

From: [REDACTED]
To: [SheffieldPlan](#)
Subject: Sheffield Local Plan - Publication draft consultation
Date: 20 February 2023 23:48:20
Attachments: [imageb14eb2.JPG](#)
[SheffieldLP_HEcoverletter_Feb23.pdf](#)
[SheffieldLP_HEAppendixA_Part1_Feb23.pdf](#)
[SheffieldLP_HEAppendixB_Part2_Feb23.pdf](#)

Dear Sir/Madam,

Thank you for consulting Historic England about the Sheffield Local Plan - Publication draft consultation. Please find attached Historic England's comments on that document.

If you have any queries about any of the matters raised in our response or would like to discuss anything further, please do not hesitate to contact me.

Regards

James Langler

Historic Environment Planning Adviser, North East & Yorkshire Region

Historic England



Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

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Historic England

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Forward & Area Planning
Howden House
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Sheffield
S1 2SH

Our ref: PL00710122

Your ref:

Telephone: [REDACTED]

20 February 2023

Dear Sir/Madam,

SHEFFIELD PLAN: OUR CITY, OUR FUTURE – PUBLICATION DRAFT

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Thank you for consulting Historic England about the Sheffield Local Plan Publication Draft. Our comments on Parts 1 & 2 of the Publication Draft are set out in **Appendix A** and on Annex A: Site Allocations Schedule in **Appendix B**.

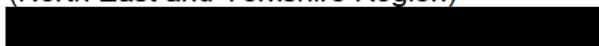
If you have any queries or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully

James Langler

James Langler

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Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Appendix A: Table of Historic England’s comments on Parts 1 & 2 of the Sheffield Local Plan Publication Draft

[Historic England’s comments on Annex A of the Sheffield Local Plan are set out in Appendix B]

Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations

Page	Section	Sound/ Unsound	Comments	Suggested Change
13	The Vision – Our City in 2039	Unsound	<p>Sheffield’s rich heritage makes a significant contribution to the distinctive character of the various parts of the City, to its economic well-being, and to the quality of life of its communities. It is disappointing that there is no recognition of the importance of Sheffield’s historic environment in the vision for Sheffield in 2039, or the role it will play in shaping the city’s future.</p> <p>It is also confusing that the first line of the vision set out in the centre of Figure 1 on page 15 differs from that set out in paragraph 2.2 on page 13.</p>	<p>Amend the vision to include reference to the important role that Sheffield’s history and heritage assets will play in creating attractive and distinctive buildings and places in which to live, work and play in the city, resulting in a characterful blend of the old and the new.</p> <p>Amend the Figure 1 to match the headline vision set out in paragraph 2.2.</p>
17	Sheffield Plan Aims and Objectives, Aim 8: A well designed city	Sound	We welcome the inclusion of Aim 8: A Well Designed City and its associated objectives with their reference to the protection, conservation and enhancement of buildings, landmarks and areas that are attractive, distinctive and/or of heritage or archaeological value.	-
19	Planning for Growth, paragraph 3.3	General comment	One of the key considerations in determining whether or not densities across the City should be increased is the impact that such developments might have upon the character of the surrounding area. Buildings that are appreciably taller than those in the surrounding area or, if the heights of the buildings are similar, developments that are a lot more compact with less open space around buildings, could potentially harm the distinctive character of those parts of the City which are characterised by lower-density development. They could also affect elements which	-

Page	Section	Sound/ Unsound	Comments	Suggested Change
			<p>contribute to the significance of the City’s heritage assets. Given the number of Conservation Areas across the City and the spread of other designated heritage assets, it will be essential to ensure that the drive for increased densities does not result in harm to those aspects which make the City distinctive (and its attractiveness as a place to live, visit and invest).</p>	
24	Policy SP1: Overall Growth Plan (criterion m)	Sound subject to suggested change	<p>One of the biggest challenges that the Plan needs to address is how the City can retain those elements which make Sheffield such a distinctive place whilst, at the same time, delivering the levels of growth and development needed to meet the needs of its communities. This is a huge challenge particularly where densities and heights of development across the City are likely to increase with the Plans focus on previously developed sites. The plan needs to focus on how the historic environment can be incorporated into, and guide plans for, the future of the Sheffield, ensuring that there is a balanced approach to new development density on sites to ensure that it is appropriate and enhances its context.</p> <p>We therefore welcome the recognition given to the need to protect, manage and enhance designated heritage sites and assets in the overall growth plan set out in Policy SP1. We would however request that this statement is expanded to also include non-designated heritage assets in the city which make a huge contribution to the character and distinctiveness of the city. In addition we would also request that reference is also made to Policy D1 in the brackets at the end of criterion m. Policy D1 identifies those elements of the historic environment that are considered to be of especial importance to the character of Sheffield and forms an</p>	<p>Policy SP1:</p> <p>a) Amend the first sentence of criterion m to read:</p> <p><i>“Protection, management, and enhancement of designated and non-designated heritage sites and assets. ...”</i></p> <p>b) Criterion m, amend the text in brackets to read:</p> <p><i>“...(see Policy D1, Policy DE1 and Policy DE9).”</i></p>

Page	Section	Sound/ Unsound	Comments	Suggested Change
			important part of the positive strategy for the historic environment required by paragraph 190 of the NPPF.	
26	Policy SP2: Spatial Strategy	Sound	<p>One of the biggest opportunities in Sheffield is the huge potential offered by the City's heritage assets to help deliver the wider objectives for the Plan area. Sheffield's heritage assets are a key component of what makes Sheffield such a distinctive place with a strong identity rooted in its industrial past. The historic environment helps contribute to the quality of life of the City's communities and is a major factor in encouraging people to live, visit and invest in the area. The potential that the historic environment in the City can play in encouraging regeneration and changing people's perceptions of the City is demonstrated by the attractiveness of the new housing at Kelham Island.</p> <p>There is significant potential for the sensitive reuse and adaptation of both designated and non-designated heritage assets, in particular buildings related to the metal trades, to create attractive and sustainable new homes, workplaces and cultural spaces. We therefore agree with the focus of the spatial strategy being on previously developed sites within the existing urban areas.</p>	-
37	Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside	Unsound	<p>Whilst we appreciate that Policy SP1 provides an overarching commitment to the protection, management and enhancement of heritage sites and assets, we consider that each of the headline character area policies should include a statement regarding the expected treatment of heritage assets similar to that already included under Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley. Statements for each character area should be specific to the character of each area and the heritage assets affected by development. This will ensure that a consistent approach is adopted across</p>	Amend Policy CA1 accordingly.

Page	Section	Sound/ Unsound	Comments	Suggested Change
			the various character areas and will contribute to the positive strategy for the historic environment set out in the Plan.	
39	Paragraphs 4.13 & 4.14	Sound	We welcome the reference made to the role that the numerous heritage assets across the Neepsend Priority Location should play in informing the character of new development.	-
39	Policy CA1A: Priority Location Neepsend (criterion i)	Unsound	Whilst we appreciate the intention behind the inclusion of criterion i which refers to the retention and enhancement of key heritage buildings we feel there is a danger that, by excluding reference to other heritage assets in the area, these other assets could be seen as somehow less important to the strategy for the priority location.	Policy CA1A: a) Amend criterion i to read: <i>“Retention and enhancement of designated and non-designated heritage assets (including Kelham Island Conservation Area, Globe Works, Cornish Works and Cannon Brewery buildings).”</i>
40	Policy CA1B: Catalyst site between Penistone Road, the River Don and Rutland Road (criterion c)	Unsound	Kelham Island contains some of the most significant groupings of metals trades buildings in Sheffield. New development needs to respond sensitively to the context set by these buildings in order to fully realise the potential to enhance and better reveal the significance of the conservation area. We therefore welcome the inclusion of criterion c requiring development proposals to be sensitive to, and positively enhance, the Kelham Island Conservation Area and nearby Listed Buildings. However, we consider that the Plan is unlikely to deliver the objectives for this area without a joined-up master-planned approach to development across allocations that make up this catalyst site. In particular, piecemeal development is unlikely to appropriately avoid or minimise harm to the significance of the areas numerous designated and non-	Modifications should be made to the Plan to require this catalyst site to be master-planned in sufficient detail to appropriately avoid and minimise harm to the historic environment, and maximise opportunities enhance and better reveal the significance of heritage assets.

Page	Section	Sound/ Unsound	Comments	Suggested Change
			designated heritage assets. Whilst the City Centre Priority Neighbourhood Frameworks document considers the capacity of this area the illustrative masterplan lacks sufficient detail to guide proposals and ensure that a coordinated and coherent approach is adopted. Nor does this document carry sufficient weight in the decision-making process. Finally, it is unclear why this policy excludes reference to site KN21.	
42	Policy CA2: Castlegate, West Bar, The Wicker, and Victoria	Unsound	Whilst we appreciate that Policy SP1 provides an overarching commitment to the protection, management and enhancement of heritage sites and assets, we consider that each of the headline character area policies should include a statement regarding the expected treatment of heritage assets similar to that already included under Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley. Statements for each character area should be specific to the character of each area and the heritage assets affected by development. This will ensure that a consistent approach is adopted across the various character areas and will contribute to the positive strategy for the historic environment set out in the Plan.	Amend Policy CA2 accordingly.
44	Policy CA2A: Priority Location in Castlegate (criterion d)	Sound	We welcome the requirement for the utilisation and protection of the heritage assets of Sheffield Castle in the proposals for a new public square and riverside greenspace (Castlegate Square).	-
45	Paragraph 4.24	Sound	We welcome the references made to the role that the heritage assets in the Wicker Riverside Priority Location should play in informing the character of new development.	-
48	Policy CA3: St Vincent's, Cathedral, St George's and University	Unsound	Whilst we appreciate that Policy SP1 provides an overarching commitment to the protection, management and enhancement of heritage sites and assets, we consider that	Amend Policy CA3 accordingly.

Page	Section	Sound/ Unsound	Comments	Suggested Change
	of Sheffield		each of the headline character area policies should include a statement regarding the expected treatment of heritage assets similar to that already included under Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley. Statements for each character area should be specific to the character of each area and the heritage assets affected by development. This will ensure that a consistent approach is adopted across the various character areas and will contribute to the positive strategy for the historic environment set out in the Plan.	
50	Policy CA3A: Priority Location in Furnace Hill (criterion d)	Sound	We welcome the requirement set out under criterion d that development should be of a scale and massing that responds to the topography and sensitive views in and out of the area, and respect the industrial character and heritage, with new buildings that complementing and enhancing the finer grain street pattern.	-
52	Policy CA3B: Catalyst Site at the Gateway between Scotland Street, Smithfield, and Snow Lane (criterion b)	Sound	We welcome the intention of criterion b which encourages building heights that respect the topography and are sensitive to the Furnace Hill Conservation Area and existing heights.	-
53	Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley (criterion g)	Sound	We welcome the inclusion of criterion g which seeks to conserve, enhance and capitalise on the area's industrial heritage, especially within the Cultural Industries Quarter, by providing high quality proposals.	-
57	Paragraph 4.45	Sound	We welcome the reference made to the City Centre Conservation Area providing a context for the preservation and enhancement of the urban core of the city. We also acknowledge the mix of architectural styles present across the area.	-
58	Policy CA5: Heart of the City, Division Street, The Moor,	Unsound	Whilst we appreciate that Policy SP1 provides an overarching commitment to the protection, management and	Amend Policy CA5 accordingly.

Page	Section	Sound/ Unsound	Comments	Suggested Change
	Milton Street, Springfield, Hanover Street		enhancement of heritage sites and assets, we consider that each of the headline character area policies should include a statement regarding the expected treatment of heritage assets similar to that already included under Policy CA4: City Arrival, Cultural Industries Quarter, Sheaf Valley. Statements for each character area should be specific to the character of each area and the heritage assets affected by development. This will ensure that a consistent approach is adopted across the various character areas and will contribute to the positive strategy for the historic environment set out in the Plan.	
97	Policy T1: Enabling Sustainable Travel	n/a	Historic England would like to be involved in the development of proposals for the Sheffield Midland Station (an important gateway to the City and Grade II Listed building along with the attached Bridges and Platform Bridges) and other transport proposals likely to affect heritage assets (e.g. plans to reinstate branch lines).	-
102	Policy BG1: Blue & Green Infrastructure	Sound	<p>Blue and green infrastructure makes an important contribution to the character and appearance of Sheffield.</p> <p>Landscapes, parks and open spaces often have heritage interest in their own right. Green Infrastructure can play a role in conserving and enhancing the historic environment. It can be used to enhance the setting of heritage assets, to help interpret and improve access to them. Likewise, heritage assets can contribute to the quality of green spaces by helping to create a sense of place and a tangible link with local history.</p> <p>The protection and enhancement of the many heritage assets associated with waterbodies and man-made waterways, many of which make significant contributions to biodiversity and cultural activity within Sheffield should also</p>	-

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			<p>be borne in mind when considering changes to blue infrastructure. This may include historical infrastructure whether it be canals, weirs, bridges and culverts for example which are also heritage assets in their own rights.</p> <p>The ongoing management and enhancement of networks is critical to their continued service as high quality places which remain beneficial in the long term. We therefore welcome that the scope of the policy covers not only the protection of blue and green infrastructure but also these important considerations.</p>	
105	Paragraph 5.28	Sound	We welcome the recognition given to the role Sheffield's heritage assets play as an integral element of the character of many areas of the city, and that conserving them alongside new development will result in wide ranging benefits for the city.	-
105	Policy D1: Design Principles and Priorities	Sound	<p>We support this policy which should help to ensure that development within Sheffield is of a high standard that is appropriate to its context.</p> <p>In order to achieve well-designed places, paragraph 127 of the NPPF stipulates that planning policies should ensure that developments are, amongst other things, sympathetic to local character and history, and establish or maintain a strong sense of place. The City's historic environment provides a wealth of opportunities to enhance local character and distinctiveness through new development. We therefore welcome the inclusion of the bullet point list under criterion a. of the policy setting out what elements of the historic environment are considered to be of especial importance to the character of Sheffield, and therefore, might warrant greater consideration when assessing development</p>	-

Page	Section	Sound/ Unsound	Comments	Suggested Change
			<p>proposals. This helps to make the policy locally specific and forms part of the plans positive strategy for the conservation and enjoyment of the historic environment required by paragraph 190 of the NPPF.</p> <p>We also welcome the recognition given under criterion b that design should be informed by an understanding of the site, its wider context, and the significance and character of any relevant heritage assets. Adherence to this principle is further enforced by the inclusion of Policy DE1: Local Context and Development Character within the Part 2 document of the Local Plan.</p>	

Part 2: Development Management Policies and Implementation

Page	Section	Sound/ Unsound	Comments	Suggested Change
11	Policy ES1: Measures Required to Achieve Net Zero Carbon Emissions in New Development (criterion c)	Sound	<p>We support the intention set out under criterion c that, wherever possible, existing buildings are reused.</p> <p>It is recognised that building stock is probably the largest single user of energy and therefore can make a significant contribution to cutting greenhouse gas emissions and assisting the Plan in working towards carbon neutral targets. Sympathetically upgrading and reusing existing buildings, rather than demolishing them and building new, can dramatically improve a buildings energy efficiency and make substantial energy savings because of the CO₂ emissions already embodied within existing buildings would be lost through demolition.</p>	-

Page	Section	Sound/ Unsound	Comments	Suggested Change
			<p>With regards to improving the energy efficiency of existing buildings, this will need to be applied with particular care in the case of historic buildings and those of traditional construction. However, improving energy and carbon performance may also provide a welcome opportunity to protect and enhance a historic building and ensure that it remains viable into the future. For historic buildings a balance needs to be achieved between improving energy efficiency and avoiding damage both to the significance of the building and its fabric. This is reflected in Part L of The Building Regulations (2010 as amended) where Listed buildings, buildings in conservation areas and scheduled monuments are exempted from the need to comply with energy efficiency requirements of the Building Regulations where compliance would unacceptably alter their character and appearance. In addition, Part L contains some circumstances where special considerations should apply for historic and traditional buildings.</p> <p>Historic England has produced an advice note which provides further information on this subject: https://historicengland.org.uk/images-books/publications/energy-efficiency-and-traditional-homes-advice-note-14/</p>	
12	Policy ES2: Renewable Energy Generation (criteria a & b)	Sound	<p>We welcome the intention of criteria a and b of the policy to consider and account for the individual and cumulative impacts of renewable energy schemes on heritage assets and landscape character.</p> <p>On-site renewable energy generation could harm elements which contribute to the significance of certain heritage assets. It is important that proposals which seek to minimise</p>	-

Page	Section	Sound/ Unsound	Comments	Suggested Change
			the effects of climate change are delivered in a manner consistent with the conservation of the historic environment.	
20	Policy ES7: Safeguarding of Mineral Resources and the Exploration, Appraisal and Production of Fossil Fuels (criteria a & b)	Sound	We welcome the intention that development proposals for the exploration, appraisal or production of oil and gas must be located in the least sensitive areas and demonstrate that any adverse impact can be avoided or mitigated.	-
25	Policy NC1: Principles Guiding the Development of Strategic Housing Sites	Sound	<p>We support the requirement for proposals for strategic sites to be informed by a masterplan in consultation with key stakeholders.</p> <p>However, it would be helpful if the list of site allocations in Appendix 1 of the Part 1 document and the site entries in Annex A clearly indicated which sites are classed as 'strategic' allocations. Currently this is only currently discernible on interactive proposals map.</p>	Part 1: Appendix 1 and Annex A, clearly distinguish which allocations are classed as 'strategic sites'.
40	Policy NC9: Housing Density (criteria a, b & c)	Unsound	<p>There are a number of historic areas within Sheffield's city centre where the densities being proposed in this Policy could result in considerable harm to their character, and therefore conflict with the Plan's policies for the historic environment and the objective to protect, conserve and enhance the City's heritage.</p> <p>The existing character of an area, the presence of Conservation Areas and other designated heritage assets, are not however necessarily "barriers" to delivering higher densities. They are simply a factor that needs to be considered in determining where across the City higher densities might be appropriate and the form that development might need to take in order to ensure that the local character is not irreparably harmed.</p>	<p>Policy NC9, amend criterion a to read:</p> <p><i>"a) are necessary to reflect the character of a Conservation Area or protect a heritage asset;"</i></p>

Page	Section	Sound/ Unsound	Comments	Suggested Change
			<p>We therefore welcome the inclusion of criteria a and c under Policy NC9 which should help to ensure that the density of development proposals on sites are appropriate to their historic and environmental context. Criteria b meanwhile will promote a mix of densities across larger sites, encouraging variety and avoiding monotonous built forms.</p> <p>However, the policy needs to make it abundantly clear that densities that are lower than those specified will be justified where it is necessary to safeguard the character of a historic area or to protect a heritage asset. As such, we would request a minor amendment to the start of criterion a.</p>	
85	Policy GS1: Development in Urban Green Space Zones (criteria c, e & f)	Sound	We support the identification of Urban Greenspace Zones in the plan and the recognition that greenspace often contributes to the significance of designated heritage assets and to the character and enjoyment of the historic environment more generally. We particularly welcome the inclusion of criteria c, e and f which seek to protect greenspaces of high amenity value, safeguard spaces that act as environmental buffers and maintain important views or vistas across Urban Greenspace Zones respectively.	-
88	Policy GS2: Development in the Green Belt	Sound	We welcome the reference made in criteria a to considerations of extensions and alterations to existing buildings in the Green Belt taking account of the context of design, size and siting of the existing building, as well as the heritage and landscape character of the surrounding area. This requirement will help to ensure that extensions and alterations to buildings in the Green Belt are appropriate to their context and the historic character of the area.	-
89	Policy GS3: Landscape Character	Sound	We support this policies intention to safeguard or enhance the identified character and features of areas countryside,	-

