

Draft Sheffield Plan

Proposed Additional Site Allocations:

Promoted Urban Sites

Topic Paper – Addendum (September 2026)

Introduction

This addendum sets out site appraisals for 6 urban sites that were put forward as potential housing allocations to the Council by landowners or developers during consultation on additional site allocations in May 2025.

The appraisals follow the same methodology as was previously used to appraise potential urban sites for inclusion in the draft Sheffield Plan. Full details of the methodology used are set out in the [Site Selection Methodology \(January 2023\)](#) document (CD56).

Whilst the overall methodology used remains the same, a small number of changes have been made for the sites considered within this document, mainly due to new information becoming available since the main site selection process was undertaken in 2023. Those updates include:

- For the “Distance to Core Public Transport Network (CPTN)” and “Potential to provide family housing” indicators, an updated CPTN zone was created, using the most recently available bus, tram and train information. With regard to the family housing indicator, the updated CPTN zone then informed what housing densities would be appropriate on the respective sites.
- For the “Loss of best and most versatile agricultural land” indicator, updated [Predictive Agricultural Land Classification Map for England](#) (2026) mapping was used.
- For the “Flood Risk” indicator, sites were assessed by officers using the same methodology (as set out in the Level 1 Strategic Flood Risk Assessment).
- For the “Impact on ecology/local nature recovery networks” indicator, sites were assessed for their ecological impact. This considered a sites potential impact on designated ecological areas (e.g. Sites of Specific Scientific Interest, Local Nature Reserves, Local Wildlife Sites).

Although these site appraisals identify a sites broad potential suitability for housing development, it should be noted that none of the sites are being recommended as allocations within the Sheffield Plan itself. If housing development were to come forward on any of these sites during the Plan period, then these would effectively count towards the windfall supply already provided for within the Plan.

Site appraisal

Address: 2-4 Queens Road

Gross site area: 0.41 hectares

Ward: City

Ownership: Private

Summary: The site is ruled out as it is entirely within Flood Zone 3b (functional floodplain) and there are sequentially preferable sites that have been allocated.

Note: Part of the site was previously within site allocation LR06 which was subsequently proposed for removal from the Plan.



Suitability assessment

Indicator	Indicator score	Indicator score result
Distance to core public transport network (CPTN)	YY	Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop
Access to active travel/cycle network	YY	Site within 400m of an existing or proposed route which is at LTN1/20 standard
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Potential to provide affordable housing	Y	Within an existing 10% affordable housing area
Potential to support the viability of the Central Area	YY	Site within the Central Area and within relevant designated zones
Potential to provide development that would be beneficial to disadvantaged communities	-	Site outside the 20% most deprived areas of England
Potential to provide family housing	-	Site within 30-50 homes per hectare density area
Potential to provide specialist housing	-	Site with capacity for less than 80 homes within 400m of a District Centre, or beyond 400m of a District Centre
Availability of local facilities and education capacity	YY	Site within proximity of 4 classes of local facility
	N	No current surplus capacity for either Primary or Secondary education
	YY	No community/leisure/recreation facilities on-site
Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces	YY	No existing open space on-site
	NN	Insufficient open space - more than 20% below policy
	YY	Site not on a Local Green Space
Impact on rural landscape character	YY	Site does not contain a rural landscape
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Use of Previously Developed Land (PDL)	YY	Development on mainly or entirely brownfield land
Proximity to incompatible uses	YY	More than 100m from an incompatible use
Archaeology constraints	-	Uncertain level of archaeological constraints
Impact on heritage assets	Y	No designated heritage assets in the vicinity of the site that are likely to be affected by development
Impact on ecology/local nature recovery networks	-	Site is likely to have some elements of ecological value
Impact on geology	Y	No geological designation onsite or adjacent land.
Flood risk	NN	Strategic Recommendation A – consider withdrawal due to functional floodplain unless functional floodplain can be included in site design or site boundary can be redrawn to remove functional floodplain from the boundary
Impact on air quality	NN	Residential site in or close to air quality exceedance area
Likelihood of existing land contamination	Y	Minimal risk of land contamination
Proximity to hazardous installations or closed landfill sites	Y	Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site
Proximity to regulated waste sites	Y	Site not within 200m of an Environment Agency permitted waste site

