i) an assessment has been undertaken which clearly shows the ~~open space~~ greenspace, and any associated recreational buildings or land are surplus to requirements; or
  - (ii) the ~~open space~~ greenspace that is lost would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - (iii) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use;

and

- b) not cause or increase a break in the city's network of blue and green infrastructure; ~~or~~ and
- c) safeguard, or not otherwise adversely affect, a greenspace of high amenity or food growing value; ~~or~~ and
- d) not result in loss of access to a local park or to smaller informal public space that is valued or well used by people living or working in the local area; ~~or~~ and
- e) not make a greenspace ineffective as an environmental buffer (in locations where it performs that role); ~~or~~ and
- f) maintain important views or vistas; ~~or~~ and
- g) not conflict with national policies relating to designated Local Green Spaces.

~~Open space or sports and recreational facilities of regional or national importance will be safeguarded and development or redevelopment will be permitted only where it would improve the quality of facilities provided in the city.~~

## Definitions

For **'outdoor sports areas'** and **'informal greenspace'** – see box below.

**'High amenity value'** – where the greenspace or open space makes a valuable contribution to the character or enjoyment of the local area due to its openness, quality of planting/landscaping or visual quality.

For **'green infrastructure'** – see introduction to **Policy BG1**.

For **'greenspace'**, **'open space'** and **'Local Green Space'** – see Glossary.

### Definitions of Informal Greenspace and Outdoor Sports Areas

**'Informal Greenspace'** – this means:

- allotments, community gardens, and city (urban) farms.
- amenity greenspace and informal public spaces – open to spontaneous use by the public, but not laid out or managed for a specific function. Includes civic spaces, such as civic and market squares, and other hard surfaced areas designed for pedestrians. Also includes small green or landscaped areas (public or private) which provide a setting for built development and/or which may offer opportunities for informal recreation close to home or work.
- parks and recreation grounds – multi-functional spaces used for both formal and informal recreation, which contain at least 2 of the following: play space; formal pitches and fixed sports provision; informal recreation and sport; walking/cycling routes; areas of formal planting; events space; wildlife habitats; dog walking areas.
- play space – provision for children and teenagers including equipped and natural play areas, skate parks/BMX tracks, Multi-Use Games Areas (MUGAs), and teenage shelters.
- accessible natural greenspace – including meadows, heaths, wetlands, woodland, copses, rock exposures, river valleys and lakes all of which have natural characteristics, may have biodiversity value and are partly or wholly accessible for informal recreation.
- river and canal banks, cycleways, and rights of way.
- churchyards, cemeteries and gardens of rest (associated with crematoria).

**'Outdoor sports areas'** – this means:

- outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.

**Table 4: Standards for the Provision of Assessing the Quantity of and Access to Informal Greenspace and Outdoor Sports Areas**

Typology	Minimum Quantity Required (hectares/1000 population) for Analysing Existing Provision	Access Standard
<b>Informal Greenspace</b>		
Allotments	0.32	15 minutes walk time (720 metres straight line distance)
Amenity Greenspace	0.6	10 minutes walk time (480 metres straight line distance)
Parks and Recreation Grounds	1.2	15 minutes walk time (720 metres straight line distance)
Play Space (children)	0.08	10 minutes walk time (480 metres straight line distance)
Play Space (youth)	0.08	15 minutes walk time (720 metres straight line distance)
Accessible Natural Green Space	1.0	(ANGSt) standards + 15 minutes' walk time (720m straight line distance)
<b>Total</b>	<b>3.28</b>	

*Footnote: the standards set out in Table 4 reflect the recommendations of the Sheffield Open Space Assessment (2022).*

### **Further information**

*For the biodiversity, geological, heritage and landscape value of urban greenspace, see policies GS5, GS6, GS7 and DE9.*

*The Sheffield Playing Pitch Strategy should be referred to for evidence relating to recommendations for playing pitch requirements and their provision.*

## **Policy GS1A: Development affecting Sports and Recreational Buildings and Land**

- 8.10 The NPPF recognises the importance of protecting sports and recreational buildings and land, including playing fields and formal play spaces, including a key aim of enabling and supporting healthy lives.
- 8.11 The Sheffield Open Spaces Assessment (2022) recommends, in section 8.2, that the starting point of any policy should be that all open space should be afforded protection unless it can be demonstrated it is not required/is surplus to requirements (in accordance with the NPPF). The Council's current Playing Pitch Strategy provides information on the need for playing fields and associated ancillary facilities in different sub-areas of the city and will be used to inform planning decisions that affect playing fields and sports facilities. A key recommendation of the current Playing Pitch Strategy states that local planning policy should continue to protect, enhance and provide playing field sites under its jurisdiction in order to reduce the risk of loss or prejudicial impact on sport and physical activity provision. Where a site is proposed to be lost, the site should meet one of the five policy exceptions identified in Sport England's Playing Fields Policy and Guidance.
- 8.12 Development proposals can result in sports facilities being located next to housing or other sensitive uses and give rise to conflicts due to factors such as ball strike, light pollution or noise. Relevant sports analysis assessments therefore need to be undertaken as part of the planning process to ensure appropriate mitigation measures are included as part of development.

### **Policy GS1A: Development affecting Sports and Recreational Buildings and Land**

Development should not result in the loss of sports and recreational buildings and land, including playing fields, unless:

- a) an assessment has been undertaken which has clearly shown the buildings or land to be surplus to requirements; or
- b) the pitches, facilities and buildings that would be lost would be replaced by equivalent or better provision in terms of quantity and quality within a suitable location; and/or
- c) the development is for alternative or supporting sports or leisure provision, the benefits of which clearly outweigh the loss of the current or former use

Development affecting a playing field and/or an outdoor sports facility should also comply **Policy GS1, parts b) to g).**

Development should ensure that there is no conflict between adjacent uses, such as housing and playing fields, by incorporating appropriate mitigation measures, as required.

The development of new, built leisure facilities that are ancillary to the outdoor sports use will be acceptable where it complies with Policy GS1 or Policy GS2, as applicable.

### **Definitions**

**'Suitable location' – having regard to the Sheffield Playing Pitch Strategy.**

### **Further information**

**The Sheffield Playing Pitch Strategy should be referred to for evidence relating to recommendations for playing pitch requirements and their provision.**

## MM185 - Main Modifications to Policy GS5

### Development and Biodiversity

- 8.18. Sheffield contains a number of nationally important ecological sites that receive statutory protection including Sites of Special Scientific Interest (SSSI's) and Local Nature Reserves. Parts of the moorlands to the west of Sheffield are sites of international importance for birds and habitats (they have been designated as Special Protection Areas and Special Areas of Conservation).
- 8.19. The city also includes over two hundred and fifty Local Wildlife Sites, which despite being non-statutory designations, are areas of substantive nature conservation value and make an important contribution to Sheffield's ecological networks.
- 8.20. All the city's statutory and non-statutory ecological sites will be protected by policy from harm or loss, while measures to enhance and connect them will be driven by the wider South Yorkshire Local Nature Recovery Strategy.
- 8.21 The maps in the SYLNRS will highlight existing areas of importance for biodiversity and areas that could become of particular importance (opportunity areas) which together will form a local nature recovery network which will connect, expand, and enhance these habitats to create a network of places rich in wildlife across the city. This Network will also bring wider environmental benefits to Sheffield by helping to improve the city's resilience to climate change while providing greater opportunities for us to access nature. More detail on the Local Nature Recovery Network will be set out in a supplementary planning document.
- 8.22. Sheffield will be covered by Natural England's District Level Licensing (DLL) scheme for Great Crested Newts. More details on how this will operate will also be provided in supplementary guidance.
- 8.23. Our native flora and fauna are now regularly under threat from pests, diseases, and invasive non-native species and when outbreaks occur these can have devastating impacts on our natural environment. As a city we need to take every possible step to help reduce the risk of introducing these threats into our environment and minimise the impact of and potentially eradicate those already here.
- 8.24 The Habitat Regulations Assessment concluded that the development proposed in the Sheffield Plan will lead to additional population growth that is likely to cause increased recreational pressure that could adversely affect the South Pennine Moors SAC, Peak District Dales SAC and Peak District Moors (Pennine Moors Phase1) SPA. The Council will therefore work with the Peak District National Park Authority and Natural England to produce a Mitigation Delivery Plan. Development will be required to make a proportionate

contribution towards the mitigation identified in the Mitigation Delivery Plan in accordance with Policy DC1.

8.25 Enhancements to biodiversity that are not subject to BNG requirements may be secured through planning conditions or obligations where appropriate.

## **POLICY GS5: DEVELOPMENT AND BIODIVERSITY**

All development proposals to follow the mitigation hierarchy, whereby if significant harm to biodiversity resulting from a development cannot be avoided (e.g. through alternative site selection with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Development should also avoid causing significant harm (directly or indirectly) to protected and priority species/habitats and to areas and sites designated for their ecological value. Where development is likely to affect ~~these priority species and/or designated sites~~, it will be assessed in relation to the following hierarchical weighting:

- **International designation:** the greatest weight will be given to the protection of ~~priority species, priority habitats, Special Protection Areas, and Special Areas of Conservation~~, Ramsar Sites, Irreplaceable Habitats and Protected Species;
- **National designation:** very significant weight will be given to the protection of Sites of Special Scientific Interest;
- **Local designation:** significant weight will be given to the protection of Local Nature Reserves, Local Wildlife Sites (LWSs), Priority Habitats and Priority Species

Where development is likely to adversely affect a Local Wildlife Site:

- development will be refused unless there is no reasonable alternative that would avoid or reduce harm, by locating the proposal elsewhere; and
- any unavoidable harm should be kept to a minimum through design and layout and must be fully compensated through the provision and safeguarding of a replacement alternative LWS area suitable for the creation of habitats of a similar character and quality and of sufficient size. This should be contiguous with the remaining LWS or a suitable LWS nearby.

Development will not be permitted where it is likely to result in the loss or deterioration of irreplaceable habitats unless there are wholly exceptional circumstances and losses are kept to a minimum with a suitable compensation strategy provided to **and approved by the Local Planning Authority on a case-by-case basis** and implemented before any works proceed.

Where damage or neglect to designated sites or important habitats has occurred, this will not result in a presumption for development.