Page	Section	Sound/ Unsound	Comments	Suggested Change
			<p>with reference to the Sheffield Preliminary Landscape Character Assessment (2011).</p> <p>We also welcome the definition of the term ‘countryside’ provided below the policy which helps to clarify the coverage of the term for the purposed of applying the policies of this plan.</p>	
97	Policy GS8: Safeguarding Geodiversity	Sound	<p>A number of sandstones in the Pennine Lower Coal Measures Formation have been worked for local building stone, for example, the Crawshaw Sandstone was quarried locally in the west of Sheffield for building purposes at Ranmoor. The local quarries in the Chatsworth Grit (or Rivilin Grit) supplied stone for many of Sheffield’s sandstone buildings. In south-west Sheffield the Rough Rock outcrops were worked for building stone at Tipton Hill.</p> <p>In future, there may be a need to reopen faces of some of these historic quarries in order to provide materials to repair historic buildings in and around Sheffield. We therefore welcome the inclusion of the final paragraph of Policy GS8 which enables consideration to be given to proposals for the limited extraction of stone in specific circumstances for the repair of historic buildings in the area where there are no viable alternative sources available.</p>	-
98	Policy GS9: Managing Flood Risk (second half, criteria c & d	Sound	<p>Flooding and its prevention as well as the management of water resources can have impacts on the historic environment and the significance of heritage assets, including the contribution made by their setting. It is therefore important that in the management and reduction of flood risk, and in the management of the water environment, it is done in a manner that ensures the conservation and enhancement of the historic environment,</p>	-

Page	Section	Sound/ Unsound	Comments	Suggested Change
			<p>heritage assets and their setting, this includes sustaining and enhancing local character and distinctiveness of historic townscapes and landscapes.</p> <p>We welcome the intention to minimise culverting and avoid building over watercourses, along with removing existing culvert and structures over watercourses wherever practicable, provided that these features are not of local historical or architectural significance. Sheffield has numerous examples of designated and non-designated heritage assets associated with waterbodies and man-made waterways, including historical infrastructure such as canals, weirs, bridges and culverts.</p>	
105	Policy DE1: Local Context and Development Character	Sound	<p>We support this policy which, when applied in combination with Policy D1, should help to ensure that development within Sheffield is of a high standard that is appropriate to its context and local character.</p> <p>The historic environment makes a significant contribution to the distinctive character of Sheffield and its various neighbourhoods, we therefore welcome the inclusion of criterion f requiring development to respect, take advantage of, and where appropriate enhance, heritage assets.</p> <p>However, we are concerned that the final paragraph of the policy may give the wrong impression to prospective developers in requiring the highest standards of design to only be expected in specific areas rather than throughout the city.</p>	Consider whether the final paragraph of the policy is necessary and appropriate as worded.
106	Policy DE2: Design and Alteration of Buildings	Sound	We support this policy which should help to ensure that new proposals for new buildings and alterations to existing buildings are designed and constructed to a high standard.	-

Page	Section	Sound/ Unsound	Comments	Suggested Change
			<p>We particularly welcome the inclusion of criteria a, c, e and g requiring that:</p> <ul style="list-style-type: none"> • buildings should establish a positive relationship with the surrounding townscape; • character buildings should be retained and refurbished, bringing them back into use; and • the scale of new development should respond sensitively to the scale of existing buildings. 	
108	Policy DE3: Public Realm and Landscape Design	Sound	<p>We support with policy which should help to ensure that landscape proposals are appropriate to the sites context and local character. We particularly welcome the inclusion of criteria d, e and f requiring that:</p> <ul style="list-style-type: none"> • existing features that contribute to the character of the place are incorporated as an integral part of the design; • a positive relationship is established between spaces and buildings; and • new or re-used materials, street furniture, signage, lighting and planting contribute to local identity and the legibility of the area, are robust, of a high quality and will be suitably maintained. 	-
112	Policy DE5: Design of Shop Fronts	Sound	<p>We support this policy which will help to ensure that new and replacement shop fronts reflect the character of the street scene and retain existing traditional features. There are many examples of traditional or historic shop fronts across Sheffield and these make an important contribution to the distinctive character and attractiveness of the retail areas within which they are located.</p>	-
113	Policy DE6: Design of Tall Buildings and Protection of Views in the City Centre, and supporting paragraph 9.16	Sound	<p>One of the biggest challenges that the Plan needs to address is how the City can retain those elements which make Sheffield such a distinctive place whilst, at the same time, delivering the levels of growth and development needed to meet the needs of its communities. This is a huge challenge</p>	-

Page	Section	Sound/ Unsound	Comments	Suggested Change
			<p>particularly if the densities and heights of development across the City are likely to increase.</p> <p>One of the key considerations in determining whether or not tall buildings are appropriate is the impact that such developments might have upon the character of the surrounding area. Buildings that are appreciably taller than those in the surrounding area could potentially harm the distinctive character of those parts of the City which are characterised by lower-density development. They could also affect elements which contribute to the significance of the City's heritage assets. Given the number of Conservation Areas across the City and the spread of other designated heritage assets, it will be essential to ensure that the drive for increased densities through taller buildings does not result in harm to those aspects which make the City distinctive and its attractiveness as a place to live, visit and invest.</p> <p>The existing character of an area, the presence of Conservation Areas and other designated heritage assets, are not however necessarily "barriers" to delivering taller buildings. They are simply a factor that needs to be carefully considered in determining where across the City tall buildings might be appropriate, and the form that development might need to take in order to ensure that the local character is not irreparably harmed.</p> <p>We therefore welcome the provisions of this policy which, taken together with paragraph 9.16, should help to ensure that a balanced and considered approach to new building heights on sites is adopted to ensure that it is appropriate to</p>	

Page	Section	Sound/ Unsound	Comments	Suggested Change
			its context, conserves heritage assets and enhances the city skyline.	
116	DE9: Development and Heritage Assets	Sound subject to suggested change	Subject to a minor suggested change to criterion b, we support this policy. Sheffield has a wealth of historic buildings, areas and archaeological sites. These make a significant contribution to the distinct identity and character of the city, to its economic well-being, and to the quality of life of its communities. It is essential therefore that the Plan sets out a robust policy framework for how this irreplaceable resource will be managed, how potential threats to heritage assets might be addressed, and how historic buildings and areas might be used more positively to help deliver the wider objectives for the Local Plan area and secure their long term future. In combination with policies D1 and DE1, this policy will help to conserve and enhance Sheffield’s historic environment.	Policy DE9, criterion b, amend text in brackets to read: <i>“...(the detail of supporting information must be proportionate to the importance of the heritage assets and the potential impact of the proposal);”</i>
122	Policy DC1: The Community Infrastructure Levy (CIL) and Other Developer Contributions	Unsound	The requirement site promoters to produce and implement Infrastructure Delivery Plans should apply equally to all strategic sites, regardless of the land use(s) they are allocated for.	Policy DC1, amend the start of the final sentence relating to Infrastructure Delivery Plans to read: <i>“Promoters of strategic sites will be required to ...”</i>

Appendix B: Table of Historic England’s comments on Annex A of the Sheffield Local Plan Publication Draft

[Historic England’s comments on Parts 1 & 2 of the Sheffield Local Plan are set out in Appendix A]

General comment regarding all sites subject to a HIA

Site References	Sound/ Unsound	Comments	Suggested Change
<p>KN03, KKN04, KN05, KN07, KN09, KN10, KN11, KN24, KM23, KM27, KN32, KN36, CW02, CW04, CW07, CW09, CW12, CW13, CW14, CW16, CW20, CW21, SU05, SU11, SU12, SU20, SU21, SU23, SU27, SU30, SU31, SU35, SU37, SU40, SU41, SU42, SU45, SU47, SU51, SU55, SV01, SV02, SV03, SV04, SV05, SV07, SV08, SV10, SV11, SV15, SV16, SV17, SV18, SV21, SV22, HC01, HC02, HC11, HC15, HC16, HC17, HC22, HC24, HC25, HC26, LR02, LR05, LR07, NWS02, NWS10, NWS13, NWS17, NWS29, NES05, NES09, NES11, NES18, NES22, NES33, ES09, ES15, ES20, ES22, ES25, ES28, ES33, SE21, SWS06, SWS17</p>	<p>Unsound</p>	<p>Except where stated in comments on specific sites below, Historic England would generally concur with the analysis undertaken in the Heritage Impact Assessment (HIA) for these sites which are, on the whole, proportionate to the significance of the assets involved and sufficiently detailed for the purpose of plan making. We would also generally endorse the mitigation measures which have been put forward in the HIA which are likely to be effective in reducing the harm to heritage assets to the level indicated.</p> <p>However, in order to reduce the potential harm to the level indicated, the mitigation measures which the HIA have put forward need to be implemented as part of any future development proposal for these sites. Unfortunately, as currently worded, the conditions for development do not adequately reflect the mitigation measures set out in the HIA.</p> <p>Therefore, amendments are necessary to tie the mitigation measures set out in the HIA into the Plan.</p>	<p>Add an additional sentence to the bullet point dealing with the historic environment under the conditions on development for the listed sites to read:</p> <p><i>“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 by the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.”</i></p> <p>Alternatively, appropriate additional conditions on development should be added for each site to fully reflect the mitigation measures set out in their HIA.</p>

