

Action 94: ES20/22/28/31/33/40 - Provide further clarity on relationship between Attercliffe Waterside Masterplan and Attercliffe Regeneration Framework and the funding streams involved for each phase/site. Provide information on any technical work undertaken, milestones and when applications are expected to be submitted.

Attercliffe Waterside Masterplan

The Attercliffe Waterside Masterplan has preceded the Attercliffe Regeneration Framework. The Masterplan focusses on the delivery of the Waterside development sites (Phases 1, 2 and 3). These sites comprise Sheffield Plan allocations ES28 (Fitzalan Works) (Phase 1), ES33 (Westaways) (Phase 2) and ES22 (Attercliffe Canalside) (Phase 2 and 3). The allocations within the Sheffield Plan are smaller than the phases in the Masterplan (see below).



Fitzalan Works (ES28) (Phase 1) - Granted planning permission in July 2024 (23/02176/FUL) for 362 units. This phase is being supported by SYMCA via £8.5m of grant funding from its Brownfield Housing Fund. An original allocation of £4.080m has been used by the Council to assemble the site and will support initial works on site. The business case for a further £4.4m was approved by SYMCA's Board in September 2024 and will be used to cover various abnormal costs on the post-industrial site, including the construction of pedestrian/cycle bridge across the canal to improve connectivity with Phases 2 and 3. Citu will be starting on site with demolition and remediation in 2024/25. The first completions are expected in 2026/27 with Phase 1 completing in 2029/2030.

Westaways (ES33) (part of Phase 2) - Development partnership between Citu and the Council. Delivery will follow the 'market-making' Phase 1 and, as a result, are expected

to be commercially viable without additional grant.. Timescales will be dependent on the pace of sales at Phase 1 but the current expectation is for a planning application in 2026, start on site in 2028 and completions from 2032 onwards.

Attercliffe Canalside (ES22) (all of Phase 3 and part of Phase 2) - Development partnership between Citu and the Council. Delivery will follow the 'market-making' Phase 1 and, as a result, are expected to be commercially viable without additional grant.. Timescales will be dependent on the pace of sales at Phase 1 and 2 but the current expectation is for a planning application in 2028, start on site in 2030 and completions from 2035 onwards.

Attercliffe Regeneration Framework

The Attercliffe Regeneration Framework covers a wider area than the Waterside Masterplan, comprising 6 areas of regeneration. Sites ES31, ES40 and ES20 are critical sites for intervention that will deliver wider regeneration within their respective areas. The Framework has been funded by Homes England and Levelling Up Funding has been secured to improve active travel infrastructure. Delivering sustainable communities (building on the excellent public transport links) is a key objective of the framework. No funding is required for the sites in the Framework, as it is believed they will be viable, following the success of the waterside sites. Furthermore, ES31 and ES40 are council owned, and this reduces availability and delivery concerns.

ES31 (Staniforth Road Depot) – The Council is currently working on two pieces of evidence that will inform the relocation of the Depot, the Accommodation Strategy and the Decarbonisation of the Fleet. Early conclusions indicate that the storage of vehicles will be relocated to Manor Lane in 2030 (however this could change depending on conclusions within the strategies). Once confirmation occurs the Council will formulate a business case and develop the proposed scheme further. Construction cannot be assumed prior to 2030. No funding requirements are envisaged.

ES40 (Stadia Technology Park) - Council owned site located adjacent to Attercliffe Tram Stop and as such is a key location (alongside ES47) and priority site for the delivery of regeneration of the area. Whilst partially occupied by council departments (including the storage of equipment), SCC is preparing an Accommodation Strategy that will inform the relocation of these occupiers and release the site. It is intended to be the next stage in the regeneration of Attercliffe after the Waterside developments; therefore, delivery is expected 2033/34. No funding requirements are envisaged.

ES20 (Darnall Road) – This site is proposed to be split, as a main modification, between land owned by SCC and land owned by others. The SCC owned land is now proposed to be allocation ES54 (Ardmore Street) (see below). Delivery of the remaining site (which remains ES20) is not expected until the end the plan period between 2035 and 2037. This reflects the site's multiple owners and heritage assets. No funding requirements are envisaged.

ES54 (proposed modification to create a separate allocation formed from part of ES20) (Ardmore Street)– Council owns 1.3ha of the site and is to be marketed end of October

2024 to be delivered by a housing association. The Council have bid for grant funding to assist in remediating the site and awaiting confirmation. Delivery year updated from 2034 to 2030/31 to reflect marketing and included in the wider Attercliffe Regeneration Framework progressed in partnership and with funding from Homes England which includes ES20, ES31, ES40 and ES47.