Wherever relevant, development should:

- a) protect, enhance, restore and implement appropriate conservation management of the biodiversity value of the land and buildings; and
- b) protect and retain key habitats within the ~~city's Local Nature Recovery Network~~ **South Yorkshire Local Nature Recovery Strategy**, while maximising opportunities to connect and extend their range through habitat creation and enhancement **as identified by the SYLNRS**; and
- c) **minimise habitat fragmentation and maximise opportunities to restore, enhance and connect natural habitats including provision of ecological 'stepping-stones' and links to habitats outside of Sheffield; and**
- d) provide appropriate buffer ~~strips~~ **zones** to designated sites and habitats; and
- e) deliver a net gain for biodiversity ~~in the area~~ (as set out in **Policy GS6**); and
- f) provide opportunities for natural processes to occur; and
- g) prevent the loss of **Protected and Priority Species** ~~locally and nationally vulnerable species~~, instead creating opportunities for them to recover and thrive; and
- h) **minimise** ~~reduce~~ human impact due to lighting, noise, trampling, or disturbance by domestic pets; and
- i) promote and support native species by safely removing and reducing problematic invasive non-native species; and
- j) prevent the risk of biosecurity hazards entering or leaving the environment, by ensuring rigorous practices and measures are taken and maintained ~~to protect and build resilience within our native species~~; and
- k) restore substrate by breaking up sealed urban surfaces of concrete and conserve soil through measures to avoid erosion, leaching, and degradation; and
- l) ~~minimise habitat fragmentation and maximise opportunities to restore, enhance and connect natural habitats including provision of ecological 'stepping-stones' and links to habitats outside of Sheffield; and~~
- m) **provide integrated bat roosting features and universal 'swift bricks' to the appropriate quantities, and approved by the local authority, unless there are compelling technical reasons which prevent their use, or would make them ineffective; and**

n) incorporate design features that enhance biodiversity

## Definitions

~~‘Important or protected habitats or species’ – includes protected species, priority habitats and species, and significant populations or collections of national or local importance, or nationally scarce species.~~

‘Protected Species’ – Species protected under the Wildlife & Countryside Act 1981 and the Protection of Badgers Act 1992.

‘Priority Species/Habitats’ – this means:

- The list of habitats and species of principal importance in England (Section 41 NERC Act 2006) for public bodies, landowners and funders to use for biodiversity conservation.  
See Habitats and species of principal importance in England - GOV.UK
- Red and Amber Listed Birds of Conservation Concern.
- Plus, species identified in the SYLNRS

**‘Appropriate buffer strips zones’** – Where buffers are required to protect designated sites and protected species they will be determined on a site-by-site basis, taking account of the type and scale of development, potential impacts and the features to be protected. The following sets out the minimum buffer zones for various habitats as listed in the SCC guidance ‘Ecological Buffer Zones’:

- Ancient Woodland - 15 metres (m), however, this may require larger minimum buffers when considering individual site conditions.
- Ancient or veteran trees – at least 15 times larger than the diameter of the tree trunk, or 5m from the edge of the tree’s canopy if that is larger.
- Other trees – for root protection, 12 times the stem diameter.
- Hedgerows – 5m either side, where a hedgerow forms part of a Local Wildlife Sites (LWS) boundary and/or is a S41 native species rich hedgerow or has other significant biodiversity interest. If a hedgerow contains ancient or veteran trees, then the buffers listed above for those trees applies. Non-native hedgerows identified for retention require 2m either side.
- Woodland LWS – 15m
- Grassland LWS – 6m
- Wetlands/waterbody LWS – 10-15m
- Hedgerow LWS – see above
- Watercourse LWS – assessed on a case-by-case basis, but as a general rule 8m for main rivers and 3m for minor watercourses; however larger buffers may be recommended in Green Belt sites or LWS.

**‘Design features to enhance biodiversity’** – could include, ~~for example,~~ green roofs, ‘Swift bricks’, a variety of bird and bat boxes, hedgehog holes in walls and fences, bee bricks, water features, planting native or wildlife-attracting trees, shrubs, wildflowers etc.

**'Integrated bat roosting features and universal 'swift bricks' to the appropriate quantities' as follows:**

- residential: a minimum of 2 bat roosting features and 2 universal swift bricks in 100% of new houses and 4-10 features per small block of flats;
- large buildings: typically 10-20 features for both bats and birds per building.

By positioning these in clusters at least 4.5m from the ground and not exposing them to full sun, it will offer nesting opportunities for multiple species of cavity nesting birds.

Swift bricks to be specified and installed in accordance with best-practice guidance such as BS 42021.

Integrated bat roosting features and universal swift bricks are preferred but, in some instances, may not be suitable, in which case other bat/bird nesting features should be proposed. These will need to be agreed with the local planning authority.

Evidence of all biodiversity features including post-construction stage confirmation of installation should be provided through photographs or verification by a suitably qualified ecologist.

**For 'biodiversity', Biodiversity Net Gain', 'habitat', 'Special Areas of Conservation', 'Special Protection Areas', 'Sites of Special Scientific Interest', 'Irreplaceable habitats', 'Local Nature Reserves', 'Local Wildlife Sites', 'habitat' and 'ancient woodland' – see Glossary.**

### **Further information**

See also the Sheffield Plan Habitat Regulations Assessment (2022 [2025](#)).

Note that important foraging areas within 2.5 km of the South Pennine Moors Special Protection Area must be considered as 'important habitats for foraging for merlin, golden plover and short eared owl'.

See also Magic Map for SPA, SAC, SSSI, LNR and ancient woodland locations. <https://magic.defra.gov.uk>

Sheffield Biological Records Centre holds information on LWS and local species records. <https://www.sheffield.gov.uk/parks-sport-recreation/sheffield-biological-records-centre>

Although Ramsar Sites are listed as being given the greatest weight in terms of protection, Sheffield does not have any Ramsar Sites within the local planning authority area.

For information on Great Crested Newt Risk Zones for South and East Yorkshire, see Natural England mapping: [GCN Risk Zones \(South and East Yorkshire\) | Natural England Open Data Geoportal](#)

## MM186 - Main Modifications to Policy GS6

### Biodiversity Net Gain

- 8.24 The statutory Biodiversity Net Gain requirement applies in addition to Policy GS5. Biodiversity Net Gain (BNG) is an approach which aims to leave the natural environment in a measurably better state than it was prior to development. It does not supersede any existing wildlife or species legislation/guidance; **it is in addition.** ~~It is simply an additional tool~~
- 8.25 There must be no site clearance or deliberate degradation of habitats or watercourses before BNG baseline surveys have been carried out. Such action is likely to result in a higher baseline estimate and an increased compensation requirement.
- 8.26 Applicants will need to adhere to Sheffield validation requirements and any related BNG supplementary planning documents and/or guidance.
- 8.27 The latest version of the Statutory Biodiversity Metric tools and guide, or any subsequent updates, must be used to calculate a baseline figure and predict potential biodiversity losses and gains that would result from development proposals or land management changes.
- 8.28 The Environment Act 2021 requires that sites are managed and maintained for a minimum 30-year period.
- 8.29 Monitoring will form a key part of the BNG process, as it will help to inform adaptive management and maintenance activities at a site level to ensure the successful delivery of habitat enhancements. Monitoring requirements will be clearly set out as part of planning conditions and obligations and be proportionate ~~to the scale and type of habitat enhancements proposed.~~
- 8.26 ~~The Environment Act 2021 requires that sites are managed and maintained for a minimum 30-year period. This is reflected in the policy wording.~~

#### **POLICY GS6: BIODIVERSITY NET GAIN**

~~After evidencing no overall biodiversity loss (including through lost connectivity and increased human disturbance), an overall BNG is required for all developments where the Biodiversity Metric or Small Sites Metric are applicable. This will be a minimum of 10% gain from pre to post development and must be achieved for all habitat types evident on site.~~

~~BNG in excess of 10% may be required where:~~

- ~~• there is a particular ecological need in that location based on evidence in a biodiversity/nature recovery action plan or as part of the Local Nature Recovery Network mapping, or~~

- ~~there is evidence of rare/protected species within, or close to, the development site; or~~
- ~~the site starts with very low or nil existing biodiversity value.~~

~~To ensure BNG is achieved new developers will be required to:~~

- ~~a) demonstrate how the mitigation hierarchy of avoid, minimise and compensate has been applied; and~~
- ~~b) deliver BNG on-site through habitat retention, enhancement and creation but, where it is clearly justified that this is not possible, deliver BNG offsite on sites identified in the Local Nature Recovery Strategy as having particular potential for habitat creation or enhancement (with priority given to areas closest to the site); and~~
- ~~c) ensure BNG is additional to any habitat creation and/or enhancement required to mitigate or compensate for impacts of development on biodiversity; and~~
- ~~d) provide BNG even when no losses have occurred through development; and~~
- ~~e) use the latest version of either the Biodiversity Metric tool (applying the UK Habitat Classification) or the Small Sites Metric to calculate a baseline figure and predict potential biodiversity losses and gains that would result from development proposals or land management changes; and~~
- ~~f) provide a fully funded management plan, which covers a minimum period of at least 30 years that clearly sets out the legal requirements for how BNG proposals will be delivered, managed, and monitored.~~

~~BNG will not be applied to designated sites or irreplaceable habitats; any impacts on such habitats and sites will be assessed in accordance with planning policy and appropriate environmental assessments, with any necessary mitigation and/or compensation requirements dealt with separately from BNG provision.~~

Unless meeting one or more of the exemptions set out in the Government guidance 'BNG: exempt developments', development will be required to provide at least 10% Biodiversity Net Gain (BNG) for all habitats evident on site in accordance with national policy and statutory guidance.

To ensure statutory BNG is achieved developers will be required to:

- a) consider BNG at all stages of the application process; and
- b) apply the Biodiversity Gain Hierarchy; and
- c) deliver BNG on-site through habitat retention, enhancement and creation but, where it is clearly justified that this is not entirely possible, deliver BNG offsite, with priority given to sites and nature recovery networks identified in the South Yorkshire Local Nature Recovery Strategy, which are within the city boundary and as close as possible to the development; and

- d) provide a fully funded habitat management and monitoring plan for offsite and significant onsite BNG, which covers a minimum period of at least 30 years and which clearly sets out the legal requirements for how BNG proposals will be delivered, managed, and monitored.

Development proposals that are exempt from the statutory minimum 10% BNG requirement will still be expected to deliver measurable biodiversity enhancements, in accordance with the principles of the NPPF. These enhancements should be proportionate to the scale and nature of the development and must be delivered in line with Policy GS5.

The statutory minimum 10% BNG requirement will not be applied to statutory designated sites or any areas of a development site that result in the loss of irreplaceable habitat; any impacts on such habitats and sites will be assessed separately from BNG provision (See policy GS5).

## Definitions

~~**‘Biodiversity Metric’**—a tool developed by Natural England/DEFRA to be used for measuring biodiversity on development sites or changes in land use, which fall within the major planning application threshold.~~

~~**‘Small Sites Metric’**—a tool developed by Natural England/DEFRA to be used for measuring biodiversity on development sites that are defined as sites where both of the following criteria are met:~~

~~1) Development sites where;~~

- ~~• For residential developments the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare~~
- ~~• Where the number of dwellings to be provided is not known the site area is less than 0.5 hectares~~
- ~~• For all other development types where the site area is less than 0.5 hectares or less than 5,000m<sup>2</sup>; and~~

~~2) Where there is no priority habitat present within the development area (excluding hedgerows and arable margins)~~

**‘Biodiversity Gain Hierarchy’** – for onsite habitats which have a medium, high or very high distinctiveness (a score of four or more according to the statutory biodiversity metric) this means, in priority order:

- **avoiding** adverse impacts on the habitats,
- **mitigating** adverse impacts where they cannot be avoided,
- **compensating** for adverse impacts that cannot be mitigated, with first priority given to enhancement of existing onsite habitats, then creation of new onsite habitats, followed by allocation of registered offsite gains and finally the purchase of biodiversity credits.

*'Biodiversity Metric tools'* – a suite of tools developed by Natural England/DEFRA to be used for measuring biodiversity on development sites or changes in land use. This includes the Statutory Biodiversity Metric for sites that fall within the major planning application threshold and the Small Sites Metric for sites below this threshold.

*'Exemptions'* – refer to the latest Government guidance 'BNG: Exempt developments' via the following weblink <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

For '**Local Nature Recovery Strategy/Network**' and '**Irreplaceable habitats**'– see Glossary.

### **Further information**

*Government guidance on Biodiversity Net Gain can be viewed via the following link: <https://www.gov.uk/government/collections/biodiversity-net-gain>*

*More detailed information for developers on how to achieve BNG can be found in CIRIA/CIEEM/IEMA 'Biodiversity Net Gain Good practice principles for development'.*

## MM192 - Main Modifications to Policy GS9

### Managing Flood Risk

- 8.30 In Sheffield, the risk of flooding comes from ~~both~~ rivers and surface water. Managing the risks is one of most important ways of adapting to a pattern of more intensive rainfall events that is predicted as a result of man-made climate change and global warming.
- 8.31 It is vital that development slows water from entering the main river systems and that sensitive uses are not developed in the ~~areas with the highest risk of flooding~~ functional floodplain. ~~But w-~~Where development does take place in areas at risk of flooding it must be of a compatible vulnerability use and implement a range of appropriate mitigation measures to reduce the extent and impact of flooding.
- 8.32 Many of the measures required by the policy have dual benefits in terms of reducing flood risk and enhancing biodiversity. For example, removing canalised sections of watercourse makes them more attractive to wildlife, slows the rate of flow and increases the channel capacity.
- 8.33 ~~Flood risk will be managed across the city in line with national planning policy and other relevant local guidance~~ Proposals that lead to self-contained residential rooms at ground floor or basement level in areas at risk of flooding are unlikely to provide satisfactory mitigation against residual flood risk or provide safe points of refuge. Typically, this relates to Purpose Built Student Accommodation and Houses in Multiple Occupation.

#### **POLICY GS9: MANAGING FLOOD RISK**

All development proposals, will be considered against national planning policy and guidance, including (where relevant) application of the Sequential and Exception Tests.

#### **Flood Risk Principles**

All new development must:

- a) not increase and, where possible, reduce the ~~occupied~~ existing footprint of vulnerable uses in areas of Functional Floodplain (Flood Zone 3b); and
- b) not locate or ~~subdivide~~ properties in areas of Functional Floodplain (Flood Zone 3b) that would be used for ~~more~~ vulnerable uses; and
- c) not involve the reuse of existing buildings in the Functional Floodplain unless the buildings can be demonstrated to be solid (so as to prevent the ingress of flood waters). Where buildings in the Functional Floodplain can be demonstrated to be solid, development must not result in the intensification of units or an increased vulnerability use than the existing use.

- d) develop only water-compatible and essential infrastructure uses in the Functional Floodplain (Flood Zone 3b) (with water-compatible and essential infrastructure uses designed and constructed to remain operational and safe during a flood, with no net loss in floodplain storage, no impeding of existing flow routes and no increase in flood risk elsewhere); and
- e) ensure any highly vulnerable uses are not located in areas at risk of flooding a Design Flood; and
- ~~e) only develop areas with high probability of flooding for water-compatible uses where the benefits of it to the community outweigh any flood risk, and adequate mitigation measures can be provided; and~~
- f) not have an adverse impact on the ability of Land that is Safeguarded for Flood Storage to operate as flood storage.

### **Flood Risk Management for Development Sites**

The extent and impact of flooding will be managed at site level by ensuring that flood risk is considered for all sites, taking into account the increased risks arising from climate change.

New development will be permitted where it:

- g) is set back from any watercourse (and/or any flood defences on the site) to allow for future maintenance and biodiversity:
  - for Main Rivers as agreed with the Environment Agency but a minimum 8 metres from top of bank (~~and~~ or 8m from any flood defences ~~on the site/~~embankment structure) either side
  - for ~~ordinary~~ other watercourses as agreed with LLFA but a minimum of 3 metres from top of bank (and any flood defences on the site) either side; and
- h) implements measures to sustainably manage flood risk (including the use of Sustainable Drainage Systems or sustainable drainage techniques in accordance with **Policy GS11**); and
- i) ~~minimises~~ avoids culverting and ~~no~~ building over open watercourses ~~wherever practicable~~; and
- j) enables the removal of any existing culverts and structures over watercourses wherever practicable; and
- k) ensures safe access to and from any areas at risk of flooding; and
- l) does not lead to the creation of self-contained rooms at ground floor or basement level in areas at risk of flooding; and
- m) ensures provision is made for the long-term maintenance and management of any flood protection and or mitigation measures.

In addition, when developing a site in ~~a zone with a high probability of flooding~~ an area at risk of a Design Flood, development will be permitted where:

- n) emergency plans and Flood Risk Assessments are fully inclusive of flood risk and what to do in the event of a flood, including places of safety and access and egress above Design Flood levels; and
- o) more vulnerable uses, including housing, would be above ground floor level; and except where it has been demonstrated that any site-specific surface water risk has been effectively mitigated via a site-specific Flood Risk Assessment; and
- p) the lower floor levels of any other development with vulnerable equipment would remain dry in the event of flooding; and
- q) the any buildings would be resilient to flood damage; and
- r) adequate on and off-site flood protection measures would be provided

## Definitions

**‘Flood Zones’ and ‘areas of Functional Floodplain’** – see Table 1: Flood Zones, National Planning Practice Guidance.

**‘Self-contained rooms’** – rooms with the ability to be used for sleeping, typically within larger, shared residential accommodation. For example, Houses in Multiple Occupation, Purpose Built Student Accommodation, Co-living schemes, Older Persons Living Accommodation, Bedsits, Bed and Breakfasts, Hostels and Hotels.

**‘Areas at risk of flooding’** – areas at risk of a Design Flood and/or in Flood Zone 2.

**‘Design Flood’** – as defined in Paragraph 002, National Planning Practice Guidance – Flood Risk and Coastal Change:

“This is a flood event of a given annual flood probability, which is generally taken as:

- river flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year); or
- surface water flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year)

plus an appropriate allowance for climate change.<sup>6</sup>”

**‘Flood Zone 3b’** – the extent and detailed boundaries of the functional flood plain (flood zone 3b) are identified through the Council’s Strategic Flood Risk Assessment, in agreement with the Environment Agency.

~~‘Less vulnerable’~~ **‘Vulnerable uses’**, **‘highly vulnerable’**, **‘more vulnerable’**, **‘water-compatible uses’**, **‘essential infrastructure’** – see Table 2: Flood Risk Vulnerability Classification, ~~National Planning Practice Guidance~~ National Planning Policy Framework: Annex 3: Flood risk vulnerability classification.

<sup>6</sup> <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

**‘Land that is Safeguarded for Flood Storage’** – see Policies Map.

**‘Main Rivers’** – as defined on the Environment Agency’s Statutory Main River Map [and the Policies Map](#).

For **‘biodiversity’**, **‘Sustainable Drainage Systems (SuDS)’** - see Glossary.

## MM316 - Main Modifications for proposed Site Allocation LR09

<b><u>Site Reference: LR09</u></b>	<b><u>Address: Wheatsheaf Works, 55-57 John Street, S2 4QS</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 0.33 Hectares</u></b>
<b><u>Net housing area: 0.33 Hectares</u></b>		<b><u>Total housing capacity: 30 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>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.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> <li>• <u>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.</u></li> <li>• <u>This site is 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 proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.</u></li> <li>• <u>Retention of Listed Building required.</u></li> <li>• <u>Retention of any non designated heritage assets would be desirable.</u></li> </ul>		

## MM331 - Main Modifications for proposed Site Allocation NWS30

<b>Site Reference:</b> <u>NWS30</u>	<b>Address:</b> <u>Land at Forge Lane, S35 0GG</u>	
<b>Allocated use:</b> <u>Housing</u>		<b>Site area:</b> <u>2.56 Hectares</u>
<b>Net housing area:</b> <u>2.30 Hectares</u>		<b>Total housing capacity:</b> <u>69 Homes</u>
<b>Net employment (Class E(g) (i &amp; ii)) area:</b> <u>0.00 hectares</u>	<b>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</b> <u>0.00 hectares</u>	<b>Net (Other employment uses) area:</b> <u>0.00 hectares</u>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.”</u></li> <li>• <u>Contributions may be required to local and strategic road network improvements.</u></li> <li>• <u>Subject to further transport assessment work, access to the highway will be required of Langsett Road North. Only pedestrian, cycle and emergency access will be required off Forge Lane.</u></li> <li>• <u>Any masterplanning and subsequent planning application should include a pedestrian and cycle route on the site’s eastern boundary. This would form part of improvements to the Upper Don Trail which, in this locality, will link Forge Lane with Oughtibridge Mill.</u></li> <li>• <u>This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.</u></li> </ul>		

- A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be a minimum 15 metres wide and measured from the edge of the canopy.
- Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.

## MM332 - Main Modifications for proposed Site Allocation NWS31

<b><u>Site Reference: NWS31</u></b>	<b><u>Address: Land between Storth Lane and School Lane, S35 0DT</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 3.85 Hectares</u></b>
<b><u>Net housing area: 3.42 Hectares</u></b>		<b><u>Total housing capacity: 103 Homes</u></b>
<b><u>Net employment (Class E(g) (i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.”</u></li> <li>• <u>Contributions may be required to local highway improvements.</u></li> <li>• <u>Subject to further transport assessment, access to the highway will be required off Don Avenue.</u></li> <li>• <u>Agricultural land surveys required at planning application stage to determine whether land is Grade 3a and ensure that development is consistent with Policy GS4.</u></li> <li>• <u>Hedgerows must be retained as wildlife corridors where possible as part of the masterplanning of the site and within subsequent planning applications.</u></li> <li>• <u>A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be a minimum 15 metres wide and measured from the edge of the canopy.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> </ul>		

- The public/permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.

## MM350 - Main Modifications for proposed Site Allocation NES36

<b><u>Site Reference: NES36</u></b>	<b><u>Address: Land to the south of the M1 Motorway Junction 35, S35 1QP</u></b>	
<b><u>Allocated use: General Employment</u></b>		<b><u>Site area: 11.15 Hectares</u></b>
<b><u>Net housing area: 0.00 Hectares</u></b>		<b><u>Total housing capacity: 0 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 10.72 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<ul style="list-style-type: none"> <li>• <u>Conditions on development:</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>Where necessary boundary features should be strengthened to create a clearly defined, robust and permanent separation between the site and the neighbouring Green Belt.</u></li> <li>• <u>Development should provide a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the following guidance has been applied at the design stage: Northern Powergrid Guidance on Overhead Line Clearances, HSE GS6 Guidance on Avoiding Danger from Overhead Powerlines and HSE HSG47 guidance on Avoiding Danger from Underground Services, and how the impact of the assets has been reduced through good design.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.”</u></li> <li>• <u>Subject to further transport assessment work, access to the highway will be achieved through the extension of Cowley Way.</u></li> <li>• <u>Contributions may be required to highways improvements at junctions on the strategic and local road network.</u></li> <li>• <u>Development must comply with Policy GS3 to ensure that the character and features of the landscape are safeguarded or enhanced.</u></li> <li>• <u>A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises Ancient Woodland / woodland this buffer must be a minimum 15 metres wide and measured from the edge of the canopy.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> </ul>		

- To ensure the safe passage of wildlife, a suitable means of ecological connectivity must be provided across the new site access road in proximity of the north-west boundary.
- The public / permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- 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 250 metres 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.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation.
- This site is identified as impacting on Heritage Assets of archaeological and historic landscape interest and due consideration must be given to reducing the impact of any proposal prior to the submission of any planning application. Recommendations are set out in the Heritage Impact Assessment prepared in support of the Local Plan and at the design stage, development proposals should consider and implement the recommendations set out. Further suitable mitigation measures may be agreed with the Local Planning Authority at the planning application stage. This approach will avoid or minimise harm to the significance of identified heritage assets and their settings.

## MM351 - Main Modifications for proposed Site Allocation NES37

<b><u>Site Reference: NES37</u></b>		<b><u>Address: Land between Creswick Avenue and Yew Lane, S35 8QN</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 29.80 Hectares</u></b>	
<b><u>Net housing area: 16.92 Hectares</u></b>		<b><u>Total housing capacity: 592 Homes</u></b>	
<b><u>Net education use area: Up to 7.00 Hectares</u></b>		<b><u>Net multi-faith burial ground use area: Up to 4.00 Hectares</u></b>	
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>	
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>In accordance with Policy NC1, the development of this strategic housing site must be masterplanned and this masterplan must be submitted as part of any planning application.</u></li> <li>• <u>The main highway access will be off Creswick Lane. However, subject to further transport assessment work, access to the site may be required off Yew Lane and The Wheel. The access road off Yew Lane will cross part of the Yew Lane Local Wildlife Site. In accordance with Policy GS5, any unavoidable harm to the Local Wildlife Site should be kept to a minimum through design and layout and must be fully compensated through the provision and safeguarding of replacement alternative Local Wildlife Site area within the allocation. If required, access off The Wheel will be minor, providing access to a limited area within the allocated site or for emergency vehicles only.</u></li> <li>• <u>Contributions may be required to local and strategic road network improvements.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2</u></li> </ul>			

SFRA site assessment should be addressed at or before planning application stage.

- This site is identified as containing historic landscape characteristics, an area of known archaeological interest and contributes to the setting of nearby Heritage Assets and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of the historic landscape, archaeology and heritage assets and their settings.
- 7 hectares of land within the allocation shall be safeguarded to meet the Council's identified need for a mainstream secondary school and a Special Educational Needs and Disability (SEND) School. The location of this land should be identified through the masterplanning of the site and within subsequent planning applications. Any alternative proposals in relation to this land will be considered as part of the first review of the Plan if necessary.
- 4 hectares of land within the allocation shall be safeguarded to meet the Council's identified need for a burial site. The location of this land should be identified through the masterplanning of the site and within subsequent planning applications. Any alternative proposals in relation to this land will be considered as part of the first review of the Plan if necessary.
- Development of the site should complement and not adversely affect the delivery of the housing allocation NES39 which is located on the opposite side of The Wheel. This includes liaising with the landowners / developers of NES39 regarding delivery timings and the need to coordinate delivery of infrastructure where appropriate, as required by Policy DC1.
- In accordance with Policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- The public/permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning applications.
- Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.
- A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises a water course this buffer must extend a minimum 8 metres either side.

## MM352 - Main Modifications for proposed Site Allocation NES38

<b><u>Site Reference: NES38</u></b>	<b><u>Address: Holme Lane Farm and land to the west of Grenoside Grange, Fox Hill Road, S35 8QS</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 6.70 Hectares</u></b>
<b><u>Net housing area: 5.38 Hectares</u></b>		<b><u>Total housing capacity: 188 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>Subject to further transport assessment work, access to the highway will be required off Fox Hill Road and from Salt Box Lane (east of the Grenoside Grange Hospital and Scout’s and Guide’s building).</u></li> <li>• <u>Contributions may be required to local and strategic road network improvements.</u></li> <li>• <u>In accordance with Policy NC1, the development of this strategic housing site must be masterplanned and this masterplan must be submitted as part of any planning application.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.</u></li> <li>• <u>Planning applications must be accompanied by an assessment of the development’s impact, during both construction and occupation, on quality of life of residents, visitors and staff at the adjacent Grenoside Grange Hospital. The assessment should consider the impacts of noise, dust, and vibrations. If significant impacts are identified, these must be avoided or mitigated through the design and layout of the proposal and addressed within the Construction Environment Management Plan.</u></li> </ul>		

- In accordance with Policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises Ancient Woodland / woodland this buffer must be a minimum 15 metres wide and measured from the edge of the canopy.
- Hedgerows must be retained as wildlife corridors where possible as part of the masterplanning of the site and within subsequent planning applications.
- Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.
- In order to deliver a cohesive and connected development, a pedestrian and cycle route may be required through the Cowper Avenue Greenspace Local Wildlife Site. In accordance with Policy GS5, any unavoidable harm to the Local Wildlife Site should be kept to a minimum through design and layout and must be fully compensated through the provision and safeguarding of replacement alternative Local Wildlife Site area within the allocation. This should be contiguous with the Local Wildlife Site and be suitable for the creation of habitats of a similar character, quality, and size.
- This site is identified as impacting on an area of known archaeological interest and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement measures identified within a Heritage Impact Assessment and agreed with the Local Planning Authority, to avoid or minimise harm to the significance of archaeological assets.
- The public / permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- The site is identified as being within 200m of a road exceeding an average trip generation of 19,000 trips per day. A detailed Air Quality Assessment will be required at planning application stage identifying sufficient mitigation measures.
- The site is within 250 metres of 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 the planning application stage.

## MM353 - Main Modifications for proposed Site Allocation NES39

<b><u>Site Reference: NES39</u></b>	<b><u>Address: Land at Wheel Lane and Middleton Lane, S35 8PU</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 2.10 Hectares</u></b>
<b><u>Net housing area: 1.89 Hectares</u></b>	<b><u>Total housing capacity: 66 Homes</u></b>	
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>Subject to further transport assessments, access to the highway access will be required off Wheel Lane.</u></li> <li>• <u>Contributions may be required to local and strategic road network improvements.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.</u></li> <li>• <u>Development of the site should complement and not adversely affect the delivery of the housing allocation NES37 which is located on the opposite side of The Wheel. This includes liaising with the landowners/developers of NES37 regarding delivery timings and the need to coordinate delivery of infrastructure where appropriate, as required by Policy DC1.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> <li>• <u>A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be a minimum 15 metres wide and measured from the edge of the canopy.</u></li> </ul>		

- This site is identified as containing an area of known archaeological interest and contributing to the setting of nearby Heritage Assets. Due consideration should therefore be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of the archaeology and heritage assets and their settings.
- The Sheffield Plan Heritage Impact Assessment identifies the site as containing historic landscape characteristics and sensitivities. In order to avoid or minimise harm to the significance of the historic landscape, development proposals must be supported by a full landscape character assessment, which considers, alongside other evidence, the recommendations of the Heritage Impact Assessment.
- Development proposals will be expected to mitigate wider landscape and visual impacts through the design and layout of the development, the retention and enhancement of planting on the allocation's eastern and western boundaries, and the retention of stone walls.

## MM385 - Main Modifications for proposed Site Allocation ES54

<b><u>Site Reference: ES54</u></b>	<b><u>Address: Ardmore Street, Sheffield, S9 3FE</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 1.25 Hectares</u></b>
<b><u>Net housing area: 1.13 Hectares</u></b>		<b><u>Total housing capacity: 52 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>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.</u></li> <li>• <u>This site is 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 proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.</u></li> <li>• <u>Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "LPA conclusions" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> <li>• <u>Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting and to identify sufficient mitigation that may be required to prevent land instability issues arising.</u></li> <li>• <u>To mitigate the impact of additional usage arising from the development, improvements to the adjacent towpath should be provided.</u></li> </ul>		

## MM386 - Main Modifications for proposed Site Allocation ES55

<b><u>Site Reference: ES55</u></b>	<b><u>Address: Land at Meadowhall Way / Vulcan Road, Sheffield</u></b>	
<b><u>Allocated use: General Employment</u></b>		<b><u>Site area: 2.72 Hectares</u></b>
<b><u>Net housing area: 0.00Hectares</u></b>		<b><u>Total housing capacity: 0 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 2.68 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>In addition to General Employment uses, this site could also be considered suitable for a range of other uses as established under planning permission 20/03766/OUT. Development of other uses on the site should be consistent with the scale and nature of the approved scheme and would also be subject to satisfying other policies of the Local Plan.</u></li> <li>• <u>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.</u></li> <li>• <u>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.</u></li> <li>• <u>A buffer is required to the adjacent Local Wildlife Site.</u></li> </ul>		

## MM410 - Main Modifications for proposed Site Allocation SES29

<b><u>Site Reference: SES29</u></b>	<b><u>Address: Handsworth Hall Farm, Land at Finchwell Road, S13 9AS</u></b>	
<b><u>Allocated use: Mixed Use</u></b>		<b><u>Site area: 56.40 Hectares</u></b>
<b><u>Net housing area: 24.84 Hectares</u></b>		<b><u>Total housing capacity: 870 Homes (735 Homes within plan period)</u></b>
<b><u>Net employment (Class E(g)(i) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(ii) &amp; (iii)) area: 20.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>The Golden Rules do not apply to the employment area of the site.</u></li> <li>• <u>The location of the 20ha of employment area will be determined through the masterplanning process.</u></li> <li>• <u>Proposals for development on key sites within the Innovation District, including the employment element of SES29 shall support the innovation focused approach to delivering advanced manufacturing, and advanced health &amp; wellbeing uses.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>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.</u></li> <li>• <u>A Coal Mining Risk Assessment is required at the planning application stage where a site layout is included. It should also identify any other mitigation, treatment and remediation measures that are necessary to ensure that the development is not subject to land instability or other public safety risks.</u></li> <li>• <u>The site is identified as being within 200m of a road exceeding an average trip generation of 19,000 trips per day. A detailed Air Quality Assessment will be required at planning application stage identifying sufficient mitigation measures.</u></li> <li>• <u>Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) will be required at planning application stage.</u></li> </ul>		

- 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 suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed will be required prior to the submission of any planning application. This will need to be informed by the results of a staged archaeological evaluation, with the results addressed by the design of the scheme. The resulting development proposal can then avoid or minimise harm to the significance of identified archaeology and heritage assets and their settings.
- In accordance with policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.
- A minimum 15m buffer is required to the adjacent Waverley Pond and Handsworth Tip Local Wildlife Sites.
- Subject to further transport assessment work, access to the highway will be required off Orgreave Lane and/or Highfield Lane.
- Highways improvements to the Retford Road / Beaver Hill Road junction, identified within the Infrastructure Delivery Plan, will be required.
- Contributions may be required to highways improvements at junctions on the strategic and local road network.
- Any public footpaths/permissive footpaths that cross the site will need to be taken into account and protected through subsequent site masterplanning and/or planning applications.
- Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.
- Contributions may be required towards the provision of a new station on the rail line.
- The layout of the site should take account of the opportunity to provide a new station on the rail line, by providing new pedestrian and cycle links over the rail line and options for car parking and other ancillary access arrangements on the site. The precise location(s) will be informed by subsequent site masterplanning.

## MM411 - Main Modifications for proposed Site Allocation SES30

<b><u>Site Reference: SES30</u></b>	<b><u>Address: Land between Bramley Lane and Beaver Hill Road, S13 7JH</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 35.28 Hectares</u></b>
<b><u>Net housing area: 23.65 Hectares</u></b>		<b><u>Total housing capacity: 827 Homes</u></b>
<b><u>Net education use area: Up to 5.00 Hectares</u></b>		<b><u>Net multi-faith burial ground use area: Up to 4.00 Hectares</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>5 hectares of land within the allocation shall be safeguarded to meet the Council’s identified need for a mainstream secondary school. The location of this land should be identified through the masterplanning of the site and within subsequent planning applications. Any alternative proposals in relation to this land will be considered as part of the first review of the Plan if necessary.</u></li> <li>• <u>4 hectares of land within the allocation shall be safeguarded to meet the Council’s identified need for a burial site. The location of this land should be identified through the masterplanning of the site and within subsequent planning applications. Any alternative proposals in relation to this land will be considered as part of the first review of the Plan if necessary.</u></li> <li>• <u>Any public footpaths/permissive footpaths that cross the site will need to be taken into account and protected through subsequent site masterplanning and/or planning applications on the site.</u></li> <li>• <u>Subject to further transport assessment, access to the highways is required off Beaver Hill Road.</u></li> <li>• <u>Highways improvements to the Retford Road / Beaver Hill Road junction, identified within the Infrastructure Delivery Plan, will be required.</u></li> </ul>		

- Contributions may be required to highways improvements at junctions on the strategic and local road network.
- Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.
- A minimum 15m buffer is required to the adjacent Smelter Wood, Shirtcliffe Valley Grasslands and Shirtcliffe Woods & Fields Local Wildlife Sites. Green corridors will also be required within the site where appropriate to ensure hedgerows and watercourses are protected.
- In accordance with policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- This site is identified as impacting on an area of known archaeological interest and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of archaeological assets.
- Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.
- A Coal Mining Risk Assessment is required at the planning application stage where a site layout is included. It should also identify any other mitigation, treatment and remediation measures that are necessary to ensure that the development is not subject to land instability or other public safety risks.

## MM429 - Main Modifications for proposed Site Allocation SS19

<b><u>Site Reference: SS19</u></b>	<b><u>Address: Land to the south of White Lane, S12 3HS</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 10.84 Hectares</u></b>
<b><u>Net housing area: 7.59 Hectares</u></b>		<b><u>Total housing capacity: 304 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>Subject to further transport assessment work, access to the highway will be required from White Lane only. Access from Carter Hall Lane will be limited to pedestrian/cycle and emergency access only.</u></li> <li>• <u>Contributions may be required to local and strategic road network improvements.</u></li> <li>• <u>This site is identified as impacting on Heritage Assets and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.</u></li> </ul>		

- The Robin Brook watercourse which flows through the site requires a minimum 15m buffer either side. This buffer will be protected from built development.

## MM440 - Main Modifications for proposed Site Allocation SWS18

<b><u>Site Reference: SWS18</u></b>	<b><u>Address: Land between Lodge Moor Road and Redmires Conduit, S10 4LZ</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 9.20 Hectares</u></b>
<b><u>Net housing area: 7.36 Hectares</u></b>		<b><u>Total housing capacity: 258 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>Subject to further transport assessment work, access to the highway will be required from Lodge Moor Road</u></li> <li>• <u>Contributions may be required to local and strategic road network improvements.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage”.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> <li>• <u>A minimum 10m buffer from the adjacent Local Wildlife Site / watercourse is required to protect this area from development.</u></li> <li>• <u>In accordance with policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.</u></li> <li>• <u>This site is identified as impacting on Heritage Assets and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the</u></li> </ul>		

recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.

- The development will be expected to protect the setting of the Peak District National Park, including views into and out of the National Park. To mitigate the visual impact of the development when viewed from the National Park appropriate landscape buffers will be required to visually screen the development. Buffer widths will need to be agreed with the Local Planning Authority and will be site specific based on a site's context and level of visibility from the National Park.
- A 3-metre buffer on either side of the Exolum pipeline is required to protect this infrastructure from development.

## MM441 - Main Modifications for proposed Site Allocation SWS19

<b><u>Site Reference: SWS19</u></b>	<b><u>Address: Land to the north of Parkers Lane, S17 3DP</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 2.35 Hectares</u></b>
<b><u>Net housing area: 2.29 Hectares</u></b>		<b><u>Total housing capacity: 80 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>Subject to further transport assessment work, access to the highway is required off Cross Lane.</u></li> <li>• <u>Contributions may be required to improvements to the local highway and at junctions on the strategic and local road network.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>This site is identified as impacting on an area of known archaeological interest and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of archaeological interest.</u></li> <li>• <u>Development must comply with policy GS3 so that the character and features of the landscape are safeguarded or enhanced.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> <li>• <u>A minimum 6m buffer is required from the adjacent Local Wildlife Site (grassland) to protect this area from development.</u></li> <li>• <u>The development will be expected to protect the setting of the Peak District National Park, including views into and out of the National Park. To mitigate the</u></li> </ul>		

visual impact of the development when viewed from the National Park appropriate landscape buffers will be required to visually screen the development. Buffer widths will need to be agreed with the Local Planning Authority and will be site specific based on a site's context and level of visibility from the National Park

- Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.

## MM459 - Main Modifications for proposed Site Allocation CH03

<b><u>Site Reference:</u></b> CH03	<b><u>Address:</u></b> Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA	
<b><u>Allocated use:</u></b> General Employment		<b><u>Site area:</u></b> 17.26 Hectares
<b><u>Net housing area:</u></b> 0.00 Hectares		<b><u>Total housing capacity:</u></b> 0 Homes
<b><u>Net employment (Class E(g)(i &amp; ii)) area:</u></b> 0.00 hectares	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area:</u></b> 17.26 hectares	<b><u>Net (Other employment uses) area:</u></b> 0.00 hectares
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>In order to reduce potential adverse impacts on the amenity of neighbouring residents, planning applications must establish and maintain a zonal approach to the location of employment uses within the site. These zones must ensure that classes B2 (general industrial) and B8 (storage and distribution) uses are separated from neighbouring residential properties by Class E (g)(iii) uses (light industrial uses that can operate in a residential area).</u></li> <li>• <u>Development should provide a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the following guidance has been applied at the design stage: Northern Powergrid Guidance on Overhead Line Clearances, HSE GS6 Guidance on Avoiding Danger from Overhead Powerlines and HSE HSG47 guidance on Avoiding Danger from Underground Services, and how the impact of the assets has been reduced through good design.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage”.</u></li> <li>• <u>Subject to further transport assessment work, access to the highway will be required off Thorncliffe Road.</u></li> <li>• <u>Contributions may be required to improvements to the local highway and at junctions on the strategic and local road network.</u></li> <li>• <u>Land directly above the Tankersley Railway Tunnel, which passes under the site, must be kept free from development other than (subject to the written agreement of Network Rail at the planning application(s) stage) essential infrastructure such as road, footpaths and cycle routes.</u></li> </ul>		

- A landscape buffer, free from development, is required between the employment development within the site and neighbouring properties on Warren Lane. This buffer must prevent significant adverse effects on the amenity of residents.
- Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.
- This site is identified as impacting on an area of known archaeological interest and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement measures identified within a Heritage Impact Assessment and agreed with the Local Planning Authority, to avoid or minimise harm to the significance of archaeological assets.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of the land contamination and identifying sufficient mitigation/remediation will be required at the 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 the planning application stage.

## MM460 - Main Modifications for proposed Site Allocation CH04

<b><u>Site Reference: CH04</u></b>	<b><u>Address: Hesley Wood, north of Cowley Hill, S35 2YH</u></b>	
<b><u>Allocated use: General Employment</u></b>		<b><u>Site area: 15.86 Hectares</u></b>
<b><u>Net housing area: 0.00 Hectares</u></b>		<b><u>Total housing capacity: 0 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 13.35 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage”.</u></li> <li>• <u>Subject to further transport assessment work, access to the highway will be required off Cowley Hill.</u></li> <li>• <u>Contributions may be required to highways improvements at junctions on the strategic and local road network.</u></li> <li>• <u>Development must comply with Policy GS3 so that the character and features of the landscape are safeguarded or enhanced.</u></li> <li>• <u>Built development will only take place within the Industrial Zone (the developable area), as identified within the Policies Map. However, in order to deliver employment development within this zone, the access road (off Cowley Hill) and additional ground remediation and remodelling will be required within the Hesley Wood Local Wildlife Site and Urban Green Space Zones. Consequently, at the planning application stage, proposals must demonstrate how the development will be accommodated within the Industrial Zone and, where works are required beyond this zone, unavoidable harm to the Local Wildlife Site will be kept to a minimum. Unavoidable harm must be fully compensated through the provision and safeguarding of replacement habitats of a similar character and quality and be of an equivalent size.</u></li> <li>• <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u></li> </ul>		

- A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises Ancient Woodland / woodland this buffer must be a minimum 15 metres wide and measured from the edge of the canopy.
- 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.

## MM461 - Main Modifications for proposed Site Allocation CH05

<b><u>Site Reference: CH05</u></b>	<b><u>Address: Land to the east of Chapeltown Road, S35 9ZX</u></b>	
<b><u>Allocated use: Housing</u></b>		<b><u>Site area: 19.62 Hectares</u></b>
<b><u>Net housing area: 13.73 Hectares</u></b>		<b><u>Total housing capacity: 549 Homes</u></b>
<b><u>Net employment (Class E(g)(i &amp; ii)) area: 0.00 hectares</u></b>	<b><u>Net employment (Class B2, B8 &amp; E(g)(iii)) area: 0.00 hectares</u></b>	<b><u>Net (Other employment uses) area: 0.00 hectares</u></b>
<p><b><u>Conditions on development:</u></b></p> <ul style="list-style-type: none"> <li>• <u>This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u></li> <li>• <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u></li> <li>• <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the ‘Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt’ document or successor documents. These seek to offset the potential impacts of the allocation’s development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u></li> <li>• <u>In accordance with Policy NC1, the development of this strategic housing site must be masterplanned and this must be submitted as part of any planning application.</u></li> <li>• <u>Subject to further transport assessment work, access to the highway will be required off Chapeltown Road and Nether Lane.</u></li> <li>• <u>Contributions may be required to improvements to the local highway and at junctions on the strategic and local road network.</u></li> <li>• <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage”.</u></li> <li>• <u>This site is identified as making a positive contribution to the setting of a Heritage Asset and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.</u></li> </ul>		

- The site is identified as being within 200m of a road exceeding an average trip generation of 19,000 trips per day. A detailed Air Quality Assessment will be required at planning application stage identifying sufficient mitigation measures
- In accordance with Policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.
- The public / permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- 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.

## MM221 - Main Modifications: insertion of Annex C

### Sheffield Plan – Monitoring Framework

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
<b><u>A fair, inclusive and healthy city</u></b>	To develop and grow the city in a way which is fair and inclusive, maximising the benefits for disadvantaged communities and vulnerable people – meaning the gap is closed between the wealthiest and poorest areas of the city.	<b><u>Part 1 Policies and Allocations</u></b>	<u>Indices of multiple deprivation (IMD)</u>	<u>Department for Housing, Communities and Local Government</u>	<u>Decrease in the number of Lower Super Output Areas identified as within the 10% most deprived areas.</u>	<u>Significant increase in the number of Lower Super Output Areas within the 10% most deprived areas.</u>	<u>5 years</u>
		SP1; SP3; SP2; SA1; CA1; CA1 to CA6; SA2; SA3; SA4; SA5; SA6; SA7; SA8; SA9; H1; and T1.  <b><u>Part 2 Policies</u></b> <u>NC1; NC2; NC3; NC4; NC5; NC7; NC8; NC9; NC10; NC11; NC13; NC14; NC15; NC16; EC1;</u>	<u>% of residents 16 or over who are economically active but are unemployed (by ward).</u>	<u>Nomis</u>	<u>Reduction in the number of wards where unemployment of economically active residents exceeds 3%.</u>	<u>Significant increase in the number of wards where unemployment of economically active residents exceed 3%</u>	<u>5 years</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
		<u>EC2; EC3; EC4; EC5; EC7; EC8; VC1; VC2; VC3; CO1; and CO3.</u>					
	<u>To develop the city in ways which improve the health and wellbeing of all Sheffield's residents, and which reduce health inequalities.</u>	<b><u>Part 1 Policies and Allocations</u></b>	<u>Net change in total area of greenspace.</u>	<u>Sheffield City Council</u>	<u>Net increase in greenspace</u>	<u>Net loss in greenspace.</u>	<u>5 years</u>
		<u>SP1; T1; BG1; D1; and IN1.</u>	<u>Number of affordable homes completed by tenure.</u>	<u>Sheffield City Council</u>	<u>Deliver 5,531 additional affordable homes across the Plan period (equivalent to 325 per annum).</u>	<u>Failure to deliver policy compliant affordable housing either on site or as a contribution on 20% of allocated sites that receive planning permission.</u>	<u>Annually</u>
		<b><u>Part 2 Policies</u></b>	<u>Loss of community facilities</u>	<u>Sheffield City Council</u>	<u>No net loss of community facilities</u>	<u>Significant net loss of community facilities over 5 years.</u>	<u>5 years</u>
		<u>ES5; ES6; NC1; NC3; NC4; NC8; NC11; NC12; NC13; NC14; NC15; CO1; GS1; GS1A; GS7; DE3; and DE4.</u>	<u>Amount of developer contributions paid through the Community Infrastructure Levy (CIL) and other developer contributions.</u>	<u>Sheffield City Council</u>	<u>Increasing receipt and spending of CIL contributions on community facilities over 5 years</u>	<u>Decrease in CIL receipts and spending on community facilities over 5 years.</u>	<u>Quarterly/Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
			<u>Life expectancy at birth (male and female)</u>	<u>Office for Health Improvement and Disparities</u>	<u>Increased life expectancy.</u>	<u>Significant decrease in life expectancy.</u>	<u>5 years</u>
			<u>Number of planning permissions for takeaways within/ more than 800m from a school, and are not within the City Centre, or a District or Local Centre.</u>	<u>Sheffield City Council</u>	<u>No takeaways permitted within 800m of a school outside of centres</u>	<u>5 or more takeaways permitted within 800m of a school outside of centres.</u>	<u>Annually</u>
	<u>To provide places that meet the needs of people with protected characteristics.</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SA1; H1; and D1.</u>	<u>Number of new residential units which are wheelchair adaptable and wheelchair accessible.</u>	<u>Sheffield City Council</u>	<u>All developments of 50 units or more comply with M4(2) accessibility requirements.</u>	<u>More than 10% of units within developments of 50 units or more do not meet M4(2) accessibility requirements.</u>	<u>Annually</u>
		<b><u>Part 2 Policies</u></b>  <u>NC1; NC4; NC5; NC7; NC8; NC11; NC13;</u>	<u>Number of new Gypsy and travelling show peoples' pitches/plots.</u>	<u>Sheffield City Council</u>	<u>Meet pitch/plot requirements set out in Policy SP1</u>	<u>Failure to deliver additional pitch/plots during a five-year period.</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
		<u>NC17; EC7; CO1; CO3; DE3; DE4</u>					
<b><u>An environmentally sustainable city</u></b>	<u>To make Sheffield net zero carbon by 2030.</u>	<b><u>Part 1 Policies and Allocations</u></b>	<u>Percentage of new homes generating onsite renewable energy.</u>	<u>Sheffield City Council</u>	<u>Increased % of new homes generating onsite renewable energy year on year.</u>	<u>No trigger - Monitor only</u>	<u>Annually</u>
		<u>SP1; T1; and D1.</u>	<u>Amount of renewable and low carbon energy generated</u>	<u>Renewable Energy Planning Database (BEIS)</u>	<u>Increased contribution to the City's energy mix from renewable energy.</u>	<u>Failure to increase contribution to the City's energy mix from renewable energy over a five period.</u>	<u>Annually</u>
		<b><u>Part 2 Policies</u></b>	<u>Per capita carbon emissions.</u>	<u>Department for Energy Security and Net Zero</u>	<u>Reduction in per capita emissions</u>	<u>No reduction in the per capita emissions</u>	<u>5 years</u>
		<u>ES1; ES2; ES3; ES4; NC1; CO1; CO2; GS1; and GS7.</u>	<u>Installation of rapid charging points.</u>	<u>Department for Transport</u>	<u>Increase in rapid charging points over a 5-year period.</u>	<u>No increase in rapid charging points over a 5-year period.</u>	<u>5 years</u>
	<u>To create a city that makes efficient use of natural resources, mitigates climate change, and is resilient to likely future changes to</u>	<b><u>Part 1 Policies and Allocations</u></b>	<u>New waste management facilities by type.</u>	<u>Sheffield City Council</u>	<u>Increase in waste management facilities.</u>	<u>No increase in waste management facilities over 5-year period</u>	<u>5 years</u>
		<u>SP1; D1; and IN1.</u>	<u>Number of permissions granted contrary to the</u>	<u>Sheffield City Council</u>	<u>No permissions granted contrary to the advice of</u>	<u>More than 10% of permissions (where Environment Agency is</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
	<u>our climate (including increased risk of flooding).</u>	<b><u>Part 2 Policies</u></b>  <u>ES1; ES2; ES3; ES4; ES7; ES8; NC1; NC9; GS1; GS4; GS7; GS9; GS10; and GS11.</u>	<u>advice of the Environment Agency on flood risk grounds.</u>		<u>the Environment Agency.</u>	<u>consulted) are granted contrary to advice of the Environment Agency.</u>	
	<u>To protect and enhance Sheffield's water resources, and minimise the pollution of water, air and soil.</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SP1</u>	<u>Number of main river sections which have a 'high' or 'good' ecological status.</u>	<u>Environment Agency</u>	<u>Increase in number of main river sections which have a 'high' or 'good' ecological status</u>	<u>Significant reduction in the number of main river sections which have a 'high' or 'good' ecological status</u>	<u>5 years</u>
		<b><u>Part 2 Policies</u></b>  <u>ES5; ES6; NC1; GS4; GS10</u>	<u>Mean nitrogen dioxide emissions and mean particulate (PM10) concentrations.</u>	<u>Department for Environment Food and Rural Affairs (UK Air) / Sheffield City Council</u>	<u>Reduction in the number of monitoring sites exceeding annual nitrogen dioxide concentrations.</u>  <u>Reduction in average PM10 particulates measured within monitoring sites</u>	<u>Increase in the number of monitoring sites exceeding annual nitrogen dioxide concentrations.</u>  <u>Increase in average PM10 particulates measured within monitoring sites</u>	<u>5 years</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
			<u>Installation of rapid charging points.</u>	<u>Department for Transport</u>	<u>Increase in rapid charging points over a 5-year period</u>	<u>No increase in rapid charging points over a 5-year period</u>	<u>5 years</u>
			<u>Contaminated land remediation schemes delivered through new development</u>	<u>Sheffield City Council</u>	<u>No target – Monitor only</u>	<u>No trigger - Monitor only</u>	<u>5 years</u>
<b><u>Thriving neighbourhoods and communities</u></b>	<u>To create a housing market that works for everyone, and which provides quality, choice and affordability.</u>	<b><u>Part 1 Policies and Allocations</u></b>	<u>Population change</u>	<u>Sheffield City Council</u>	<u>Increase in line with housing trajectory.</u>	<u>No trigger - Monitor only</u>	<u>Annually</u>
			<u>Average house price</u>	<u>Nomis</u>	<u>No target – Monitor only</u>	<u>No trigger - Monitor only</u>	<u>Annually</u>
		<u>SP1; SA1 to SA9; and H1.</u>	<u>Numbers of different house types completed (studios, apartments, houses, bungalows, by number of bedrooms).</u>	<u>Sheffield City Council</u>	<u>Provide a range of units in accordance with policies NC4, NC5.</u>	<u>Housing dominated by type (apartment/studio or houses) and size of housing.</u>	<u>Annually</u>
		<b><u>Part 2 Policies</u></b> <u>NC1; NC2; NC3; NC4; NC5; NC6; NC7; and NC8.</u>	<u>Number of applications for HMOs granted permission in the area</u>	<u>Sheffield City Council</u>	<u>Zero HMOs granted in the area covered by the Article 4 Direction.</u>	<u>Significant number of HMO's granted in the area covered by the Article 4 Direction.</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
			<u>covered by the Article 4 Direction.</u>				
			<u>Purpose-Built Student Accommodation completions by bed space and cluster.</u>	<u>Sheffield City Council</u>	<u>Achieve PBSA bedspaces of between 1.8 and 2.0 students to 1 bedspace.</u>  <u>Reduce % of studio flats in the housing stock to the national average.</u>	<u>10% increase in the over-supply of bedspaces to students over a five-year period.</u>  <u>No reduction in the % of studio flats in the housing stock.</u>	<u>Annually</u>
	<u>To ensure Sheffield has an adequate supply of residential development land so the city can meet its requirement for new housing.</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SP1; SP2; SA1 to SA9; and H1.</u>  <b><u>Part 2 Policies</u></b>  <u>NC1; NC2; NC6; NC7; NC9; and NC10.</u>	<u>Number of new homes completed.</u>	<u>Sheffield City Council</u>	<u>1,780 net additional homes delivered per year from 2022/23 to 2030/31 and 2,750 per year from 2031/32 to 2038/39 (as per part a) of Policy SP1).</u>	<u>Failure to meet requirements within the Housing Delivery Test (as set out in national policy).</u>	<u>Annually</u>
			<u>Number of years' supply of deliverable housing sites.</u>	<u>Sheffield City Council</u>	<u>Maintain a minimum five-year supply of deliverable homes.</u>	<u>Failure to maintain levels of supply required within national policy.</u>	<u>Annually</u>
			<u>Number of dwellings granted</u>	<u>Sheffield City Council</u>	<u>2,800 units (identified within the trajectory)</u>	<u>Failure to meet delivery of small windfall sites as</u>	<u>5 years</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
			<u>permission on small windfall sites.</u>			<u>identified within the trajectory.</u>	
			<u>Number of dwellings granted permission on large windfall sites.</u>	<u>Sheffield City Council</u>	<u>4,675 units (identified within the trajectory)</u>	<u>Failure to meet delivery of large windfall sites as identified within the trajectory.</u>	<u>5 years</u>
			<u>Average density of residential developments completed (by location type).</u>	<u>Sheffield City Council</u>	<u>Achieve an average of housing density from sampled developments in accordance with Policy NC9</u>	<u>No trigger - Monitor only</u>	<u>Annually</u>
	<u>To significantly increase the supply of affordable housing, accessible market housing and specialist housing for older people, disabled people and other vulnerable groups, particularly in places of greatest need.</u>	<b><u>Part 1 Policies and Allocations</u></b> <u>SP1</u>	<u>Number of affordable homes completed (by tenure).</u>	<u>Sheffield City Council</u>	<u>Deliver 5,531 additional affordable homes across the Plan period (equivalent to 325 per annum).</u>	<u>Failure to deliver policy compliant affordable housing on 20% of allocated sites that receive planning permission.</u>	<u>Annually</u>
		<b><u>Part 2 Policies</u></b> <u>NC3; NC4; and NC5</u>	<u>Number of new residential units which are wheelchair adaptable and wheelchair accessible.</u>	<u>Sheffield City Council</u>	<u>Achieve accessibility requirements within parts a) and b) of Policy NC4 within a sample of new housing developments.</u>	<u>20% of sampled developments do not deliver required wheelchair adaptable or accessible homes.</u>	<u>Annually</u>

<b><u>Strategic Objectives</u></b>	<b><u>Sub Objectives</u></b>	<b><u>Policies</u></b>	<b><u>Indicators</u></b>	<b><u>Source</u></b>	<b><u>Target</u></b>	<b><u>Trigger</u></b>	<b><u>Frequency of monitoring</u></b>
	<u>To provide sites for Gypsies and Travellers in appropriate locations to meet the current needs and to guide the provision of additional pitches if further need arises.</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SP1, SA6 and H1</u>	<u>Number of new permanent pitches/ plots available in the city.</u>	<u>Sheffield City Council</u>	<u>Maintain a five-year supply of pitches/plots for Gypsies and Travellers and Travelling Showpeople.</u>	<u>Failure to maintain levels of supply required within national policy.</u>	<u>Annually</u>
<b><u>Part 2 Policies</u></b>  <u>NC7</u>		<u>Delivery of allocation SES03 for travelling showpeople's plots</u>	<u>Sheffield City Council</u>	<u>Delivery of plots within SES03 during the plan period.</u>	<u>Plots undelivered within the plan period.</u>	<u>Annually</u>	
		<u>Number of unauthorised and illegal encampments or developments, and enforcement actions carried out within the City.</u>	<u>Sheffield City Council</u>	<u>Reduction in the number of unauthorised and illegal encampments or developments and enforcement carried out.</u>	<u>No trigger – Monitor</u>	<u>Annually</u>	
	<u>To create neighbourhoods that work for everyone, with a mix of housing and access to a range of local facilities,</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SP1; SP3; SA1 to</u>	<u>Numbers of different house types completed (studios, apartments, houses,</u>	<u>Sheffield City Council</u>	<u>Residential schemes granted permission in accordance with Policy NC5.</u>	<u>Significant number of residential schemes granted permission which are not in accordance with Policy NC5.</u>	<u>Annually</u>

<b><u>Strategic Objectives</u></b>	<b><u>Sub Objectives</u></b>	<b><u>Policies</u></b>	<b><u>Indicators</u></b>	<b><u>Source</u></b>	<b><u>Target</u></b>	<b><u>Trigger</u></b>	<b><u>Frequency of monitoring</u></b>
	<u>services and open space, offering all residents the best life chances.</u>	<u>SA9; T1; and IN1.</u>	<u>bungalows, by number of bedrooms).</u>				
		<b><u>Part 2 Policies</u></b>	<u>Number of vacant retail units within District Centres.</u>	<u>Sheffield City Council</u>	<u>No increase in vacant retail units within District Centres.</u>	<u>Significant increase in vacant retail units within District Centres.</u>	<u>Annually</u>
		<u>NC1 to NC7; NC10; NC11; NC13; NC15; NC16; CO1; GS1; and DC1.</u>	<u>Net change in the total area of greenspace.</u>	<u>Sheffield City Council</u>	<u>Net increase of 2% in greenspace across the city by 2039.</u>	<u>2% net loss of greenspace across City over a five-year period.</u>	<u>5 years</u>
			<u>Number of community centres, leisure centres and libraries.</u>	<u>Sheffield City Council</u>	<u>Net increase in the number of community centres, leisure centres and libraries.</u>	<u>Significant net loss in the number of community centres, leisure centres and libraries.</u>	<u>5 years</u>
<b><u>A strong economy</u></b>	<u>To enable more and, particularly, better quality jobs to be created in the city's economy in order to raise average incomes and build a future based on Sheffield's competitive advantages (in the areas of advanced</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SP1; SP3; SA1 to SA9.</u>  <b><u>Part 2 Policies</u></b>	<u>Amount of new employment land completed by type (hectares).</u>	<u>Sheffield City Council</u>	<u>In accordance with Policy SP1 deliver an average of 13.95 hectares of employment land per year (comprising 11.5 hectares for general employment and 2.45 hectares for large scale logistics)</u>	<u>Failure to achieve delivery target over a 5-year period.</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
	<u>manufacturing; education, learning and knowledge; creative and digital industries; advanced technology; research and innovation; health, wellbeing and medical technology and services; sports science and outdoor leisure).</u>	<u>EC1 to EC8; VC1; VC2; and VC3.</u>	<u>Employment by Occupation</u>	<u>NOMIS</u>	<u>Increase in employment within groups C, J, M, P and R (manufacturing; information / communication, professional, scientific, and technical; education; and arts, entertainment and recreation)</u>	<u>No trigger – Monitor only.</u>	<u>5 years</u>
	<u>To ensure there is a sufficient range of locations, land and premises available for new businesses and those relocating from within the city and elsewhere that are of a high quality and suitable for the needs of modern businesses</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SP1; SP3; SA1 to SA9.</u>	<u>Employment land supply by type and location.</u>	<u>Sheffield City Council</u>	<u>Maintain a 5-year supply of suitable and available employment sites over the plan period.</u>	<u>Supply of suitable and available employment sites falls below 5 years in 3 consecutive years.</u>	<u>Annually</u>
		<b><u>Part 2 Policies</u></b>  <u>EC1 to EC8; VC1; VC2; and VC3.</u>	<u>Amount of new employment land completed by type (hectares).</u>	<u>Sheffield City Council</u>	<u>In accordance with Policy SP1 deliver an average of 13.95 hectares of employment land per year (comprising 11.5 hectares for general employment and 2.45 hectares for</u>	<u>Failure to achieve delivery target over a 5-year period.</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
					large scale logistics)		
	<u>To support the growth and development of the city's universities, colleges and training providers to enable an increase in the skills and capacity of the workforce.</u>	<b><u>Part 2 Policies</u></b>  <u>EC7 and EC8</u>	<u>Number of major employment generating schemes approved with local employment including number of jobs or training places where known.</u>	<u>Sheffield City Council</u>	<u>All major employment generating developments comply with Policy EC7</u>	<u>No target - monitor</u>	<u>Annually</u>
			<u>Number of university and college places</u>	<u>Further Educational Establishments</u>	<u>Increase in the number of university and college places</u>	<u>No target - monitor</u>	<u>Annually</u>
<b><u>A vibrant City Centre</u></b>	<u>To build a resilient City Centre that supports a strong economy and offers a diverse range of employment opportunities for all.</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SP1; SP2; SP3; and SA1 (CA1 to CA6).</u>  <b><u>Part 2 Policies</u></b>	<u>Amount and percentage of new retail/leisure floorspace developed the City Centre.</u>	<u>Sheffield City Council</u>	<u>Increase in amount and percentage of retail/leisure floorspace within the City Centre.</u>	<u>Significant reduction in the amount and percentage of retail/leisure floorspace within the City Centre.</u>	<u>Annually</u>
			<u>Amount and percentage of new retail/leisure floorspace</u>	<u>Sheffield City Council</u>	<u>Decrease the percentage of retail/leisure floorspace outside 'town centres'</u>	<u>Significant increase in the percentage of retail/leisure floorspace outside 'town centres'.</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
		<u>EC2; VC1; VC2; and VC3.</u>	<u>developed outside 'town centres'</u>				
			<u>Percentage of new office space developed in the City Centre and in the City Centre Office Zone.</u>	<u>Sheffield City Council</u>	<u>65% or more of new office floorspace within the City Centre.</u>	<u>Less than 55% of new office floorspace developed within the City Centre.</u>	<u>Annually</u>
			<u>Annual percentage of non-commercial (Use Class E) uses on ground floor frontages in the Central Primary Shopping Area.</u>	<u>Sheffield City Council</u>	<u>Maintain the current percentage of non-commercial uses on ground floor frontages in the Central Primary Shopping Area.</u>	<u>Significant increase in percentage of non-commercial uses on ground floor frontages in the Central Primary Shopping Area.</u>	<u>Annually</u>
			<u>Commercial Property vacancy rate within the City Centre.</u>	<u>Sheffield City Council</u>	<u>Maintain a vacancy rate of commercial properties below 20% (vacancy rates in 2022 were 25%)</u>	<u>Vacancy rate of commercial properties exceed 30%</u>	<u>5 years</u>
	<u>To create a clear sense of place for the city by shaping distinctive and</u>	<b><u>Part 1 Policies and Allocations</u></b>	<u>Publication of Approved Design Codes (standards)</u>	<u>Sheffield City Council</u>	<u>No target</u>	<u>No trigger</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
	<u>inclusive neighbourhoods in which a diverse demographic of people can live, work and play.</u>	<p>SA1; CA1 to CA6; H1; and D1.</p> <p><b>Part 2 Policies</b></p> <p>NC3; NC5; NC9; NC13; NC15; VC1; VC2; VC3; and DC1.</p>	<p>Sheffield Design Review Panel Annual Reports</p>	<p>Sheffield City Council</p>	<p>No target</p>	<p>Monitor delivery of design codes (or their equivalent)</p> <p>No trigger</p> <p>Monitor recommendations by the Design Review Panel, references to policy and planning application decisions.</p>	<p>Annually</p>
	<u>To deliver enhanced connectivity and accessibility for the City Centre through integrated and sustainable transport for everyone in the community.</u>	<p><b>Part 1 Policies and Allocations</b></p> <p>SA1; CA1 to CA6; T1; and IN1.</p> <p><b>Part 2 Policies</b></p> <p>C01 and C02.</p>	<p>Transport modal split ('cordon count' within the city).</p>	<p>South Yorkshire Mayoral Combined Authority</p>	<p>Reduction in vehicle use within 'cordon counts' over 5 consecutive years.</p>	<p>Increase in vehicle use within 'cordon counts' over 5 consecutive years.</p>	<p>Annually</p>
	<u>To establish a sustainable and</u>	<p><b>Part 1 Policies</b></p>	<p>Provision of active travel infrastructure</p>	<p>Sheffield City Council</p>	<p>Net increase in miles of active travel</p>	<p>No net increase in miles of active travel infrastructure</p>	<p>5 years</p>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
	<u>environmentally friendly City Centre.</u>	<b><u>and Allocations</u></b>  SP1; SA1; CA1 to CA6; and T1; .  <b><u>Part 2 Policies</u></b>  ES1; ES2; ES3; ES4; ES5; CO1; CO2; GS1; GS5; GS6; and GS7.	<u>within the Central Area</u>  Cycle counts (Pinstone Street and Division Street)		<u>infrastructure within the Central Area</u>	<u>within the Central Area.</u>	
				<u>Sheffield City Council</u>	<u>Increase in cyclists recorded on these cycle count routes</u>	<u>Decrease in cyclists recorded on these cycle count routes</u>	<u>5 years.</u>
	<u>To bring the outdoors to the City Centre, creating attractive high-quality spaces and places that facilitate health and wellbeing for all.</u>	<b><u>Part 1 Policies and Allocations</u></b>  SP1; CA1 to CA6; D1; GS1; DE1; DE2; DE3; and IN1.  <b><u>Part 2 Policies</u></b>	<u>Areas of accessible greenspace within the Central Area</u>	<u>Sheffield City Council</u>	<u>Net increase of greenspace within the Central Area</u>	<u>Significant net loss of greenspace within the Central Area</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
		<u>GS1; GS7; DE1; DE2; and DE3.</u>					
<b><u>A connected City</u></b>	<u>To create an integrated and sustainable transport network that promotes and enables walking, cycling and public transport, in order to reduce congestion, support district centres, improve air quality and safety, and enable healthier lifestyles.</u>	<b><u>Part 1 Policies and Allocations</u></b>	<u>Transport modal split ('cordon counts' within the city).</u>	<u>South Yorkshire Mayoral Combined Authority</u>	<u>Reduction in vehicle use within 'cordon counts' over 5 consecutive years.</u>	<u>Increase in vehicle use within 'cordon counts' over 5 consecutive years.</u>	<u>Annually</u>
		<u>SP1; SA1; CA1 to CA6; SA2 to SA9; T1 and IN1.</u>	<u>Number of Travel Plans agreed.</u>	<u>Sheffield City Council</u>	<u>All applications for significant trip generating developments are accompanied by a Travel Plan.</u>	<u>A significant number of developments that generate significant trips are not accompanied by a Travel Plan</u>	<u>Annually</u>
		<b><u>Part 2 Policies</u></b>	<u>Provision of transport infrastructure identified within the Council's Infrastructure Delivery Plan (IDP).</u>	<u>Sheffield City Council</u>	<u>'Essential' and 'Required' transport infrastructure delivered as necessary.</u>	<u>No target.</u>  <u>Monitor delivery of 'Essential' and 'Required' transport infrastructure.</u>	<u>Annually</u>
		<u>CO1; CO2.</u>	<u>Provision of transport infrastructure identified within policies SP1; SA1; and T1.</u>	<u>Sheffield City Council</u>	<u>All transport infrastructure within policies SP1, SA1 and T1 delivered.</u>	<u>No target – monitor.</u>  <u>Delays or failure to deliver identified infrastructure will be addressed in co-operation with other relevant authorities.</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
			<u>Sheffield Station Passenger data (entries and exits)</u>	<u>Office or Rail and Road</u>	<u>Increased passenger entries and exits at Sheffield Station.</u>	<u>Significant reduction in passenger entries and exits at Sheffield Station.</u>  <u>Review should determine causes for this decline.</u>	<u>Annually</u>
	<u>To locate new development where it minimises the distances that people and goods need to travel, by mixing land uses to increase opportunities for people to make single journeys that serve several purposes.</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>SP1; SP2; SP3; SA1 to SA9.</u>  <b><u>Part 2 Policies</u></b>  <u>NC1; NC2; NC10; NC11; NC13.</u>	<u>Transport modal split ('cordon counts' within the city).</u>	<u>South Yorkshire Mayoral Combined Authority</u>	<u>Reduction in vehicle use within 'cordon counts' over 5 consecutive years.</u>	<u>Increase in vehicle use within 'cordon counts' over 5 consecutive years.</u>	<u>Annually</u>
	<u>To create a digitally connected city with comprehensive broadband coverage, including in rural areas, and to make efficient</u>	<b><u>Part 2 Policies</u></b>  <u>CO3</u>	<u>Percentage of of new non-residential buildings with gigabit-capable.</u>	<u>Sheffield City Council</u>	<u>All new non-residential buildings to have gigabit-capable, full fibre connections</u>	<u>More than 5% of new non-residential buildings without gigabit-capable, full fibre connections</u>	<u>Annually</u>

<b>Strategic Objectives</b>	<b>Sub Objectives</b>	<b>Policies</b>	<b>Indicators</b>	<b>Source</b>	<b>Target</b>	<b>Trigger</b>	<b>Frequency of monitoring</b>
	<u>use of telecommunications infrastructure.</u>		<u>full fibre connections</u>				
<b>A green city</b>	<u>To safeguard and enhance Sheffield's unique natural landscape setting of valleys, woodlands, trees, rivers, wetlands, geological assets, urban green spaces and open countryside, in order to:</u>  <ul style="list-style-type: none"> <li>• <u>provide excellent opportunities for outdoor recreation;</u></li> <li>• <u>improve health and well-being;</u></li> <li>• <u>protect and enhance biodiversity; and</u></li> <li>• <u>mitigate climate change.</u></li> </ul>	<b>Part 1 Policies and Allocations</b>	<u>Net change in the total area of greenspace by type.</u>	<u>Sheffield City Council</u>	<u>Net increase of 2% in greenspace across the city by 2039.</u>	<u>2% net decrease in the total area of greenspace by type.</u>	<u>5 Years</u>
		SP1 and BG1.	<u>Number of Green Flag awarded open spaces</u>	<u>Sheffield City Council</u>	<u>Increase in the number of Green Flag awarded open spaces</u>	<u>If a decrease occurs. Any land use related issues should be identified.</u>	<u>Annually</u>
		<b>Part 2 Policies</b>  <u>NC15; GS1; GS2; GS3; GS4; GS5; GS7; GS8; and GS10.</u>	<u>Number, area and net change in Local Wildlife /Geological Sites</u>	<u>Sheffield City Council</u>	<u>Increase in area designated as a local wildlife / geological site</u>	<u>Monitor</u>  <u>Any decrease should be investigated, and land use implications considered.</u>	<u>Annually</u>
	<u>To achieve a minimum 10% net increase in</u>	<b>Part 2 Policies</b>  <u>GS6</u>	<u>Percentage of new developments providing at</u>	<u>Sheffield City Council (Biodiversity Report)</u>	<u>In accordance with Policy GS6 achieve greater</u>	<u>A minimum of 10% BNG is not being achieved (established within</u>	<u>5 years</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
	<u>biodiversity across the city as a whole.</u>		<u>least 10% Biodiversity Net Gain (BNG) along with the amount and type of BNG provided through development.</u>		<u>than 10% BNG where applicable.</u>	<u>the Biodiversity Report).</u>	
<u>A well-designed city</u>	<u>To make efficient use of land by maximising the use of previously developed land and promoting higher density development in accessible locations.</u>	<u>Part 1 Policies and Allocations</u>	<u>Number of new homes completed on previously developed (brownfield) land.</u>	<u>Sheffield City Council</u>	<u>80% of new homes delivered on previously developed land (over the plan period 2022 – 2039)</u>	<u>Failure to meet 80% target over 5 consecutive years.</u>	<u>Annually</u>
		<u>SP1 and SP2.</u>					
	<u>Part 2 Policies</u>						
		<u>NC9</u>	<u>Number of tall buildings developed outside the Tall Building Areas within the Central Area.</u>	<u>Sheffield City Council</u>	<u>No tall buildings permitted outside the Tall Buildings Areas.</u>	<u>Significant % of tall buildings permitted outside the tall buildings areas.</u>	<u>Annually</u>
			<u>Number of planning applications</u>	<u>Sheffield City Council</u>	<u>Consistent reference to design policies</u>	<u>Monitor</u>	<u>5 years</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
			<u>refused due to non-compliance with Policies D1 and/or DE1 to DE9.</u>		<u>within reasons for refusal.</u>  <u>Reasons for refusal upheld at appeal.</u>	<u>If policies are not used, review and determine reason.</u>	
	<u>To achieve inclusive design of buildings, streets and public spaces so that they can be easily accessed and used by everyone.</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>D1</u>  <b><u>Part 2 Policies</u></b>  <u>NC4; DE2; DE3; and DE4.</u>	<u>Number of new homes that are wheelchair adaptable (M4(2)) and accessible (M4(3))</u>	<u>Sheffield City Council</u>	<u>All sampled residential development achieves a minimum adaptability and accessibility standard of M4(2).</u> <u>At least 2% of new homes in developments of 50 or more new homes to meet accessibility standard M4(3).</u>	<u>20% of sampled developments do not deliver required wheelchair adaptable or accessible homes.</u>	<u>Annually</u>

<u>Strategic Objectives</u>	<u>Sub Objectives</u>	<u>Policies</u>	<u>Indicators</u>	<u>Source</u>	<u>Target</u>	<u>Trigger</u>	<u>Frequency of monitoring</u>
	<u>To protect, conserve and enhance buildings, landmarks and areas that are attractive, distinctive and/or of heritage or archaeological value.</u>	<b><u>Part 1 Policies and Allocations</u></b>  <u>D1</u>  <b><u>Part 2 Policies</u></b>	<u>% and number of heritage assets at risk on national register</u>	<u>Historic England</u>	<u>Reduction in the % of heritage assets at risk on the national register.</u>	<u>Monitor - No trigger.</u>  <u>Any removal or addition to the at-risk list should be noted and any land use related issues identified.</u>	<u>Annually</u>
		<u>DE1; DE2; DE6; and DE9</u>	<u>% of locally listed heritage assets at risk</u>	<u>Sheffield City Council</u>	<u>Reduction in the % of locally listed assets at risk.</u>	<u>Monitor – No trigger.</u>  <u>Any removal or addition to the at-risk list should be noted and any land use related issues identified.</u>	<u>Annually</u>
			<u>Number of planning applications refused due to non-compliance with Policies D1 and/or DE1; DE2; DE6 and DE9.</u>		<u>Consistent reference to heritage/character policies within reasons for refusal.</u>  <u>Reasons for refusal upheld at appeal.</u>	<u>Monitor – No trigger</u>  <u>If policies are not used, review and determine reason.</u>	<u>Annually</u>