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

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
3	KN03	Wickes, 2 Rutland Road, S3 8DQ Housing	Unsound	<p>The north-east end of the site is within the Kelham Island Conservation Area and adjacent to two Grade II Listed Buildings, Rutland Road Bridge and the Insignia Works. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>Proposals for sites KN03, KN07, KN21 and KN24 should ideally come forward together as part of a master-planned approach to development. Whilst the City Centre Priority Neighbourhood Frameworks document considers the capacity of this area the illustrative masterplan lacks sufficient detail to guide proposals and ensure that a coordinated and coherent approach is adopted. Nor does this document carry sufficient weight in the decision-making process. There is a danger that should these sites come forward piecemeal they will not realise the full potential of this part of the city and will be less likely to avoid or minimise harm to heritage assets.</p>	<p>Site KN03:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Modifications should be made to the plan to ensure that this site is master-planned together with sites KN07, KN21 and KN24 in sufficient detail to appropriately avoid and minimise harm to the historic environment, and maximise opportunities enhance and better reveal the significance of heritage assets.</p>
4	KN04	Land at Russell Street and Bowling Green Street, S3 8RW	Sound subject to change	The site is located in between Kelham Island and Furnace Hill Conservation Areas. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
4	KN05	Former Canon Brewery, Rutland Road, S3 8DP	Sound subject to change	The site is adjacent to the Kelham Island Conservation Area and close to two Grade II Listed Buildings, Rutland Road Bridge and the Insignia Works. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
6	KN07	Buildings at Penistone Road, Dixon Street and	Unsound	The site is within the Kelham Island Conservation Area, adjacent to the Grade II Cornish Works. The site is also close to the Grade II* Listed West Range at Cornish Works and Globe Works.	<p>Site KN07:</p> <p>a) See general comment regarding sites subject to HIA.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
		Cornish Street, S3 8DQ		<p>Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site concluded that the site contains a number of non-designated heritage assets which are part of the strong character and valued appearance of the Kelham Island Conservation Area. Historic England would concur with this analysis and would also generally endorse the mitigation measures which have been put forward in the HIA. We would however suggest that a stronger line is adopted on the retention of the identified non-designated heritage assets which make a positive contribution to the character and appearance of the conservation area. Lancer House also provides a glimpse of the former domestic scale and nature of development along Artisan Street and Dixon Street.</p> <p>Proposals for sites KN03, KN07, KN21 and KN24 should ideally come forward together as part of a master-planned approach to development. Whilst the City Centre Priority Neighbourhood Frameworks document considers the capacity of this area the illustrative masterplan lacks sufficient detail to guide proposals and ensure that a coordinated and coherent approach is adopted. Nor does this document carry sufficient weight in the decision-making process. There is a danger that should these sites come forward piecemeal they will not realise the full potential of this part of the city and will be less likely to avoid or minimise harm to heritage assets.</p>	<p>b) Amend the eighth bullet point of the conditions on development for this site to read:</p> <p><i>“Retain and integrate the non-designated heritage assets into the wider development.”</i></p> <p>c) Modifications should be made to the plan to ensure that this site is master-planned together with sites KN03, KN21 and KN24 in sufficient detail to appropriately avoid and minimise harm to the historic environment, and maximise opportunities enhance and better reveal the significance of heritage assets.</p>
8	KN09	Buildings at Shalesmoor and Cotton Mill Road, S3 8RG	Sound subject to change	<p>The site is within the Kelham Island Conservation Area.</p> <p>Development of this area could harm elements which contribute to the significance of this heritage asset.</p>	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
8	KN10	300-310 Shalesmoor, S3 8UL	Sound subject to change	The site is adjacent to the Kelham Island Conservation Area. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
9	KN11	Safestore Self Storage, S3 8RW	Unsound	<p>The site is within the Kelham Island Conservation Area and close to the Bower Spring Cementation Furnace, a Scheduled Monument. In addition, The Fat Cat, a Grade II Listed Building, is 70 metres north-west of the site. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas.</p> <p>In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.</p> <p>In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an</p>	<p>Site KN11:</p> <p>a) Before allocating this site for development:</p> <p>(1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Building in its vicinity, and what impact development might have upon their significance.</p> <p>(2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Building, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.</p> <p>(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and any of these Listed Building, then this site should not be allocated unless there are clear public</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.	benefits that outweigh the harm (as is required by NPPF, Paragraph 201 or 202). b) Should this site be allocated in the Plan, appropriate conditions on development should be included based on the findings of the HIA.
14	KN21	KN21 Globe Works, Penistone Road, S6 3AE Housing 33 0.31	Unsound	<p>The site is within the Kelham Island Conservation Area and contains the Grade II* Listed Globe Works. The Globe Works are included on the Heritage at Risk register 2022. The site is also adjacent to two Grade II Listed Buildings, the Cornish Works and Wharnccliffe Works. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>National planning policy makes it clear that Grade II* Listed Buildings are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. The HIA for this site is not adequate as a means to determine whether a change of use of the listed structures, and new development within their setting, for residential use is feasible or appropriate without substantial harm to the significance of the designated heritage asset.</p> <p>Proposals for sites KN03, KN07, KN21 and KN24 should ideally come forward together as part of a master-planned approach to development. Whilst the City Centre Priority Neighbourhood Frameworks document considers the capacity of this area the illustrative masterplan lacks sufficient detail to guide proposals and ensure that a coordinated and coherent approach is adopted. Nor does this document carry sufficient weight in the</p>	<p>Site KN21:</p> <p>a) The site should not be allocated for residential use/development without a suitably detailed assessment of the development proposed which is proportionate to the importance of the heritage asset.</p> <p>b) Modifications should be made to the plan to ensure that this site is master-planned together with sites KN03, KN07 and KN24 in sufficient detail to appropriately avoid and minimise harm to the historic environment, and maximise opportunities enhance and better reveal the significance of heritage assets.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				decision-making process. There is a danger that should these sites come forward piecemeal they will not realise the full potential of this part of the city and will be less likely to avoid or minimise harm to heritage assets.	
16	KN23	Buildings at South Parade, Bowling Green Street and Ward Street, S3 8SR	Sound subject to change	The site is located in between Kelham Island and Furnace Hill Conservation Areas and opposite the Grade II Listed William Brothers of Sheffield. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
17	KN24	Wharnccliffe Works and 86-88 Green Lane, S3 8SE	Unsound	<p>The site is within the Kelham Island Conservation Area and includes two Grade II Listed Buildings, the Cornish Works and Wharnccliffe Works. The site is also adjacent to two Grade II* Listed Buildings, the Globe Works and West Range at Cornish Place Works, and close to a third, the East Range at Cornish Place Works. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site concluded that the site contains built heritage assets and makes a positive contribution to the setting of nearby heritage assets, of up to high significance, which could be affected by development. Historic England would generally concur with this analysis and would also endorse the mitigation measures which have been put forward in the HIA which are likely to be effective in reducing the harm to heritage assets to the level indicated.</p> <p>However, we consider that greater emphasis should be placed on the need to retain and repair the listed buildings that form part of the site in the Plan. This requirement should be explicitly stated in the conditions on development for this site, as is the case for other allocation sites where heritage assets are present.</p>	<p>Site KN24:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as an additional bullet point to the conditions on development for this site: “Retention and repair of the Listed Buildings required.”</p> <p>c) Revise and republish the Heritage Impact Assessment for this site removing all references to enabling development.</p> <p>d) Modifications should be made to the plan to ensure that this site is master-planned together with sites KN03, KN07 and KN21 in sufficient detail to appropriately avoid and minimise harm to the historic environment, and maximise</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				<p>We also have serious concerns regarding the use of the term ‘enabling development’ in the HIA for this and other sites under the list of potential mitigation, parameters and principles for development. By definition within the NPPF enabling development is development that is not otherwise be in accordance with planning policies and should always be a choice of last resort. We consider that it is not appropriate for the council’s high-level HIA to suggest this as a possible approach before all other options to avoid, minimise and/or mitigate harm to heritage assets are explored first in sufficient detail. It is not in the public interest to pursue enabling development if there are alternative means of delivering the same outcome for the heritage asset. We would therefore request that the HIA is revised and republished to remove all references to enabling development.</p> <p>Proposals for sites KN03, KN07, KN21 and KN24 should ideally come forward together as part of a master-planned approach to development. Whilst the City Centre Priority Neighbourhood Frameworks document considers the capacity of this area the illustrative masterplan lacks sufficient detail to guide proposals and ensure that a coordinated and coherent approach is adopted. Nor does this document carry sufficient weight in the decision-making process. There is a danger that should these sites come forward piecemeal they will not realise the full potential of this part of the city and will be less likely to avoid or minimise harm to heritage assets.</p>	opportunities enhance and better reveal the significance of heritage assets.
18	KN27	Buildings at Rutland Way, S3 8DG	Sound subject to suggested change	The site is adjacent to the Kelham Island Conservation Area and to the Insignia Works, a Grade II Listed Building. A further Grade II Listed Building, the Rutland Road Bridge, is close to the sites southern boundary. Development of this area could harm	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				elements which contribute to the significance of these heritage assets.	
21	KN32	Land at Acorn Street, S3 8UR	Sound subject to suggested change	Half of the site is within the Kelham Island Conservation Area and the site is opposite the Grade II Listed William Brothers of Sheffield. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
23	KN36	Land at Penistone Road and Rutland Road, S3 8DG	Sound subject to suggested change	The site is adjacent to the Kelham Island Conservation Area and to the Insignia Works, a Grade II Listed Building. A further Grade II Listed Building, the Rutland Road Bridge, is close to the sites southeast corner. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.

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

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
25	CW02	Castlegate (Shude Hill)	Unsound	<p>The site is opposite GII* listed Sheffield United Gas Light Company Offices. The Development of this area could harm elements which contribute to the significance of this heritage asset.</p> <p>National planning policy makes it clear that Grade II* Listed Buildings are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional.</p> <p>There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to</p>	<p>Site CW02</p> <p>a) Before allocating this site for development:</p> <p>(1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Building in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				<p>take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.</p> <p>In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.</p>	<p>(2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Building, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.</p> <p>(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Listed Building, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 201 or 202).</p> <p>b) Should this site be allocated in the Plan, appropriate conditions on development should be included based on the findings of the HIA.</p>
26	CW04	CW04 Buildings at Dixon Lane and Haymarket, S2 5TS	Sound subject to change	The site is adjacent to the Grade II* Listed Sheffield United Gas Light Company Offices and the Grade II Listed 2 Haymarket and 5-7 Commercial Street. The Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
27	CW07	CW07 2 Haymarket and 5-7 Commercial Street, S1 1PF	Unsound	<p>The site contains the Grade II Listed 2 Haymarket and 5-7 Commercial Street and is adjacent to the Grade II* Listed Sheffield United Gas Light Company Offices. The Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site concluded that the</p>	<p>Site CW07:</p> <p>a) See general comment regarding sites subject to HIA.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				<p>site contains built heritage assets and makes a positive contribution to the setting of nearby heritage assets, of up to high significance, which could be affected by development. Historic England would generally concur with this analysis and would also endorse the mitigation measures which have been put forward in the HIA which are likely to be effective in reducing the harm to heritage assets to the level indicated.</p> <p>However, we consider that greater emphasis should be placed on the need to retain and repair the listed buildings that form part of the site in the Plan. This requirement should be explicitly stated in the conditions on development for this site, as is the case for other allocation sites where heritage assets are present.</p>	<p>b) Add the following as an additional bullet point to the conditions on development for this site:</p> <p>“Retention and repair of the Listed Building is required.”</p>
27	CW09	CW09 Land to the north of Derek Dooley Way, S3 8EN	Sound subject to suggested change	This elevated site is adjacent to the Kelham Island Conservation Area and close to a number of Grade II Listed Buildings including Borough Bridge and the West Portal to Bridgehouses Railway Tunnel. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
30	CW12	CW12 28 Johnson Street, 14-20 Stanley Street and 37-39 Wicker Lane, S3 8HJ	Sound subject to suggested change	The site is close to Kelham Island Conservation Area and a number of Grade II Listed Buildings, including the New Testament Church of God to the west of the site. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
31	CW13	CW13 Aizlewood Mill Car Park, land at Spitalfields, S3 8HQ	Unsound	<p>The site is adjacent to the Kelham Island Conservation Area and Aizlewoods Mill, a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site highlights that the relief road has created a platform for positive views across the western edge of the Kelham Island Conservation Area an, including across the site to Aizlewoods Mill and the New</p>	<p>Site CW14:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as an additional bullet point to the conditions on development for this site:</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				Testament Church of God. The assessment concludes that the layout of development should allow for some views through to avoid a wall like form. Historic England would generally concur with this analysis and would also endorse the mitigation measures which have been put forward in the HIA. However, we consider that greater emphasis should be placed on the need to provide views of Aizlewoods Mill and the New Testament Church of God through the site from the A61.	<i>"Provide opportunities for views of Aizlewoods Mill and the New Testament Church of God through the site from the A61."</i>
32	CW14	CW14 Land at Spitalfields and Nursery Street, S3 8HQ	Unsound	<p>The site is adjacent to the Kelham Island Conservation Area and Aizlewoods Mill, a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site considered that development risks eroding positive views of historically prominent buildings (particularly Aizlewoods Mill) and concludes that views need to be assessed as part of proposals for the site. Historic England would generally concur with this analysis and would also endorse the mitigation measures which have been put forward in the HIA. However, we consider that greater emphasis should be placed on maintaining views of Aizlewoods Mill from the route alongside the River Don.</p>	<p>Site CW14:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as an additional bullet point to the conditions on development for this site:</p> <p><i>"Maintain views of Aizlewoods Mill from Mowbray Street and Nursery Lane."</i></p>
33	CW16	CW16 Buildings at Nursery Street and Stanley Street, S3 8HH	Sound subject to suggested change	The site is close to Kelham Island Conservation Area and the Grade II Listed New Testament Church of God north-west of the site. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
35	CW20	CW20 23-41 Wicker and 1-5 Stanley Street, S3 8HS	Sound subject to suggested change	The site is opposite the SADACCA Social Centre which is a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
36	CW21	CW21 29-33 Nursery Street, S3 8GF	Sound subject to suggested change	The site is 30 metres north-west of the Royal Victoria Buildings and close to Lady's Bridge over the River Don, both Grade II Listed Buildings. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.

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

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
40	SU05	26 Meadow Street, S3 7AW	Sound subject to change	The site is adjacent to the Furnace Hill Conservation Area and opposite the Grade II Listed Don Cutlery Works, and also the Hoyle Street Cementation Furnace which is a Scheduled Monument and Grade II Listed Building. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
43	SU11	Greenfield House, 32 Scotland Street, S3 7AF	Sound subject to change	Part of the site is within Furnace Hill Conservation Area and contains Chapel House and Attached Hall, a Grade II Listed Building. The Furnace Hill Conservation Area is included on the Heritage at Risk register 2022. The site Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
44	SU12	134 West Bar, 10 Bower Spring and 83 Steelhouse Lane, S3 8PB	Unsound	Part of the site is within Furnace Hill Conservation Area. The site is opposite the Grade II Listed 117 and 119 West Bar and the Bower Spring cementation furnace, a Scheduled Monument. Development of this area could harm elements which contribute to the significance of these heritage assets. The Heritage Impact Assessment for this site acknowledges that the site contains a number of non-designated heritage assets situated along West Bar which make a positive contribution to the character and appearance of the conservation area. Historic England would concur with this analysis and would generally	Site SU12: a) See general comment regarding sites subject to HIA. b) Add the following as an additional bullet point to the conditions on development for this site:

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				endorse the mitigation measures which have been put forward in the HIA. However, we consider that greater emphasis should be placed on the retention of these non-designated heritage assets in the sites conditions on development.	<i>“Retain and incorporate the existing buildings along West Bar that are within the Conservation Area.”</i>
49	SU20	Buildings at Meetinghouse Lane and Harts Head, S1 2DR	Sound subject to change	The site is within the City Centre Conservation Area and opposite The Old Bank House and attached railings, a Grade II* Listed Building. The site also adjoins the Grade II Listed Victoria Chambers. A number of other Grade II Listed Buildings are located to the north and south of the site. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
50	SU21	Land at Doncaster Street and Shephard Street, S3 7BA	Unsound	<p>The site is within the Furnace Hill Conservation Area and contains the Grade II Listed Don Cutlery Works. The site is also opposite Hoyle Street Cementation Furnace which is a Scheduled Monument and Grade II Listed Building. The Furnace Hill Conservation Area is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site concludes that there should be a presumption in favour of retention and repair of listed building in any reuse, with extensive opportunities for enhancement of its appearance and setting. Historic England would generally concur with this analysis however, we consider that greater emphasis should be placed on the need to retain and repair the listed buildings in recognition of their designation and the positive contribution they make to the conservation area. This requirement should be explicitly stated in the conditions on development for this site, as is the case for other allocation sites where heritage assets are present.</p>	<p>Site SU21:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as an additional bullet point to the conditions on development for this site:</p> <p>“Retention and repair of the Listed Building is required.”</p> <p>c) Revise and republish the Heritage Impact Assessment for this site removing all references to enabling development.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				We also have serious concerns regarding the use of the term 'enabling development' in the HIA for this and other sites under the list of potential mitigation, parameters and principles for development. By definition within the NPPF enabling development is development that is not otherwise be in accordance with planning policies and should always be a choice of last resort. We consider that it is not appropriate for the council's high-level HIA to suggest this as a possible approach before all other options to avoid, minimise and/or mitigate harm to heritage assets are explored first in sufficient detail. It is not in the public interest to pursue enabling development if there are alternative means of delivering the same outcome for the heritage asset. We would therefore request that the HIA is revised and republished to remove all references to enabling development.	
51	SU23	Hayes House, Edward Street, S1 4BB	Sound subject to suggested change	The site is within the Well Meadow Conservation Area and close to Provincial House, a Grade II Listed Building. The Conservation Area Appraisal identifies the undeveloped southern part of the site as making a neutral or negative contribution to the area and offering potential for re-development. The conservation area is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
54	SU27	115-121 West Bar and land adjacent, S3 8PT	Sound subject to suggested change	The site is within Furnace Hill Conservation Area and contains the Grade II Listed 117 and 119 West Bar. It is also adjacent to two further Grade II Listed Buildings, John Watts Cutlery Works and West Bar Fire Station Museum. Other than the listed buildings, the Conservation Area Appraisal identifies this site as making a negative contribution to the area. The Furnace Hill Conservation Area is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
55	SU30	Shakespeare's, 146-148 Gibraltar Street, S3 8UB	Sound subject to change	<p>A large part of the site is within Furnace Hill Conservation Area and it contains the Bower Spring Cementation furnace, a Scheduled Monument. The conservation area and cementation furnace are included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>We welcome the opportunity for early engagement on this site highlighted in the Heritage Impact Assessment for the site.</p>	See general comment regarding sites subject to HIA.
55	SU31	11-25 High Street, S1 2ER	Unsound	<p>The site is within the City Centre Conservation Area and contains the former Sheffield Telegraph and Star Building, a Grade II Listed Building. A large number of other Grade II Listed Buildings are located immediately south and west of the site. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site concluded that the site contains built heritage assets and makes a positive contribution to the setting of nearby heritage assets, of up to high significance, which could be affected by development. Historic England would generally concur with this analysis and would also endorse the mitigation measures which have been put forward in the HIA which are likely to be effective in reducing the harm to heritage assets to the level indicated.</p> <p>However, we consider that greater emphasis should be placed on the need to retain and repair the listed buildings that form part of the site in the Plan. This requirement should be explicitly stated in the conditions on development for this site, as is the case for other allocation sites where heritage assets are present.</p>	<p>Site SU31:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as an additional bullet point to the conditions on development for this site:</p> <p>“Retention and repair of the Listed Building required.”</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
59	SU35	Land to the south of Furnace Hill, S3 7BG	Sound subject to suggested change	The site is within Furnace Hill Conservation Area and adjacent to the John Watts Cutlery Works, a Grade II Listed Building. The Conservation Area Appraisal identifies part of the site as making a negative contribution to the area. The Furnace Hill Conservation Area is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
60	SU37	Buildings at Allen Street and Snow Lane, S3 7AF	Sound subject to suggested change	The site is within Furnace Hill Conservation Area and adjacent to the Kurite Works, a Grade II Listed Building. The Conservation Area Appraisal identifies one building opposite the Kurite Works as making a positive contribution to the area, along with parts of northern and southern ends of the site as making a negative contribution. The Furnace Hill Conservation Area is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
70	SU40	Buildings at Lee Croft and Campo Lane, S1 2DY	Sound subject to suggested change	The site is located to the rear of the Grade II* Listed Buildings on Paradise Square and adjacent to the Three Tuns public house, a Grade II Listed Building. The site is within the City Centre Conservation Area. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
62	SU41	Courtwood House, Silver Street, S1 2DD	Sound subject to change	The site is adjacent to the City Centre Conservation Area, adjacent to Grade II* Listed Buildings on Paradise Square and opposite the Grade II Listed Three Tuns public house. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
63	SU42	Portland House, Moorfields, S3 7BA	Sound subject to suggested change	The site is adjacent to the Furnace Hill Conservation Area and close to the Grade II Listed Kurite Works. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
65	SU45	39-41 Snig Hill and 4-8 Bank Street, S3 8NA	Sound subject to suggested change	The site is adjacent to the City Centre Conservation Area and a large group of Grade II Listed Buildings to the west of the site along Bank Street. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
66	SU47	129-135 West Bar, S3 8PT	Sound subject to suggested change	The site is within Furnace Hill Conservation Area and adjacent to the John Watts Cutlery Works, a Grade II Listed Building. The site is also opposite the Grade II Listed 117 and 119 West Bar. The Conservation Area Appraisal identifies the buildings fronting West Bar as making a positive contribution to the area with the remainder of the site making a negative contribution. The Furnace Hill Conservation Area is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
68	SU51	22 Copper Street and St Judes Church, Copper Street, S3 7AH	Sound subject to suggested change	The site is within Furnace Hill Conservation Area. The Conservation Area Appraisal identifies the buildings on this site as making a positive contribution to the area. The Furnace Hill Conservation Area is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.

70	SU55	Paradise Square, S1 2DE	Sound subject to change	The site consists of Paradise Square which is surrounded by Grade II* Listed Buildings forming the four sides of the square. The site is within the City Centre Conservation Area. Development of this area is likely to cause substantial harm to their significance.	See general comment regarding sites subject to HIA.
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Policy CA4 - Site Allocations in City Arrival, Cultural Industries Quarter, Sheaf Valley

Page	Site Ref.	Location	Sound/Unsound	Comments	Suggested Change
71	SV01	Buildings at Cross Turner Street, S2 4AB	Sound subject to suggested change	The site wraps around part for the Cultural Industries Quarter Conservation Area and is adjacent to Sheffield Station (including attached bridged and platform bridges) and Columbia Place, which are Grade II Listed Buildings. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
72	SV02	Land at Midland Station, Cross Turner Street, S1 2BP	Sound subject to suggested change	The site is adjacent to the Cultural Industries Quarter Conservation Area and the Grade II Listed Sheffield Station. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
73	SV03	Land at Harmer Lane and Sheaf Street, S1 2BS	Sound subject to suggested change	The site is adjacent to Sheffield Station which is a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
73	SV04	Decathlon, Eyre Street, S1 3HU	Sound subject to suggested change	The site is within the Cultural Industries Quarter Conservation Area and 100 metres north of the Church of St Mary, a Grade II* Listed Building. There are also a number of Grade II Listed Buildings in the vicinity of the site. The Conservation Area Appraisal identifies the existing retail warehouse building on the site as making a negative contribution to the character of the area. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
74	SV05	K.T Precision Engineering and land adjacent,	Sound subject to	The site is within the Cultural Industries Quarter Conservation Area and close to Sheffield Station (including attached bridged and platform bridges) and Columbia Place, which are Grade II	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
		Turner Street, S2 4AB	suggested change	Listed Buildings. Development of this area could harm elements which contribute to the significance of these heritage assets.	Do we want to be stronger about retaining the non-designated assets?
75	SV07	Buildings at Shoreham Street and Mary Street, S1 4SQ	Sound subject to suggested change	The site is within the Cultural Industries Quarter Conservation Area and close to Sheffield Station (including attached bridged and platform bridges) and Columbia Place, which are Grade II Listed Buildings. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
76	SV08	Mecca Bingo, Flat Street, S1 2BA	Sound subject to suggested change	The site is adjacent to the City Centre Conservation Area and close to a large number of Listed Buildings including the Grade II Listed Crucible Theatre and Head Post Office. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
78	SV10	Land at Sylvester Street and Arundel Street, Sheffield, S1 4RH	Sound subject to suggested change	The site is within the Cultural Industries Quarter Conservation Area and lies opposite the Sylvester Works and adjoining workshop range, both of which are Grade II Listed Buildings. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
78	SV11	48 Suffolk Road, S2 4AL	Sound subject to suggested change	The site is adjacent to the Cultural Industries Quarter Conservation Area and Columbia Place, a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
80	SV15	125-157 Eyre Street and land adjacent, S1 4QW	Sound subject to suggested change	The site is within the Cultural Industries Quarter Conservation Area. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
81	SV16	St Mary's Wesleyan Reform Church, S1 4PN	Sound subject to suggested change	The site is within the Cultural Industries Quarter Conservation Area and 70 metres north of the Church of St Mary, a Grade II* Listed Building. The Conservation Area Appraisal identifies the existing retail warehouse building on the site as making a negative contribution to the character of the area. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
81	SV17	Buildings at Arundel Street and Eyre Street, S1 4PY	Sound subject to suggested change	The site is within the Cultural Industries Quarter Conservation Area and 80 metres north of the Sylvestor Works and adjoining workshop range, both of which are Grade II Listed Buildings. The Conservation Area Appraisal identifies the Lord Nelson public house on the corner of Arundel Street and Earl Street as a building which makes a positive contribution to the character of the area. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
82	SV18	66-76 Sidney Street, S1 4RG	Sound subject to suggested change	The site is within the Cultural Industries Quarter Conservation Area. The Conservation Area Appraisal identifies a number of buildings on the site as making a positive contribution to the character of the area, with Arundel Street and Sidney Street identified as streets with special character. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
84	SV21	Land at Claywood Drive, S2 2UB	Unsound	<p>A small part of the site is within the Norfolk Road Conservation Area and adjacent to the Monument Grounds, a Grade II Registered Park and Garden. The site is also adjacent to two Grade II Listed Buildings, the Cholera Monument on Clay Wood Bank, and Number 19 Shrewsbury Road and attached enclosure wall. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site concludes that the site makes a positive contribution to the setting of nearby heritage assets, of up to moderate significance, which could be affected by development. Historic England would generally concur with this analysis but consider that the HIA is not sufficiently detailed enough to determine the scope for development on this site. In particular, more information is required on views to and from the Cholera Monument, a city level landmark, to determine the potential impact of development on</p>	<p>Site SV21:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) More detailed information on views to and from the Cholera Monument is required to determine the impact of development on its significance and the scope for development on the site.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				its significance, including the contribution made by its setting, and thereby the scope for development on the site.	
85	SV22	93-97 Mary Street, S1 4RT	Unsound	<p>The site is within the Cultural Industries Quarter Conservation Area and close to a number of Grade II Listed Buildings, including the Sylvestor Works and the adjoining workshop range. The Conservation Area Appraisal identifies that the majority of buildings on the site make a positive contribution to the character of the area. Development of this area could harm elements which contribute to the significance of this heritage asset.</p> <p>The Heritage Impact Assessment for this site concluded that the site contains a number of non-designated heritage assets which make a positive contribution to the setting of nearby heritage assets. The Cultural Industries Quarter Conservation Area Appraisal identifies a number of the buildings as making a positive contribution to the character and appearance of the area and as forming part of an important building grouping. As with other sites where this is the case, Historic England would therefore suggest that an additional condition on development should be added for this site to reflect that the retention of these non-designated heritage assets would be desirable.</p>	<p>Site SV22:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as an additional bullet point to the conditions on development for this site:</p> <p>“Retention of any non-designated heritage assets would be desirable.”</p>

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

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
87	HC01	Land at Carver Street and Carver Lane, S1 4FS	Sound subject to suggested change	The site is within the City Centre Conservation Area and opposite City Hall, a Grade II* Listed Building. A number of Grade II Listed Buildings are located to the south and west, including the Scissor Forge in the courtyard at Number 23 Carver Street immediately south of the site. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
88	HC02	Orchard Square Shopping Centre, S1 2FB	Sound subject to change	The site is within the City Centre Conservation Area and contains The Stone House public house, a Grade II Listed Building. Cutlers' Hall, a Grade II* Listed Building, is 25 metres east of the sites north-east corner, along Church Street. A number of other Grade II Listed Buildings are in the vicinity of the site. The site contains a number of non-designated buildings which make a positive contribution to the character of the Conservation Area. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
93	HC11	Wickes, Young Street, S3 7UW	Sound subject to suggested change	The site lies opposite the Moor Street Electricity Substation, a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
95	HC15	Land and Buildings at Fitzwilliam Street, Egerton Street and Thomas Street, S1 4JR	Sound subject to suggested change	The site is adjacent to two Grade II Listed Buildings, Taylors Ceylon Works and Taylors Eye Witness Works. The Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
96	HC16	Flocton House and Flocton Court, Rockingham Street, S1 4GH	Sound subject to suggested change	The site is adjacent to the City Centre Conservation Area and to three Grade II Listed Buildings, 13 and 15 Westfield Terrace, 20 Westfield Terrace and the Samaritans Office, Former Methodist Sunday School. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
96	HC17	Car Park, Eldon Street, S3 7SF	Sound subject to suggested change	The site is in between two Grade II Listed Buildings, the Former Wharncliffe Fireclay Works and adjoining showroom, and the sewer gas lamp at the junction with Westcliffe Lane. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
99	HC22	Building adjacent to 20 Headford Street, S3 7WB	Sound subject to	The site is located to the west of a group of Listed Buildings including the Grade II* Listed Beehive Works and the Grade II Listed Taylors Eye Witness Works. Development of this area could	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
			suggested change	harm elements which contribute to the significance of these heritage assets. Development of this area could harm elements which contribute to the significance of these heritage assets. The height of any new building should reflect that of existing buildings in the surrounding area.	
99	HC24	Buildings at Egerton Lane, S1 4AF	Sound subject to change	This site contains the Grade II* Listed Beehive Works which is included on the Heritage at Risk register 2022. The site is also adjacent to two Grade II Listed Buildings, the Taylors Eye Witness Works and Numbers 94, 96 and 100 Milton Street. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
100	HC25	Milton Street Car Park, Milton Street, S3 7WJ	Sound subject to change	This currently undeveloped site is adjacent to the Grade II* Listed Beehive Works and Grade II Listed Taylors Eye Witness Works. A number of other Listed Buildings are also within the vicinity. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
101	HC26	Land at Headford Street and Egerton Street, S3 7XF	Sound subject to suggested change	This currently undeveloped site is adjacent to the Grade II* Listed Beehive Works, along with the Grade II Listed Taylors Eye Witness Works and Taylors Ceylon Works. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.

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

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
104	LR02	Buildings at Sheaf Gardens and Manton Street, S2 4BA	Sound subject to suggested change	The site is adjacent to the Cultural Industries Quarter Conservation Area and 45 metres south of the Grade II Listed Truro Works. Development of this area could harm elements which contribute to the significance of this heritage asset. If allocated, consideration should be given as to whether any of the buildings and structures on the site should be classified as non-	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				designated heritage assets and retained as part of its development.	
106	LR05	Buildings at Duchess Road and Edmund Road, S2 4AW	Sound subject to suggested change	The site is adjacent to the Cultural Industries Quarter Conservation Area and 60 metres south-east of the Grade II Listed Truro Works. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
107	LR07	Wheatsheaf Works, 55-57 John Street, S2 4QS	Unsound	The site is within John Street Conservation Area and encompasses Kenilworth Works, a Grade II Listed Building. The site also lies opposite the Grade II Listed Stag Works and is close to the Grade II* Listed Portland Works. The John Street Conservation Area Appraisal identifies a number of buildings within the site fronting John Street and Arley Street as buildings which makes a positive contribution to the area. Development of this area could harm elements which contribute to the significance of these heritage assets.	Site LR07: a) See general comment regarding sites subject to HIA. b) Amend the sixth bullet point to the conditions on development for this site to read: “Retention and repair of the Listed Buildings required.”

Policy SA2 - Northwest Sheffield Sub-Area Site Allocations

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
110	NWS02	Land at Wallace Road, S3 9SR	Unsound	<p>The railway bridge 175 metres south-east and providing access to this south is a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of this heritage asset.</p> <p>Whilst we would agree with the conclusion of the Heritage impact Assessment for this site that its development is likely to have little effect on the setting of the listed railway bridge, we have concerns about the suitability of the narrow road tunnel formed by the bridge to act as the sole means of access to an additional 14.95</p>	<p>Site NWS02:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Further consideration needs to be given to the suitability of the road tunnel linking Bardwell Road and Douglas Road as the sole means of access to expanded employment uses on this site, and to</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				hectares of employment land (the combined extent of sites NWS02 and NWS29). While there may already be employment uses utilising the road tunnel, the risk to the heritage asset will increase with the greater frequency of movements likely to be generated by the expansion of employment uses. Depending on the nature of employment uses proposed, the need for access by larger vehicles could lead to calls to make changes to the bridge which could harm its significance in order to accommodate these requirements in the future, something that would be harder to resist once the employment uses are in place and operating.	whether there are options to deliver a second access point to serve the area. c) At the very least, the conditions on development for this site need to reflect the requirement for appropriate measures to be put in place for the protection of the bridge, both during construction and the day-to-day operation of employment uses.
114	NWS10	Land at Oughtibridge Lane and Platts Lane, S35 0HN	Unsound	<p>The site is immediately north of Oughtibridge Hall and east of Oughtibridge Station, both of which are Grade II Listed Building. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site highlights that the undeveloped land to the south is more sensitive to the character of the area and setting of nearby listed assets and development here should be carefully considered in terms of its layout, form and massing. Historic England would generally concur with this analysis but would go further to suggest that development should be avoided on this part of the site altogether to preserve the rural setting of Oughtibridge Hall.</p>	<p>Site NWS10:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as additional bullet points to the conditions on development for this site:</p> <p>“● <i>The undeveloped field adjacent to Oughtibridge Lane should be kept clear of development and retain its agricultural character.</i></p> <p>● <i>Retain and repair the drystone wall along Oughtibridge lane.</i>”</p>
116	NWS13	Wiggan Farm, S35 0AR	Sound subject to suggested change	The site is adjacent to two Grade II Listed Buildings, 64 and 66 Towngate Road (listed separately). Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
118	NWS17	St. Georges Community Health Centre,	Unsound	The site is adjacent to a group of Grade II Listed Building associated with St Georges Hospital and is opposite Weston Park, a Grade II Registered Park and Garden. There is also a Grade II	Site NWS17:

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
		Winter Street, S3 7ND		<p>Listed telephone kiosk at the south-east corner of the site on Winter Street. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment for this site concluded that the site contains built heritage assets and makes a positive contribution to the setting of nearby designated heritage assets which could be affected by development. Historic England would concur with this analysis and would also endorse the first two mitigation measures which have been put forward in the HIA which are likely to be effective in reducing the harm to heritage assets to the level indicated.</p> <p>In order to reduce the potential harm to that level, the mitigation measures which the HIA has put forward need to be implemented as part of any future development proposal for this area. Unfortunately, as currently worded, the conditions for development for this site do not adequately reflect the mitigation measures set out in the HIA. Therefore, an amendment is necessary to more closely reflect the mitigation measures set out in the HIA into the Plan.</p> <p>We also have serious concerns regarding the use of the term ‘enabling development’ in the HIA for this and other sites under the list of potential mitigation, parameters and principles for development. By definition within the NPPF enabling development is development that is not otherwise be in accordance with planning policies and should always be a choice of last resort. We consider that it is not appropriate for the council’s high-level HIA to suggest this as a possible approach before all other options to avoid, minimise and/or mitigate harm to heritage assets are explored first in sufficient detail. It is not in</p>	<p>a) See general comment regarding sites subject to HIA.</p> <p>b) Amend the final bullet point under the conditions on development for this site to read: “Retention of early 20th Century non-designated heritage assets including the <i>brick wall fronting Winter Street and Dart Street.</i>”</p> <p>c) Revise and republish the Heritage Impact Assessment for this site removing all references to enabling development.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				the public interest to pursue enabling development if there are alternative means of delivering the same outcome for the heritage asset. We would therefore request that the HIA is revised and republished to remove all references to enabling development.	
124	NWS29	Former Sheffield Ski Village, S3 9QX	Unsound	<p>The railway bridge 150 metres south of the site is a Grade II Listed Building, the narrow tunnel under which provides access to this site. Development of this area could harm elements which contribute to the significance of this heritage asset.</p> <p>Whilst we would agree with the conclusion of the Heritage impact Assessment for this site that its development is likely to have little effect on the setting of the listed railway bridge, we have concerns about the suitability of the narrow road tunnel formed by the bridge to act as the sole means of access to an additional 14.95 hectares of employment land (the combined extent of sites NWS02 and NWS29). While there may already be employment uses utilising the road tunnel, the risk to the heritage asset will increase with the greater frequency of movements likely to be generated by the expansion of employment uses. Depending on the nature of employment uses proposed, the need for access by larger vehicles could lead to calls to make changes to the bridge which could harm its significance in order to accommodate these requirements in the future, something that would be harder to resist once the employment uses are in place and operating.</p>	<p>Site NWS29:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Further consideration needs to be given to the suitability of the road tunnel linking Bardwell Road and Douglas Road as the sole means of access to expanded employment uses on this site, and to whether there are options to deliver a second access point to serve the area.</p> <p>c) At the very least, the conditions on development for this site need to reflect the requirement for appropriate measures to be put in place for the protection of the bridge, both during construction and the day-to-day operation of employment uses.</p>

Policy SA3 - Northeast Sheffield Sub-Area Site Allocations

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
127	NES05	Land between Grange Mill Lane		The site is 180 metres south-west of a Thundercliffe Grange, a Grade II Listed Building. Development of this area could harm	See general comment regarding sites subject to HIA.

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
		and Ecclesfield Road, S9 1HW		elements which contribute to the significance of this heritage asset.	
129	NES09	Rock Christian Centre Lighthouse and 105-125 Spital Hill, S4 7LD	Unsound	<p>The two parts of this site sandwich the Grade II Listed Spital Hill Works. The southern part of the site is 40 metres north of the Wicker Arch and adjoining viaduct and buildings which are Grade II* Listed. There are a number of other Grade II Listed Buildings in the vicinity of the site. Development of this area could harm elements which contribute to the significance of these heritage assets. If allocated, consideration should be given as to whether any of the buildings and structures on the site should be classified as non-designated heritage assets and retained as part of its development.</p> <p>The Heritage Impact Assessment for this site concluded that the site contains a number of non-designated heritage assets which make a mixed contribution to the setting of nearby heritage assets. As with other sites where this is the case, Historic England would therefore suggest that an additional condition on development should be added for this site to reflect that the retention of these non-designated heritage assets would be desirable.</p> <p>We also have serious concerns regarding the use of the term ‘enabling development’ in the HIA for this and other sites under the list of potential mitigation, parameters and principles for development. By definition within the NPPF enabling development is development that is not otherwise be in accordance with planning policies and should always be a choice of last resort. We consider that it is not appropriate for the council’s high-level HIA to suggest this as a possible approach before all other options to avoid, minimise and/or mitigate harm to heritage assets are explored first in sufficient detail. It is not in</p>	<p>Site NES09:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as additional bullet points to the conditions on development for this site:</p> <p><i>“Retention of any non-designated heritage assets would be desirable.”</i></p> <p>c) Revise and republish the Heritage Impact Assessment for this site removing all references to enabling development and acknowledging the Wicker Arch as being of High significance.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				<p>the public interest to pursue enabling development if there are alternative means of delivering the same outcome for the heritage asset. We would therefore request that the HIA is revised and republished to remove all references to enabling development.</p> <p>In addition, it should be highlighted that the Wicker Arch is a heritage asset of 'high' significance not 'moderate' as currently recorded in the HIA.</p>	
131	NES11	Lion Works Handley Street Sheffield S4 7LD	Unsound	<p>The site contains Spital Hill Works a Grade II Listed Building. The Grade II* Listed Wicker Arch and adjoining viaduct and buildings are located to the south and there are a number of other Grade II Listed Buildings in the vicinity of the site. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>To our knowledge, the planning and listed building consents for this site lapsed in June 2021. As such, the site appraisal and conditions on development need to be reviewed and amended accordingly.</p> <p>In order to determine appropriate measures to avoid or minimise harm to this heritage asset, as with similar sites, a Heritage Impact Assessment should be undertaken the conclusions of which should be reflected in the conditions on development for this site in the Plan.</p>	<p>Site NES11:</p> <p>a) The site appraisal and conditions on need for this site to be reviewed and amended.</p> <p>b) Before allocating this site for development:</p> <p>(1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Building in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.</p> <p>(2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Building, then the measures by which that harm might</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
					<p>be removed or reduced need to be effectively tied into the Plan.</p> <p>(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Listed Building, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 201 or 202).</p> <p>c) Should this site be allocated in the Plan, appropriate conditions on development should be included based on the findings of the HIA.</p>
134	NES18	Land at Longley Hall Road, S5 7JG	Sound subject to suggested change	The site is 75 metres north-east of Longley Hall, a Grade II Listed Building. The site is also opposite Longley Park which is locally designated as a Historic Park or Garden. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
136	NES22	Land adjacent to Foxhill Recreation Ground, S6 1GE	Sound subject to suggested change	The site is 30 metres east of The Orchard and its adjoining stable, a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
141	NES33	Land at Wordsworth Avenue, S5 9FP	Unsound	The site is adjacent to the Church of St Paul, a Grade II* Listed Building which is included on the Heritage at Risk register 2022. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.

Policy SA4 - East Sheffield Sub-Area Site Allocations

Page	Site Ref.	Location	Sound/Unsound	Comments	Suggested Change
149	ES09	710 Brightside Lane, S9 2UB	Sound subject to suggested change	The site is 160 metres south-west of two Grade II Listed Buildings, the Vickers Building, River Don Works, and the roadside wall facing the main range of the Vickers Building. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
156	ES15	Land to the northeast of Barleywood Road, S9 5FJ	Unsound	<p>The site is adjacent to two Grade II Listed Buildings, a pair of chapels at Tinsley Park Cemetery and the lodge, gateway and boundary wall to the cemetery. Tinsley Park Cemetery is locally designated as a Historic Park or Garden. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>Whilst it is recognised that the setting of these heritage assets has been subject to significant change over time we consider that there is still a danger that new development on this site could compound current issues should buildings be constructed adjacent to the boundary with the cemetery, close to the heritage assets. We therefore recommend that buildings are set back from the site's southern boundary, in line with the existing building to the west. In addition, we consider it prudent that proportionate archaeological evaluation is made of the site to inform development proposals.</p>	<p>Site ES15:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following additional bullet points to the conditions on development for this site:</p> <p><i>“● Buildings should be set back from the heritage assets in line with the existing building to the west of the site.</i></p> <p><i>● A staged archaeological evaluation should be undertaken prior to the submission of any planning application; the application should be supported by the results of this evaluative work.”</i></p>
156	ES20	Darnall Works, Darnall Road, S9 5AB	Unsound	The site contains a large group of designated heritage assets relating to the former Sanderson's Darnall Steelworks and Don Valley Glassworks, including a Scheduled Monument, two Grade II* Listed Crucible Steel Shops and four further Grade II Listed consisting of office, cabin and workshop buildings associated with the works. Taken collectively the site and group of remaining buildings represent one of the key historical industrial complexes surviving in Sheffield. Another Grade II Listed Building, the Darnall	<p>Site ES20:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Add the following as additional bullet points to the conditions on development for this site:</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				<p>Canal Aqueduct and adjoining raised footways on the Sheffield and Tinsley Canal, is close to the site's northern boundary. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>The Heritage Impact Assessment (HIA) for this site concluded that the site contains built heritage assets and makes a positive contribution to the setting of nearby heritage assets, of up to high significance, which could be affected by development. Historic England would concur with this analysis and would also generally endorse the mitigation measures which have been put forward in the HIA. A robust framework for the site's development will assist in delivering a sustainable future for the sites heritage assets. However, there are a number of other structures on site that could be considered non-designated heritage assets which require further assessment and consideration given to their retention and, where appropriate, reuse.</p>	<i>"An assessment of non-designated heritage assets on the site and wherever possible their retention and reuse."</i>
158	ES22	Attercliffe canalside, land to the north of Worthing Road, S9 3JN	Sound subject to suggested change	The site is 50 metres south-east of the Grade II Listed Baltic Works and close to the Grade II Listed Bacon Lane Canal Bridge on the Sheffield and Tinsley Canal. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
160	ES25	Land to the north of Bawtry Road, S9 1WR	Sound subject to suggested change	The site is 150 metres south-east of the Church of St Lawrence, a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of this heritage asset.	See general comment regarding sites subject to HIA.
161	ES28	Fitzalan Works, land to the south of Effingham Street, S9 3QD	Unsound	The site is adjacent to the Grade II Listed Baltic Works and also close to the Grade II Listed Crucible Steel Works and the Bacon Lane Canal Bridge on the Sheffield and Tinsley Canal. Development of this area could harm elements which contribute to the significance of these heritage assets.	<p>Site ES28:</p> <p>a) See general comment regarding sites subject to HIA.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				As with the conditions on development for site ES33, we would like to see a similar bullet point relating to development responding positively to the adjacent canal.	<p>b) Add the following as an additional bullet point to the conditions on development for this site:</p> <p><i>“Development should respond positively to the adjacent canal.”</i></p> <p>c) Delete the final condition on development as there are no remaining standing structures on the site.</p>
164	ES33	Westaways, land at Bacon Lane, S9 3NH	Sound subject to suggested change	The site is opposite the Grade II Listed Baltic Works over the Sheffield and Tinsley Canal and close to the Grade II Listed Bacon Lane Canal Bridge. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.

Policy SA5 - Southeast Sheffield Sub-Area Site Allocations

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
188	SES21	Curtilage of Basforth House, 471 Stradbroke Road, Sheffield, S13 7GE	Sound subject to suggested change	The site is close to three Grade II Listed Buildings associated with the adjacent Woodhouse Cemetery, the lodge, gateway and railings, and chapel. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.

Policy SA7 - Southwest Sheffield Sub-Area Site Allocations

Page	Site Ref.	Location	Sound/Unsound	Comments	Suggested Change
204	SWS06	Howdens Joinery Co, Bramall Lane, S2 4RD	Sound subject to suggested change	The site is within John Street Conservation Area and close to Portland Works, a Grade II* Listed Building, to the west of the site along Randall Street. The Grade II Listed Stag Works is also close to the sites north-west corner. The John Street Conservation Area Appraisal identifies the Cricketers Arms public house adjacent to the sites north-east corner as being a building which makes a positive contribution to the area. Development of this area could harm elements which contribute to the significance of these heritage assets.	See general comment regarding sites subject to HIA.
209	SWS17	SWS17 Land at Banner Cross Hall, Ecclesall Road South, S11 9PD	Unsound	<p>The site contains two Grade II Listed Buildings consisting of Banner Cross Hall and the terrace wall to the south of the hall. The site also contains part of the rubble boundary wall to the west and south of the hall which is also Grade II Listed. A further Grade II asset associated with the hall, an ice house, is present within the parkland to the south of the hall. Development of this area could harm elements which contribute to the significance of these heritage assets.</p> <p>We also have serious concerns regarding the use of the term ‘enabling development’ in the Heritage Impact Assessment (HIA) for this and other sites under the list of potential mitigation, parameters and principles for development. By definition within the NPPF enabling development is development that is not otherwise be in accordance with planning policies and should always be a choice of last resort. We consider that it is not appropriate for the council’s high-level HIA to suggest this as a possible approach before all other options to avoid, minimise and/or mitigate harm to heritage assets are explored first in sufficient detail. It is not in the public interest to pursue enabling development if there are alternative means of delivering the same</p>	<p>Site SWS17:</p> <p>a) See general comment regarding sites subject to HIA.</p> <p>b) Revise and republish the Heritage Impact Assessment for this site removing all references to enabling development.</p>

Page	Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
				outcome for the heritage asset. We would therefore request that the HIA is revised and republished to remove all references to enabling development.	