Key factors to consider:

- Within the Core Public Transport Network buffer or within 400m walk of a 3 bus per hour bus stop
- Site within 400m of an existing or proposed route which is at LTN1/20 standard
- Potential to provide affordable housing – Within an existing 10% affordable housing area
- Within proximity of four classes of local facility
- Within 4.8km of a secondary school and 3.2km of a primary school but no capacity
- The entirety of the site is within Flood Zone 3b - Functional floodplain.
- Minimal risk of land contamination and not within 200m of an Environment Agency permitted waste site
- Likely to be lower grade 3b, 4 or 5 agricultural land
- The site is in an area where there is insufficient open space

Conclusion

The entirety of the site is within Flood Zone 3b (functional floodplain) based on the functional floodplain extent established in the Level 2 Strategic Flood Risk Assessment. The former allocation LR06 that included the northern part of this site was withdrawn as an allocation as a result of the Level 2 SFRA.

The northern part of the site (2 Queens Road) was allocated for 61 units within the Draft Plan (LR06) and had full planning permission (19/02484/FUL). The permission that was granted in 2021 has not been implemented and has now lapsed. A previous building on the site was demolished as part of a separate demolition application in 2025. Following grant of planning permission, as part of the Plan's evidence base, the Level 2 SFRA subsequently showed the site lying in flood zone 3b, and therefore a main modification (MM313) was proposed to delete site allocation LR06.

Site appraisal

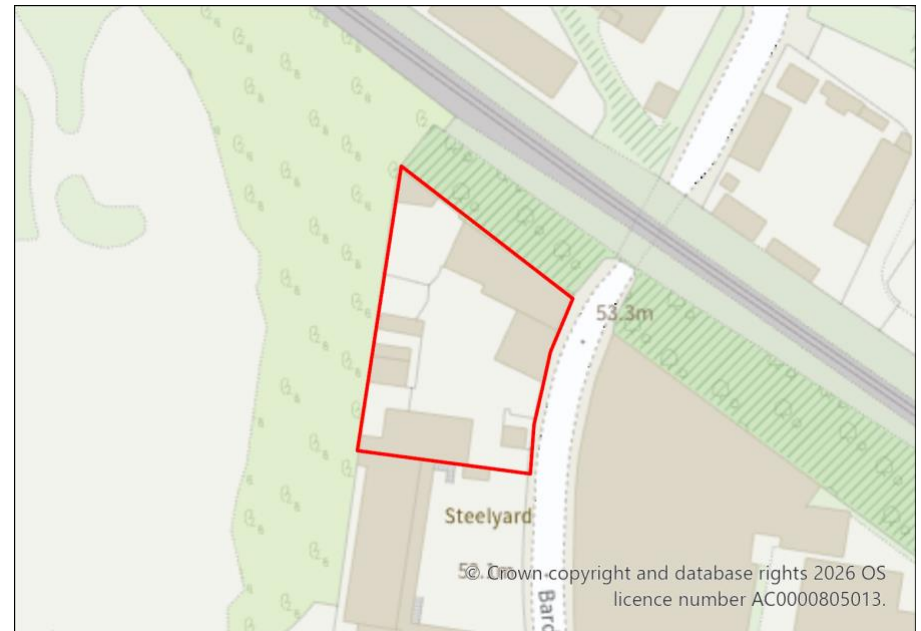
Address: Bardwell Road

Gross site area: 0.22 hectares

Ward: Hillsborough

Ownership: Private

Summary: Due to the site's close proximity to incompatible uses (Steel Yard and a waste handling facility), the site is not considered a suitable location for housing development.



Suitability assessment

Indicator	Indicator score	Indicator score result
Distance to core public transport network (CPTN)	YY	The site is within Core Public Transport Network buffer
Access to active travel/cycle network	YY	Site within 400m of an existing or proposed route which is at LTN1/20 standard
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Potential to provide affordable housing	Y	Within an existing 10% affordable housing area
Potential to support the viability of the Central Area	YY	Site within the Central Area and within relevant designated zones
Potential to provide development that would be beneficial to disadvantaged communities	-	Site outside the 20% most deprived areas of England
Potential to provide family housing	-	Site within 70+ homes per hectare density area
Potential to provide specialist housing	-	Site with capacity for less than 80 homes within 400m of a District Centre, or beyond 400m of a District Centre
Availability of local facilities and education capacity	YY	Site within proximity of 4 classes of local facility
	N	No current surplus capacity for either Primary or Secondary education
	YY	No community/leisure/recreation facilities on-site
Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces	YY	No existing open space on-site
	YY	Sufficient open space in the surrounding area - more than 20% above policy standard
	YY	Site not on a Local Green Space
Impact on rural landscape character	YY	Site does not contain a rural landscape
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Use of Previously Developed Land (PDL)	YY	Development on mainly or entirely brownfield land
Proximity to incompatible uses	NN	Incompatible uses immediately adjoining the site
Archaeology constraints	-	Uncertain level of archaeological constraints
Impact on heritage assets	-	Development could possibly harm elements which contribute to the significance of heritage assets
Impact on ecology/local nature recovery networks	Y	Site is unlikely to have any existing significant ecological value
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	Y	Strategic Recommendation C - Unlikely to be significant flood risks but Level 2 SFRA required to confirm any detailed mitigation
Impact on air quality	N	Residential site outside air quality exceedance area or is an employment site
Likelihood of existing land contamination	N	More than minimal risk of land contamination
Proximity to hazardous installations or closed landfill sites	NN	Site is within a Hazardous Installation Consultation Zone or contains a closed landfill site
Proximity to regulated waste sites	N	Site within 200m of an Environment Agency permitted site

Key factors to consider:

- The site is within Core Public Transport Network buffer
- Site within 400m of an existing or proposed route which is at LTN1/20 standard
- Potential to provide affordable housing – within an existing 10% affordable housing area
- Within proximity of four classes of local facility
- No open space on site and sufficient open space in surrounding area
- Immediately adjacent to incompatible uses
- Within 4.8km of a secondary school and 3.2km of a primary school but no capacity
- Minimal flood risk issues present on the site, a Level 2 SFRA site assessment would identify any other specific mitigation required
- More than minimal risk of land contamination and within 200m of an Environment Agency permitted site
- Site within a Hazardous Installation Consultation Zone
- Potential harm to heritage assets

Conclusion

The site is located within a Flexible Use Policy Zone and is therefore suitable in principle for housing. It is in close proximity to site allocations KN05 and KN13 which already have planning permission.

However, whilst the site is suitably located with respect to access to public transport, schools and local facilities, it is directly adjacent to a waste management site (Arthurs) and outdoor eating and drinking venue (Steel Yard). The site's allocation would not comply with paragraph 174 of the NPPF(2023). At the current time, we do not consider the site is suitable for residential development.

Site appraisal

Address: Bassett Place

Gross site area: 1.2 hectares

Ward: Manor Castle

Ownership: Sheffield City Council

Summary: Subject to possible land contamination, impacts on the Local Wildlife Site and the loss of open space being addressed, the site is potentially suitable for residential development.



Suitability assessment

Indicator	Indicator score	Indicator score result
Distance to core public transport network (CPTN)	Y	Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop
Access to active travel/cycle network	-	Site beyond 400m of an existing or proposed route which is at LTN1/20 standard
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Potential to provide affordable housing	N	Greenfield site within an existing 0% affordable housing area
Potential to support the viability of the Central Area	-	Outside the Central Area
Potential to provide development that would be beneficial to disadvantaged communities	-	Site outside the 20% most deprived areas of England
Potential to provide family housing	Y	Site within 40 - 60 homes per hectare density area
Potential to provide specialist housing	-	Site with capacity for less than 80 homes within 400m of a District Centre, or beyond 400m of a District Centre
Availability of local facilities and education capacity	YY	Site within proximity of 4 classes of local facility
	YY	Current surplus capacity for Early years, Primary and Secondary education
	YY	No facility on-site
Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces	-	Open Space Surplus for current open space function but may be needed for another OS function
	NN	Insufficient open space - more than 20% below policy standard
	YY	Site not on a Local Green Space
Impact on rural landscape character	YY	Site does not contain a rural landscape
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Use of Previously Developed Land (PDL)	NN	Development on predominantly greenfield land
Proximity to incompatible uses	YY	More than 100m from an incompatible use
Archaeology constraints	-	Uncertain level of archaeological constraints
Impact on heritage assets	Y	No designated heritage assets in the vicinity of the site that are likely to be affected by development
Impact on ecology/local nature recovery networks	N	Site is likely to have a significant ecological value. Requires further ecology assessment.
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	YY	Strategic Recommendation D – development could be allocated on flood risk grounds
Impact on air quality	N	Residential site outside air quality exceedance area or is an employment site
Likelihood of existing land contamination	N	More than minimal risk of land contamination
Proximity to hazardous installations or closed landfill sites	NN	Site is within a Hazardous Installation Consultation Zone or contains a closed landfill site
Proximity to regulated waste sites	Y	Site not within 200m of an Environment Agency permitted site

Key factors to consider:

- Some of the site is within the Core Public Transport Network buffer or within 400m walk of a 3 bus per hour bus stop
- Potential to provide family housing
- Low potential to provide affordable housing – Greenfield site currently within 0% affordable housing area. Note that following adoption of the Plan the site would be in a 10% affordable housing area.
- Within proximity of four classes of local facility.
- Within 4.8km of a secondary school and 3.2km of a primary school and surplus capacity
- Open space surplus for current function but may be needed for another function, and insufficient open space in surrounding area
- Minimal flood risk issues present on the site
- More than minimal risk of land contamination but not within 200m of an Environment Agency permitted waste site
- Site contains a closed landfill site
- Likely to be lower grade 3b, 4 or 5 agricultural land
- Site is likely to have a significant ecological value (LWS on site)

Conclusion

The site is currently located in an Urban Green Space Zone and part of it is a Local Wildlife Site (but this has been excluded from the developable area in the indicative layout provided by Great Places at the time the site was promoted). The site is owned by Sheffield City Council and is included in a draft programme for future disposal to a Housing Association. Associated with this an Informal Planning Advice Note is currently being prepared, subject to further review and consultation. Subject to concerns regarding land contamination, impacts on the Local Wildlife Site and loss of open space being addressed, we consider that the site would be potentially suitable for development.

Site appraisal

Address: Infield Lane Allotments

Gross site area: 5.85 hectares

Ward: Darnall

Ownership: Private

Summary: Subject to the loss of allotments being adequately addressed, the site would be potentially suitable for residential development.



Suitability assessment

Indicator	Indicator score	Indicator score result
Distance to core public transport network (CPTN)	Y	Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop
Access to active travel/cycle network	YY	Site within 400m of an existing or proposed route which is at LTN1/20 standard
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Potential to provide affordable housing	N	Greenfield site within an existing 0% affordable housing area
Potential to support the viability of the Central Area	-	Outside the Central Area
Potential to provide development that would be beneficial to disadvantaged communities	Y	Housing site within the 20% most deprived areas of England
Potential to provide family housing	Y	Site within 40-60 homes per hectare density area
Potential to provide specialist housing	Y	Site within 400m of a district centre and has capacity for 80+ homes
Availability of local facilities and education capacity	YY	Site within proximity of 4 classes of local facility
	Y	Current surplus capacity for Primary and Secondary education
	YY	No facility on-site
Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces	Y	Surplus to all open space functions
	YY	Sufficient open space - more than 20% above policy standard
	YY	Site not on a Local Green Space
Impact on rural landscape character	YY	Site does not contain a rural landscape
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Use of Previously Developed Land (PDL)	NN	Development on predominantly greenfield land
Proximity to incompatible uses	NN	Incompatible uses immediately adjoining the site
Archaeology constraints	-	Uncertain level of archaeological constraints
Impact on heritage assets	Y	No designated heritage assets in the vicinity of the site that are likely to be affected by development
Impact on ecology/local nature recovery networks	Y	Site is unlikely to have any existing significant ecological value
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	Y	Strategic Recommendation C - Unlikely to be significant flood risks but Level 2 SFRA required to confirm any detailed mitigation
Impact on air quality	NN	Residential site in or close to air quality exceedance area
Likelihood of existing land contamination	Y	Minimal risk of land contamination
Proximity to hazardous installations or closed landfill sites	N	Site is within 250m of a closed landfill site
Proximity to regulated waste sites	N	Site within 200m of an Environment Agency permitted site

Key factors to consider:

- Some of the site is within the Core Public Transport Network buffer or within 400m walk of a 3 bus per hour bus stop
- Site within 400m of an existing or proposed route which is at LTN1/20 standard
- Potential to provide family housing
- Low potential to provide affordable housing – Greenfield site currently within a 0% affordable housing area. Note that following adoption of the Plan the site would be in a 10% affordable housing area.
- Within proximity of four classes of local facility.
- Within 4.8km of a secondary school and 3.2km of a primary school and surplus capacity for primary and secondary education
- Minimal flood risk issues present on the site, a Level 2 SFRA site assessment would identify any other specific mitigation required
- Site is within 250m of a closed landfill site
- Minimal risk of land contamination but within 200m of an Environment Agency permitted waste site
- Likely to be lower grade 3b, 4 or 5 agricultural land

Conclusion

In the Submitted Plan, the site is currently shown as lying within an Urban Green Space policy zone. The principal issue of concern is the loss of the allotments, which have important recreational and health and wellbeing functions and for which there is a deficit of supply within the local area, according to advice from the Council's Allotment Manager. Note this is not reflected within the suitability assessment above which indicates an overall sufficiency in open space across all types. Further assessments would need to be provided to meet the requirements in policy GS1, including an assessment of the food growing value of the site, setting out why the site is no longer viable as an operational allotment site, and potential compensation for any loss. Subject to these outcomes, overall, we consider that the site would be potentially suitable for development.

Site appraisal

Address: Manor Lane Depot

Gross site area: 3.6 hectares

Ward: Manor Castle

Ownership: Sheffield City Council

Summary: The site may be suitable, subject to concerns regarding nearby waste facilities and air quality being addressed. However, due to its current use as a vehicle depot and uncertainties regarding whether the site will be vacated, its availability during the plan period cannot be guaranteed. It is therefore not considered deliverable.



Suitability assessment

Indicator	Indicator score	Indicator score result
Distance to core public transport network (CPTN)	YY	The site is within Core Public Transport Network buffer
Access to active travel/cycle network	YY	Site within 400m of an existing or proposed route which is at LTN1/20 standard
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Potential to provide affordable housing	NN	Brownfield site within an existing 0% affordable housing area
Potential to support the viability of the Central Area	-	Outside the Central Area
Potential to provide development that would be beneficial to disadvantaged communities	Y	Housing site within the 20% most deprived areas of England
Potential to provide family housing	Y	Site within 40-60 homes per hectare density area
Potential to provide specialist housing	-	Site with capacity for less than 80 homes within 400m of a District Centre, or beyond 400m of a District Centre
Availability of local facilities and education capacity	YY	Site within proximity of 4 classes of local facility
	YY	Current surplus capacity for Early years, Primary and Secondary education
	YY	No facility on-site
Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces	YY	No open space on-site
	YY	Sufficient open space - more than 20% above policy standard
	YY	Site not on a Local Green Space
Impact on rural landscape character	YY	Site does not contain a rural landscape
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Use of Previously Developed Land (PDL)	YY	Development on mainly or entirely brownfield land
Proximity to incompatible uses	-	Less than 50m from an incompatible use
Archaeology constraints	-	Uncertain level of archaeological constraints
Impact on heritage assets	Y	No designated heritage assets in the vicinity of the site that are likely to be affected by development
Impact on ecology/local nature recovery networks	Y	Site is unlikely to have any existing significant ecological value
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	Y	Strategic Recommendation C - Unlikely to be significant flood risks but Level 2 SFRA required to confirm any detailed mitigation
Impact on air quality	NN	Residential site in or close to air quality exceedance area
Likelihood of existing land contamination	N	More than minimal risk of land contamination
Proximity to hazardous installations or closed landfill sites	Y	Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site
Proximity to regulated waste sites	NN	Site adjacent to an Environment Agency permitted site

Key factors to consider:

- The site is within Core Public Transport Network buffer
- Site within 400m of an existing or proposed route which is at LTN1/20 standard
- Potential to provide family housing
- Low potential to provide affordable housing – Brownfield site currently within a 0% Affordable Housing area. Note that following adoption of the Plan the site would be in a 10% affordable housing area.
- Within proximity of four classes of local facility.
- Within 4.8km of a secondary school and 3.2km of a primary school and surplus capacity
- No open space on site and sufficient open space in the surrounding area (more than 20% above standard)
- Site less than 50m from incompatible uses
- Minimal flood risk issues present on the site, a Level 2 SFRA site assessment would identify any other specific mitigation required
- More than minimal risk of land contamination and immediately adjacent to an EA permitted site

Conclusion

The site is located in a Flexible Use Zone. It is owned by Sheffield City Council and the Council itself has not promoted Manor Lane Depot, which is in operational use. Whilst the suitability assessment indicates that site itself may be suitable (subject to concerns regarding nearby waste sites, site contamination, and air quality being addressed), at the current time, we do not consider that the site is available or deliverable for the promoted development. The Staniforth Road Depot is a residential allocation in the Plan (ES31) and the ongoing usage of Manor Lane Depot is an essential part of the plan to enable site ES31 to be cleared and delivered.

Site appraisal

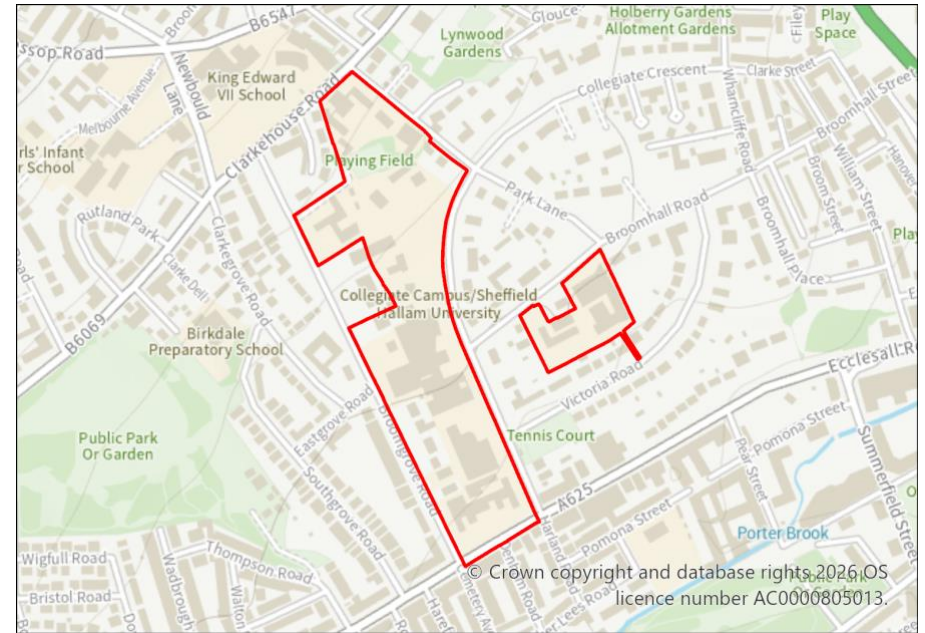
Address: SHU Collegiate Campus

Gross site area: 8.66 hectares

Ward: Broomhill and Sharrow Vale

Ownership: Sheffield Hallam University

Summary: The site may be suitable, subject to heritage issues being addressed. However, due its existing occupation by Sheffield Hallam University and uncertainties regarding when the site will be vacated and phased redevelopments beginning, its availability and deliverability during the plan period cannot be confirmed at this time.



Suitability assessment

Indicator	Indicator score	Indicator score result
Distance to core public transport network (CPTN)	Y	Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop
Access to active travel/cycle network	YY	Site within 400m of an existing or proposed route which is at LTN1/20 standard
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Potential to provide affordable housing	Y	Within an existing 10% affordable housing area
Potential to support the viability of the Central Area	-	Outside the Central Area
Potential to provide development that would be beneficial to disadvantaged communities	-	Site outside the 20% most deprived areas of England
Potential to provide family housing	Y	Site within 40-60 homes per hectare density area
Potential to provide specialist housing	Y	Site within 400m of a district centre and has capacity for 80+ homes
Availability of local facilities and education capacity	YY	Site within proximity of 4 classes of local facility
	N	No current surplus capacity for either Primary or Secondary education
	N	Facility on-site – Unknown whether facility still required
	N	Existing open space areas of site required for current function
Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces	NN	Insufficient open space - more than 20% below policy
	YY	Site not on a Local Green Space
Impact on rural landscape character	YY	Site does not contain a rural landscape
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Use of Previously Developed Land (PDL)	YY	Development on mainly or entirely brownfield land
Proximity to incompatible uses	YY	More than 100m from an incompatible use
Archaeology constraints	-	Uncertain level of archaeological constraints
Impact on heritage assets	NN	Significant potential harm to heritage assets or setting of conservation area
Impact on ecology/local nature recovery networks	Y	Site is unlikely to have any existing significant ecological value
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	Y	Strategic Recommendation C - Unlikely to be significant flood risks but Level 2 SFRA required to confirm any detailed mitigation
Impact on air quality	NN	Residential site in or close to air quality exceedance area
Likelihood of existing land contamination	Y	Minimal risk of land contamination
Proximity to hazardous installations or closed landfill sites	Y	Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site
Proximity to regulated waste sites	Y	Site not within 200m of an Environment Agency permitted site

Key factors to consider:

- Some of the site is within the Core Public Transport Network buffer or within 400m walk of a 3 bus per hour bus stop
- Site within 400m of an existing or proposed route which is at LTN1/20 standard
- Potential to provide family housing
- Potential to provide affordable housing – within an existing 10% affordable housing area
- Within proximity of four classes of local facility
- Existing facilities on site – Gym and Astro turf Pitch
- Within 4.8km of a secondary school and 3.2km of a primary school but no capacity
- Existing open space required for current function, and insufficient open space in surrounding area
- Minimal flood risk issues present on the site, a Level 2 SFRA site assessment would identify any other specific mitigation required
- Likely to be lower grade 3b, 4 or 5 agricultural land
- Significant potential harm to heritage assets and setting of conservation area

Conclusion

In the Submitted Plan the campus lies in a University/ College Zone where residential uses are acceptable in principle. Whilst the site itself may be suitable (subject to heritage concerns being adequately addressed), at the current time, we cannot confirm that the site is available and deliverable within the plan period. Sheffield Hallam University have stated that they wish to vacate significant parts of the Collegiate Campus, however this is likely to be on a phased basis, and these ambitions are not fixed at this stage. As the site is in a Conservation Area and contains a number of listed buildings, it is likely that any redevelopment would involve conversion of some existing buildings but possibly some new buildings within the site's curtilage, subject to the impact on the Conservation Area.