

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

MARCH 2020



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

This document can be supplied in alternative formats,
please contact:

Sheffield Local Plan Team
Planning Service
Sheffield City Council
Howden House
1 Union Street
S1 2SH

Tel: 0114 273 4157 Email: sheffieldplan@sheffield.gov.uk

<https://www.sheffield.gov.uk/home/planning-development/housing-land-sites>

Contents

| | |
|---|-----------|
| 1. Introduction | 1 |
| 2. Housing Requirement | 2 |
| Appropriate buffer | 3 |
| 3. Supply | 4 |
| Definition of ‘deliverable’ | 4 |
| Sources of supply | 5 |
| Category A | 5 |
| Category B | 8 |
| Build rates | 10 |
| Estimated losses..... | 11 |
| Trajectory | 12 |
| 4. Conclusion and Next Steps | 13 |
| Appendix 1: Large sites with full planning permission | 15 |
| Appendix 2: Large sites with outline permission | 32 |
| Appendix 3: Development Plan Allocations | 34 |
| Appendix 4: Sites on the Brownfield Register | 35 |
| Appendix 5: Category A sites excluded from the 5-year supply | 40 |
| Appendix 6: Sites with outline permission not in the 5-year supply | 44 |

List of Tables

| | |
|--|----|
| Table 1: Housing completions on small sites 2013/14 – 2018/19..... | 7 |
| Table 2: Small sites trajectory 2019/20 – 2023/24 | 8 |
| Table 3: Build Rate Assumptions on Large Sites | 10 |
| Table 4: Estimated completions by category | 11 |
| Table 5: 5-year housing supply trajectory..... | 12 |

Additional Appendixes (available separately)

| | |
|---|--|
| Appendix 1A: Large sites with full planning permission..... | |
| Appendix 2A: Large sites with outline permission | |
| Appendix 3A: Development Plan Allocations | |
| Appendix 4A: Sites on the Brownfield Register | |

1. Introduction

- 1.1 There are two purposes to this note:
- a. To set out the current annual **housing requirement** for Sheffield, taking account of the Government's standard methodology for calculating local housing need (LHN)¹, and therefore to calculate the 5-year housing land requirement, including consideration of the appropriate buffer to be used.
 - b. To identify the sources of housing land that contribute towards the deliverable housing land **supply**, and confirm Sheffield's current 5-year housing land position as at 31 March 2019. Evidence to support the assessment of deliverability is documented in the appendices.
- 1.2 The 5-year period covered by this note runs from 1 April 2019 to 31 March 2024 inclusive.

¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> paragraph 004



2. Housing Requirement

- 2.1 A **5-year housing land supply** is a supply of specific, deliverable sites sufficient to provide 5 years' worth of housing in addition to an appropriate buffer (NPPF, paragraph 73)². The baseline to assess the deliverable supply of housing land against is the housing requirement; in Sheffield's case the local housing need figure.
- 2.2 Since 2018, the **minimum number of homes needed in each local authority area** must be calculated using the Government's standard method in national planning guidance³. The National Planning Policy Framework (NPPF) (footnote to paragraph 73) says that where the strategic policies in the local plan are more than 5 years old (unless they have been reviewed and found to not require updating), the local housing need figure should be used to calculate the housing requirement.
- For Sheffield, the requirement calculated for 2019 is **2,124** net additional homes per year.
- 2.3 To calculate the housing requirement, the baseline of national household projections is used as a starting point and this is then modified to take account of market signals. This approach reflects house prices relative to earnings.
- 2.4 The demographic baseline used is the 2014-based household projections, taking the annual average rate of household growth over a 10-year period (in this case 2019 – 2029)⁴.
- 2.5 The second stage of the methodology is to adjust the annual number of new homes needed to take account of the affordability of homes. Affordability ratios for median house prices in relation to median earnings are used to adjust the demographic baseline figure⁵. Using this methodology Sheffield's current local affordability ratio is 5.70. The calculation is set out as follows:

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> paragraph 004

⁴ Over the 10 year period from 2019, the number of households is projected to rise from 245,739 in 2019 to 264,938 in 2029. This represents an addition of 19,199 households (1,920 per year on average).

⁵ Using median affordability ratios provided by the Office for National Statistics



$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 = 0.10625$$

Local housing need = (1 + adjustment factor) x projected household growth

For Sheffield (2019), this would be (1 + 0.10625) x 1,920 = **2,124** new homes per year

- 2.6 The local housing need figure will be updated annually, following the publication of affordability ratios each March.

Appropriate buffer

- 2.7 Paragraph 73 of the NPPF states that the supply of deliverable sites should also include a buffer of 5% to ensure choice and competition in the market for land. There are certain circumstances in which local authorities would be required to add different buffer, as noted in paragraph 2.8 below.
- 2.8 The Housing Delivery Test (HDT)⁶ provides a measure, calculated over a 3-year rolling period, of net housing delivery compared to the housing requirement. Where delivery falls below 95% of the requirement, the NPPF prescribes certain measures including publication of an action plan, use of a 20% buffer and application of the presumption in favour of development. The first Housing Delivery Test results were published in February 2019⁷; these showed Sheffield's delivery was 110%. We estimate it will be 112% when the Government publishes the 2019 HDT. This provides evidence that there is no significant under-delivery in Sheffield and therefore the 5% buffer to ensure choice and competition on top of the 5-year housing land requirement applies.
- 2.9 Sheffield's net housing requirement for the 5-year period 2019/20 to 2023/24 is therefore:

| | |
|---|---------------|
| Current local housing need figure | 2,124 |
| 5-year requirement (2019/20 to 2023/24): 5 years @ 2,124 per year | 10,620 |
| Plus 5% buffer to ensure competition and choice | 531 |
| Total net 5-year requirement | 11,151 |

⁶ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

⁷ <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>



3. Supply

3.1 This section identifies the evidenced sources of housing land contributing to the 5-year supply of deliverable sites. It also provides an estimated trajectory of supply and concludes by setting out the current 5-year housing land position.

Definition of 'deliverable'

3.2 The NPPF clearly defines *deliverable*⁸ for the purposes of including sites within the 5-year housing land supply. It separates sites into two distinct categories. It states that:

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- (a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- (b) *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

3.3 The definition sets out two key categories of sites that can be tested for inclusion in the deliverable housing land supply. Planning practice guidance⁹ provides further detail on what sites should be considered deliverable, and the evidence required to demonstrate this. Paragraph 007 of the guidance describes the type of evidence that may be used to demonstrate deliverability on those sites in category (B) of the NPPF definition.

3.4 For small sites with planning permission, and large sites with full planning permission (category A), the presumption is that those sites will be included in the 5-year supply, unless there is evidence to the contrary. This may be where they are no longer viable, there is no longer demand for the type of units or sites have long term phasing plans.

⁸ National Planning Policy Framework, Annex 2: Glossary, revised February 2019

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ Housing Supply and Delivery, published 22 July 2019 <https://www.gov.uk/guidance/housing-supply-and-delivery>



- 3.5 For sites with outline planning permission for major development, that have been allocated in the development plan, have permission in principle, or are on the brownfield register, the burden of proof is different and the onus is on local planning authorities to demonstrate that there is clear, specific evidence that housing completions will begin on site within five years such as:
- Progress made towards approving reserved matters on large sites with outline permission;
 - Firm progress being made towards the submission of an application – for example a written agreement between the local planning authority and the site developer(s) confirming the developer’s delivery intentions and anticipated start and build out rates;
 - Firm progress with site assessment work;
 - Clear, relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects¹⁰.
- 3.6 Appendixes 1-4 list the large sites that are included within the 5-year supply in addition to the relevant evidence, where required, to demonstrate deliverability within the 5-year period up to and including 31/03/2024. Table 3 below summarises the capacity for each category that can be included within the 5-year supply.

Sources of supply

- 3.7 The definition of ‘deliverable’ in the NPPF determines which categories sites fall into. The largest category of sites is those that already have full planning permission for 10 or more dwellings. However, small sites and sites on the brownfield register also make a significant contribution towards the 5-year supply.

Category A

- 3.8 **Large sites with full planning permission** make up the majority of sites that will deliver new homes over the 5-year period. Each year an audit is carried out to ascertain which sites have delivered homes, and which are (a) under construction, (b) stalled or (c) not started. Large sites are therefore split into these three sub-categories for the purposes of analysis.
- 3.9 The audit of the deliverability of sites uses site visits, cross referenced with Council Tax data and communication with developers/agents. The NPPF notes that sites with full planning permission should be considered deliverable unless there is clear evidence that homes will not be delivered. The majority of sites for 10 or more homes with full planning permission are included within the 5-year supply. Exceptions include those sites where the developer/agent has confirmed that the development will not go ahead, and some sites where development has stalled. Sites that have lapsed since the base date of 1.4.19, without being implemented, have been removed from the supply.

¹⁰ Taken from Paragraph 007 of Housing Supply and Delivery, as above.



Appendix 5 lists large sites with full planning permission that have been excluded from the 5-year supply.

- 3.10 Appendix 1 lists all sites with full planning permission that are included within the 5-year supply. More than 70% of homes in this category are on sites that are already under construction.
- 3.11 Although not included within the 5-year supply, a further 1,764 homes have been granted full planning permission on 17 large sites¹¹ over the 6 month period between 1.4.19 and 30.9.19. This demonstrates the strength of the market, and continued intention of the development sector to deliver housing sites in Sheffield. It is consistent with the rate of new homes being granted planning permission in the previous full year (1.4.18 to 31.3.19); 4,079 new homes were granted permission on 46 sites over that period¹².
- 3.12 **Small sites with planning permission** are included in the 5-year supply, whether they have outline or full permission. Paragraph 3.13 below sets out the approach used to count the contribution of small sites towards housing land supply, and Table 1 evidences small site delivery over the past 6 years to demonstrate the robust supply of small windfall sites coming forwards. This is the approach taken in the Strategic Housing Land Availability Assessment (SHLAA)¹³.
- 3.13 At 31 March 2019 there was permission for 771 homes on small sites, including remaining capacity on those sites already under construction. The SHLAA methodology¹⁴ estimates that 70% of homes on small sites will be delivered, which would comprise 540 dwellings over the 5-year period. The remainder of the homes delivered on small sites over the 5-year period will be generated from windfall sites that had not yet been granted planning permission at 31 March 2019.
- 3.14 The NPPF states that all small sites with permission should be considered deliverable¹⁵ and therefore all of those with planning permission could be included in the 5-year supply. However, the SHLAA methodology takes a cautious and, therefore, more robust approach to the likely delivery of small sites; recognising that not all those with permission will be delivered. However, it also recognises that other small sites will continue to obtain planning permission each year and these will be built out within the 5-year period.
- 3.15 Paragraph 70 of the NPPF states that where an allowance is made for inclusion of windfall sites within the housing trajectory, there should be compelling evidence that they will be a reliable source of supply. Whilst no

¹¹ This figure excludes new planning permissions granted on sites that already had extant permission, and planning permissions granted on sites for fewer than 10 new homes.

¹² This figure excludes new planning permissions granted on sites that already had extant permission, and planning permissions granted on sites for fewer than 10 new homes

¹³ <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/housing-land-sites.html>

¹⁴ As above

¹⁵ National Planning Policy Framework, Annex 2: Glossary, revised February 2019
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>



allowance is made here for windfalls coming forward on large sites of 10 or more units, an allowance is made for small sites. A significant number of windfalls on small sites are likely to come forward because:

- there are extensive urban areas undergoing regeneration and renewal;
- it is not practical to identify all small sites that may become available for new housing; and
- analysis of past trends demonstrates that a significant number of dwellings are built on small sites each year.

3.16 The SHLAA (paragraph 4.22) indicated that there is no reason that the continuing supply of small sites would reduce based on sources of supply. This continues to reflect the position, as the factors identified in the SHLAA remain the same since the time they were agreed with the SHLAA Working Group. In addition, following an amendment to the NPPF in 2018, we are now able to include homes in gardens within the supply.

3.17 Based on the evidence in Table 1 below, we conclude that it is reasonable to make an allowance of 200 new homes per annum for delivery of homes on small sites; a total of 1,000 homes over the 5-year period. This includes homes delivered on land classed as residential gardens. When site visits took place in May 2019, more than 320 new homes were under construction on small sites, which suggests that the relatively low level of completions on small sites in 2018/19 was an anomaly, and the figure for 2019/20 is likely to be significantly higher.

Table 1: Housing completions on small sites 2013/14 – 2018/19

| Completions on small sites including gardens | 248 | 354 | 239 | 229 | 296 | 154 | 253 |
|--|-----|-----|-----|-----|-----|-----|------------|

3.18 The assumed trajectory for delivery of small sites is shown in Table 2 below. This takes account of delivery of sites that already have planning permission, and the overall level of expected delivery based on evidence of past trends. It models an annual delivery rate that is based on that agreed with the SHLAA Working Group, and evidenced by previous completions set out in Table 1 above. The split between delivery of small sites with planning permission, and small site windfalls reflects the recognition that we anticipate 70% of current permissions being delivered, and additional windfall sites coming forward.



Table 2: Small sites trajectory 2019/20 – 2023/24

| | Small sites with planning permission at 31.3.19 | Small site windfalls | Total |
|--------------|---|----------------------|--------------|
| 2019/20 | 200 | 0 | 200 |
| 2020/21 | 85 | 115 | 200 |
| 2021/22 | 85 | 115 | 200 |
| 2022/23 | 85 | 115 | 200 |
| 2023/24 | 85 | 115 | 200 |
| Total | 540 | 460 | 1,000 |

Category B

- 3.19 This category includes all large sites where we anticipate new homes will be developed within the next 5-year period, but that did not have full planning permission as at 31 March 2019.
- 3.20 We have calculated that sites with **outline planning permission** have capacity for 546 homes within the 5-year period. There are relatively few large sites with outline planning permission in Sheffield. Eleven sites were considered for inclusion in this category, but we have concluded that there is only sufficient evidence to include 2 sites within the 5-year supply. This evidence takes the form of written communication with the agent, landowner or developer regarding their intention to develop homes within the next 5 years, largely based on firm progress towards full planning permission.
- 3.21 One site with outline permission includes a large number of family houses, on a large site at Oughtibridge which straddles the Sheffield – Barnsley local authority boundary. There is a formal agreement in place (as noted in Barnsley’s recently adopted Local Plan)¹⁶ that homes delivered on this site within Barnsley’s boundary will be counted towards Sheffield’s housing requirement. The other site is a large scheme in Sheffield City Centre. Appendix 2 provides additional detail on these sites including signed pro formas documenting delivery timescales in Appendix 2A. The information is correct, based on communication and investigation up to January 2020, using the base date of 1 April 2019 as year 1 of the 5-year period.
- 3.22 The remaining large sites with outline planning permission are not included within the 5-year supply at this stage, as there is not sufficiently robust evidence to be sure that there is a realistic prospect of delivery within that timeframe. These are listed in Appendix 6.
- 3.23 **Housing site allocations** in Sheffield’s Unitary Development Plan (UDP)¹⁷, adopted in 1998, provide capacity for 98 homes within the 5-year period.

¹⁶ <https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/barnsleys-local-plan/> Page 106 site HS88

¹⁷ <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/sheffield-plan.html>



Relatively few of the allocations remain undeveloped; however there are seven undeveloped greenfield sites, as the Council previously chose not to sell some large, greenfield sites. Most of these sites are now progressing towards development. Two of the sites are included within the 5-year supply and are expected to deliver family housing in suburban locations; the other five are expected to come forward in the longer term. One of the sites in the 5-year supply is owned by the Council, and for the purposes of this note we have engaged with the Council's Property Services team regarding intentions and timescales for the land. They have confirmed that it is progressing through a planning application. Two of the other Council-owned sites are about to be actively marketed, however there is not yet sufficiently strong evidence of delivery timescales and confirmed developer interest to include these sites in the 5-year supply. One privately owned site has received full planning permission since the base date of 1. April 2019. These sites are listed in Appendix 3.

- 3.24 Sites that are identified in the **Sheffield Brownfield Register (Part 1)**¹⁸ provide capacity for 1,201 homes over the period 2019/20 to 2023/24. The Register includes a large number of sites that currently have no planning permission for housing. We investigated further to determine whether there is sufficient evidence to include any of these sites within the 5-year supply.
- 3.25 The 5-year supply includes 10 sites within the brownfield register category that form part of the business plan for the **Sheffield Housing Company**. These sites include homes that are programmed to be delivered by 31 March 2024. We have received written confirmation that the figures included within the 5-year supply are correct at the time of writing, based on the programme for achieving planning permission and implementing the schemes. Similarly, a further 7 sites are within the Council's **Stock Increase Programme**¹⁹. No privately owned sites fall within this category. Sites in the Brownfield Register contributing to the 5-year housing land supply are listed in Appendix 4.
- 3.26 The **Sheffield Housing Company (SHC)** is a joint venture housing and regeneration company with a partnership between Sheffield City Council, Keepmoat and Great Places. Land is provided by the Council, with development, sales and estate management provided by the development partners. Keepmoat's contractual position as developer on these sites ensures a greater level of certainty about speed and likelihood of delivery. There is already a track record of delivery since the inception of the SHC, with a number of sites now complete and others under construction. Some individual SHC sites are in receipt of Homes England funding to enable site development (listed in Appendix 4); this provides additional certainty that these sites are now able to come forward according to the agreed programme in order benefit from the funding already received. Acceptance of the funding from the Housing Infrastructure Fund provides evidence that barriers to delivery arising from viability concerns have been satisfactorily resolved.

¹⁸ <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/housing-land-sites.html>

¹⁹ <http://democracy.sheffield.gov.uk/mglIssueHistoryHome.aspx?IId=28571&Opt=0>



- 3.27 The Council's **Stock Increase Programme** is a programme that has been made possible by removal by Government in 2018 of the 'borrowing cap' on the Housing Revenue Account. Additional prudential borrowing enables the Council to increase affordable housing stock on the basis that the homes built will then provide enough revenue to be self-financed over a 30 year period. This borrowing will help deliver a greater range of homes to meet the shortfall of some types of homes that the Council has available for letting, including homes for older people and family housing. As all the homes on sites in this category on the Brownfield Register are to be delivered as affordable housing, there is a greater level of certainty over speed and likelihood of delivery as no additional time for sale of land to a builder, or marketing is required.
- 3.28 Sheffield currently has no sites with **permission in principle** for housing. There are no sites on Part 2 of the Brownfield Register which may be used to grant Permission in Principle, and no applications have been submitted by landowners or developers for Permission in Principle through the application route.

Build rates

- 3.29 The 2015 SHLAA set out the methodology for estimating build rates and lead times for developing large sites where the developer's own estimates are not available. In presenting the assumed build out rates and lead in times for sites in the 5 year supply that are not already under construction, we have taken account of the developer's estimates where available but considered those estimates in the context of the methodology. This may mean that in some cases our estimates are lower than that provided by the developer.
- 3.30 For reference, the build rate assumptions set out in the 2015 SHLAA are shown in table 3 below. We acknowledge that the build rate assumptions were agreed with representatives of the working group over 4 years ago, and that there has been an upturn in delivery since that time which may impact on build rates. However, Sheffield has had relatively few large, primarily house-led development sites in recent years to use as a benchmark for delivery rates. Analysis of completions and sites under construction since 2015/16, where the site has delivered more than 20 houses, shows an average peak delivery of 37 homes per year; but this is within the context of a very wide range. We therefore consider that it remains appropriate to use the assumptions set out in the table below.

Table 3: Build Rate Assumptions on Large Sites

| Type of site | Assumed Dwellings per year 2016/17 to 2020/21 | Assumed Dwellings per year 2021/22 onwards |
|---|---|--|
| At least 90% houses, single builder | 30 | 35 |
| At least 90% houses, two or more builders | 50 | 70 |



| | | |
|--|---|-----|
| Houses and more than 10% flats, single builder | 25 | 50 |
| Houses and more than 10% flats, two or more builders | 50 | 100 |
| Apartment schemes | Whole blocks usually assumed to be completed in a single year | |

Estimated losses

- 3.31 The Housing Completions Monitoring Report (published August 2019)²⁰ includes the demolition and conversion figures for every year since 2004/05. From this we can make an estimate going forwards of 50 losses per year. The final phase of planned large-scale Council-led demolition was carried out at Arbourthorne in 2017/18. The replacement allowance for the next 5-years is therefore based on the recent trend of non-Council demolitions, and other losses through conversion and change of use. This will be monitored annually.
- 3.32 Table 3 below lists the total capacity within the 5-year period for each category described above. Large sites with full planning permission are further broken down into sites that are under construction, not started or where construction is suspended.

Table 4: Estimated completions by category

| Category | | 5-year supply |
|---|---|------------------|
| A | Large sites with full planning permission | 8,797 |
| | Under construction | 6,508 |
| | Not started | 2,250 |
| | Construction suspended | 39 |
| | Small sites with planning permission | 1,000 |
| B | Large sites with outline planning permission | 546 |
| | Development plan allocations | 98 |
| | Sites with permission in principle | 0 |
| | Sites identified on the brownfield register | 1,201 |
| Gross Supply | | 11,642 |
| Minus estimated losses | | 250 |
| Net Supply | | 11,392 |
| Net Requirement | | 11,151 |
| 5-year deliverable supply ²¹ | | 5.1 years |

The 5-year deliverable supply is 5.1 years.

²⁰ <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/housing-land-sites.html>

²¹ Calculated by dividing the net 5-year supply (11,392), by the net requirement of 11,151.



Trajectory

3.33 The trajectory below highlights that the majority of delivery in the early part of the 5-year period is from housing developments that are already on site and therefore are highly likely to be completed. There is relatively less reliance on sites with outline permission and allocations. Sites on the Brownfield Register remain an important part of the supply.

Table 5: 5-year housing supply trajectory

| | 2019/ 20 | 2020/ 21 | 2021/ 22 | 2022/ 23 | 2023/ 24 | 5-year supply |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------------|
| | 1 | 2 | 3 | 4 | 5 | |
| Large sites with full permission | 3,500 | 2,243 | 1,668 | 760 | 626 | 8,797 |
| under construction | 3,417 | 1,614 | 942 | 272 | 263 | 6,508 |
| not started | 83 | 629 | 687 | 488 | 363 | 2,250 |
| construction suspended | 0 | 0 | 39 | 0 | 0 | 39 |
| Small sites | 200 | 200 | 200 | 200 | 200 | 1,000 |
| Large sites with outline permission | 0 | 40 | 40 | 60 | 406 | 546 |
| Development plan allocations | 0 | 26 | 12 | 30 | 30 | 98 |
| Sites identified in the brownfield register | 0 | 116 | 471 | 358 | 256 | 1,201 |
| Gross Supply | 3,700 | 2,625 | 2,391 | 1,408 | 1,518 | 11,642 |
| Minus estimated losses | 50 | 50 | 50 | 50 | 50 | 250 |
| Net Supply | 3,650 | 2,575 | 2,341 | 1,338 | 1,468 | 11,392 |



4. Conclusion and Next Steps

- 4.1 The Brownfield Register was updated at the end of 2019 and a new Strategic Housing Land Availability Assessment (SHLAA) will be published alongside the Sheffield Local Plan Issues and Options document in summer 2020. We will continue to monitor delivery of sites with planning permission and will continue to engage with developers and landowners who have gained, or are seeking to gain, planning permission.



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

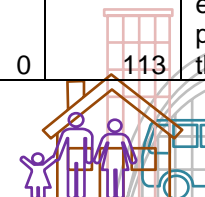
Appendix 1: Large sites with full planning permission

| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|--------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| S00006 | Land And Buildings at Kelham Riverside, Alma Street And Green Lane | Under Construction | 143 | 37 | 36 | 0 | 0 | 0 | 73 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00017 | Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb | Under Construction | 369 | 233 | 136 | 0 | 0 | 0 | 369 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme divided into two apartment blocks (private rented and student), which are assumed to be completed in a single year. |
| S00040 | Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP | Under Construction | 96 | 96 | 0 | 0 | 0 | 0 | 96 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S00041 | Land Opposite 134 to 180 St Georges Close Sheffield | Under Construction | 106 | 106 | 0 | 0 | 0 | 0 | 106 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S00051 | Former Westfield School Site | Under Construction | 150 | 19 | 0 | 0 | 0 | 0 | 19 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00110 | Land At Bamforth Street Junction Cuthbert Bank Road Sheffield S6 2HP | Under Construction | 45 | 0 | 0 | 45 | 0 | 0 | 45 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

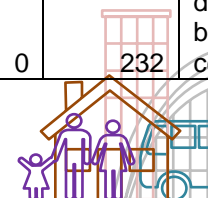
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| S00133 | Land At Rockingham Street, Rockingham Lane And West Street, Sheffield | Under Construction | 13 | 13 | 0 | 0 | 0 | 0 | 13 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00164 | 121 Duke Street, S2 5QL | Full Permission but not started | 16 | 0 | 0 | 0 | 0 | 16 | 16 | Conditions have been discharged and there was still 18 months left on the planning permission at the base date. |
| S00192 | Abbey Glen Laundry Co Ltd Coniston Road Sheffield S8 0UW | Under Construction | 46 | 20 | 0 | 0 | 0 | 0 | 20 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00679 | Falstaff Road/ Adrian Cres, Parson Cross | Under Construction | 106 | 12 | 48 | 46 | 0 | 0 | 106 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Build rates reflect evidence from the developer. |
| S00701 | Manor Site 8 | Under Construction | 103 | 20 | 24 | 0 | 0 | 0 | 44 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00702 | Phase D, Stonecliffe Road, Manor | Under Construction | 181 | 48 | 44 | 0 | 0 | 0 | 92 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Build rates reflect evidence from the developer. |
| S00711 | Manor Boot Houses | Under Construction | 256 | 43 | 43 | 43 | 43 | 42 | 214 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Build rates reflect evidence from the developer. |
| S00712 | Skye Edge Avenue A | Under Construction | 113 | 0 | 113 | 0 | 0 | 0 | 113 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Build rates reflect evidence from the developer. |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| S00717 | Norfolk Park 4 and Bluestones (Land Between Park Grange Road And Beeches Drive) | Under Construction | 92 | 19 | 0 | 0 | 0 | 0 | 19 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00729 | Denby Street Car Park Denby Street Sheffield S2 4QH | Under Construction | 186 | 85 | 51 | 0 | 0 | 0 | 136 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Remainder of scheme divided into two apartment blocks, which are assumed to be completed in a single year. |
| S00730 | Holiday Inn, Manchester Road | Under Construction | 133 | 0 | 0 | 0 | 0 | 133 | 133 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme for apartment block and few houses, which is assumed to be completed in a single year. |
| S00732 | Former Jacobs Engineering, Troutbeck Road | Under Construction | 65 | 0 | 65 | 0 | 0 | 0 | 65 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S00750 | Former Eon Works Earl Street Sheffield S1 4PY | Under Construction | 162 | 162 | 0 | 0 | 0 | 0 | 162 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S00754 | I Grunweg Ltd Silversteel House 29-49 Rockingham Street Sheffield S1 4EA | Full Permission but not started | 232 | 0 | 0 | 232 | 0 | 0 | 232 | Developer's website states that the development will complete in summer 2021, and conditions have been discharged. Scheme is for apartment block which is assumed to be completed in a single year. |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

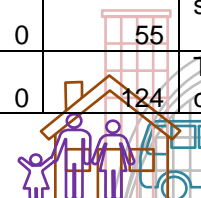
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| S00756 | 12 Moore Street, 184, 190 Fitzwilliam Street and Stokes Warehouse, Thomas Street, Sheffield S3 7UQ | Under Construction | 355 | 0 | 0 | 355 | 0 | 0 | 355 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S00758 | Klausners Site, Sylvester Street / Mary Street | Under Construction | 335 | 0 | 110 | 110 | 115 | 0 | 335 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for three apartment blocks which are assumed to be completed in a single year. |
| S00759 | Radford Street/ Upper Allen Street/ Netherthorpe Road | Full Permission but not started | 284 | 0 | 0 | 0 | 284 | 0 | 284 | Full planning permission granted in 2019. Scheme is for apartment block which is assumed to be completed in a single year. |
| S00764 | Land Between Remington Avenue And The Wordsworth Tavern Margetson Crescent Sheffield S5 9NB | Under Construction | 32 | 3 | 0 | 0 | 0 | 0 | 3 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00781 | Parson Cross College (SW) - Remington Rd/ Montoney Rd New Parson Cross Masterplan Area | Under Construction | 242 | 22 | 0 | 0 | 0 | 0 | 22 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00792 | Former Sports Ground, Greaves Lane | Under Construction | 39 | 18 | 0 | 0 | 0 | 0 | 18 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00799 | Sheffield Hallam University Norton Playing Fields Derbyshire Lane Sheffield S8 8LJ | Under Construction | 138 | 55 | 55 | 0 | 0 | 0 | 110 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Build rates reflect evidence from the developer. |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

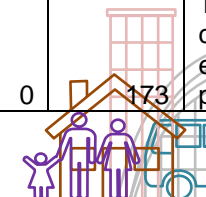
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| S00821 | Oxclose Farm | Under Construction | 207 | 40 | 40 | 40 | 40 | 16 | 176 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Build rates reflect evidence from the developer. |
| S00852 | Site At 31 Acorn Street/Dunfields/Green Lane (Site 4), Sheffield, S3 8SQ | Under Construction | 219 | 34 | 0 | 0 | 0 | 0 | 34 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S00991 | Site of Darnall Medical Aid Society, Fisher Lane, Sheffield, S9 4RP | Full Permission but not started | 10 | 0 | 10 | 0 | 0 | 0 | 10 | Contact with the developer confirms intention to complete the site in 2021. |
| S01068 | Beighton Road, Woodhouse | Under Construction | 97 | 11 | 0 | 0 | 0 | 0 | 11 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S01117 | Dairy Distribution Centre, Hemsworth Road | Under Construction | 13 | 9 | 0 | 0 | 0 | 0 | 9 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S01133 | Hare and Hounds, Church Street, Stannington | Full Permission but not started | 38 | 0 | 38 | 0 | 0 | 0 | 38 | Development has now commenced. |
| S01263 | Griff Works, Stopes Road, Stannington, S6 6BW | Under Construction | 62 | 34 | 0 | 0 | 0 | 0 | 34 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S01274 | Land at Manchester Road and adjacent to 14, Paterson Close, Park Drive Way, Stocksbridge, Sheffield. | Full Permission but not started | 55 | 0 | 0 | 55 | 0 | 0 | 55 | Contact with the developer confirms intention to commence as soon as conditions are discharged - which is in progress. Note, this scheme has now started on site. |
| S01345 | Toledo Works 79-81 Hollis Croft City Centre | Under Construction | 124 | 124 | 0 | 0 | 0 | 0 | 124 | This site was already under construction during summer 2019 and is |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

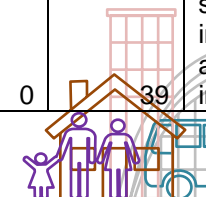
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | & Kelham Sheffield S1 4BG | | | | | | | | | expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S01347 | Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG | Full Permission but not started | 39 | 0 | 0 | 0 | 0 | 39 | 39 | Site is being actively marketed on the website of Trinity Park Estates as 'City Heights'. Scheme is for apartment block which is assumed to be completed in a single year. |
| S01361 | Site Of TTS Car Sales Ltd, Archer Road, Sheffield | Full Permission but not started | 28 | 0 | 0 | 28 | 0 | 0 | 28 | Contact with the developer confirms intention to commence once a contractor has been appointed. |
| S01415 | Waitrose Car Park, east of 98 Napier Street | Under Construction | 66 | 66 | 0 | 0 | 0 | 0 | 66 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S01478 | Weakland Drive, Weakland Crescent | Full Permission but not started | 38 | 0 | 38 | 0 | 0 | 0 | 38 | The scheme is part of Sheffield City Council's Stock Increase Programme. The developer is now on site (November 2019) and completion is anticipated in summer 2020. |
| S01581 | Land Adjoining 6 Woodby Road Sheffield | Under Construction | 21 | 13 | 0 | 0 | 0 | 0 | 13 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S01593 | Parson Cross College (NE) - Remington Rd/ Monteny Rd New Parson Cross Masterplan Area | Under Construction | 165 | 19 | 30 | 30 | 0 | 0 | 79 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Build rates reflect evidence from the developer. |
| S01609 | Land And Buildings At Boston Street Bramall Lane And Arley Street Boston Street | Under Construction | 596 | 60 | 60 | 53 | 0 | 0 | 173 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme divided into apartment |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

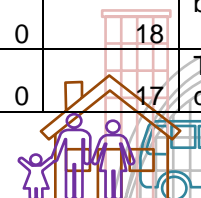
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|---|
| | Sheffield | | | | | | | | | blocks, which are assumed to be completed in single years. |
| S01795 | Site of Tannery Lodge, 520 Stradbroke Road | Under Construction | 12 | 12 | 0 | 0 | 0 | 0 | 12 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S01844 | The Beauchief Hotel, 161 Abbeydale Road South | Under Construction | 30 | 26 | 0 | 0 | 0 | 0 | 26 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S02046 | The Tower, 2 Furnival Square, S1 2QL | Under Construction | 69 | 69 | 0 | 0 | 0 | 0 | 69 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S02057 | Bannerdale Centre & Park Site, Carter Knowle Road | Full Permission but not started | 62 | 31 | 31 | 0 | 0 | 0 | 62 | Building work has now commenced on this site. Contact with the developer confirms that all units will be completed by the end of 2020/21. Build rates reflect evidence from the developer. |
| S02078 | Eye Witness Works, Milton St | Under Construction | 97 | 0 | 78 | 19 | 0 | 0 | 97 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme divided into apartment block, which is assumed to be completed in a single year, followed by the remaining houses. |
| S02176 | University of Sheffield 343/343a Fulwood Road, Sheffield S10 3BQ | Under Construction | 12 | 12 | 0 | 0 | 0 | 0 | 12 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S02259 | RJ Stokes, 20 Egerton Street | Construction Suspended | 39 | 0 | 0 | 39 | 0 | 0 | 39 | Construction on this site is currently suspended as the site was left incomplete (building fully constructed – awaiting fit out) prior to changing hands in 2018. Recent planning permission |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

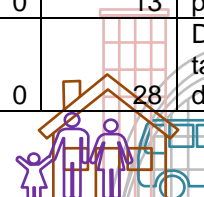
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | | | | | | | | | | slightly amends the implemented scheme in order to improve viability with the objective of completing the scheme as soon as possible. The site is therefore included in the 5-year supply. |
| S02282 | Site Of Sheffield Testing Laboratories Ltd And 58 Nursery Street And Car Park On Johnson Lane Sheffield S3 8GP | Full Permission but not started | 268 | 0 | 0 | 90 | 90 | 88 | 268 | Full permission granted in early 2019 so no progress yet. Demolition needs to take place. Scheme divided into three apartment blocks, which are assumed to be completed in single years. |
| S02285 | Former Footprint Tools, Hollis Croft | Under Construction | 457 | 457 | 0 | 0 | 0 | 0 | 457 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S02707 | Whirlow Grange Conference Centre Whirlow Grange Drive Sheffield S11 9RX | Under Construction | 14 | 2 | 0 | 0 | 0 | 0 | 2 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S02529 | Former Cradock School Site, Sheffield S2 2JZ | Under Construction | 96 | 30 | 30 | 30 | 0 | 0 | 90 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S02599 | Former East Hill Primary/ Secondary School East Bank Road Sheffield S2 3PX | Under Construction | 77 | 66 | 0 | 0 | 0 | 0 | 66 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Build rates reflect evidence from the developer. |
| S02610 | Land At Junction With Finchwell Road Quarry Road Handsworth Sheffield S13 9AZ | Full Permission but not started | 18 | 18 | 0 | 0 | 0 | 0 | 18 | Contact with the agent for this site confirms that all homes are expected to be delivered during 2019/20. |
| S02648 | Sheffield NHS Care Trust Brincliffe House | Under Construction | 17 | 13 | 4 | 0 | 0 | 0 | 17 | This site was already under construction during summer 2019 and is |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

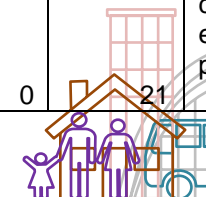
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|-------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | 90 Osborne Road Sheffield S11 9BA | | | | | | | | | expected to complete within the 5-year period. |
| S02688 | Department For Work And Pensions Mayfield Court 56 West Street City Centre Sheffield S1 4EP | Under Construction | 214 | 214 | 0 | 0 | 0 | 0 | 214 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S02732 | Land Adjacent 240 Springvale Road Sheffield S10 1LH | Under Construction | 12 | 0 | 0 | 0 | 0 | 12 | 12 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S02745 | Car Park, Eyre Lane, Sheffield S1 4RB (on Furnival Square roundabout) | Under Construction | 139 | 139 | 0 | 0 | 0 | 0 | 139 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S02779 | Willis House Peel Street Sheffield S10 2PQ | Under Construction | 39 | 39 | 0 | 0 | 0 | 0 | 39 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S02811 | Park Gardeners Club And Institute Cricket Inn Road Sheffield S2 5AT | Under Construction | 38 | 38 | 0 | 0 | 0 | 0 | 38 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S02857 | The Market Inn 18 Wortley Road High Green Sheffield S35 4LU | