

Option C: Urban Remodelling

Remodelling parts of the existing urban area to enable the reallocation of poorer quality employment uses for housing.

This option is similar to Options A and B but would involve major remodelling of certain parts of the existing urban area to create new neighbourhoods

The URBED study identifies Neepsend and Attercliffe as locations with potential to deliver significant numbers of additional homes. The SHLAA already identifies some opportunities for new housing in these areas but urban remodelling would mean:

- Where possible, promoting the managed relocation of poorer quality employment uses to other areas, to create sites for new housing.
- Producing masterplans and business plans for Attercliffe and Neepsend/Shalesmoor to show how the new homes could be delivered.

Due to the time taken to develop this approach it is likely that this option would only contribute to housing delivery in the latter part of the Plan period, though some vacant sites could be developed earlier. This might require the establishment of a Housing

Development Corporation with land assembly and devolved spending powers.

We also think that the total potential of these areas to provide new homes will be lower than has been estimated by URBED. Although their view is that there would still be enough land available to meet employment land requirements, our view is that much of the land identified as having potential for housing will need to be retained in employment use. Sheffield and Rotherham Councils are promoting the development of an Advanced Manufacturing and Innovation District in the Lower Don Valley which would limit the scope to reallocate land here for housing.

We think Option C could deliver:

- 1,900 homes in Neepsend/Shalesmoor
- 2,400 homes in Attercliffe

The main **advantages** of this option are:

- (a) It would make more efficient use of land that is relatively close to the City Centre (much of which is currently in use for low density, and sometimes poor quality, employment uses).
- (b) It would help to create sustainable and viable district and local centres, and should assist with the planning of new public transport infrastructure.



The main **disadvantages** of this option are:

- (a) It would take several years to create masterplans for the areas, relocate existing uses, and assemble the land for development (possibly requiring Compulsory Purchase Orders).
- (b) In isolation, it would focus most new housing development in one or two areas, thereby providing an insufficient range of housing sites throughout the city and resulting in consequent issues of deliverability and meeting market needs in some areas.
- (c) Relocation of businesses potentially to areas outside Sheffield may result in increased commuting for some workers.

Consultation questions

Q35: (a) Do you support the option of significant urban remodelling at Neepsend/ Shalesmoor?

(b) What would be the main challenges to delivering this option and the most effective way for the Council to enable the development?

Please provide reasons for your answers

Q36: (a) Do you support the option of significant urban remodelling at Attercliffe?

(b) What would be the main challenges to delivering this option and the most effective way for the Council to enable the development?

Please provide reasons for your answers

Q37: (a) Are there other locations where the urban remodelling approach should be considered?

(b) What would be the main challenges to delivering this option and the most effective way for the Council to enable the development?

Please provide reasons for your answers

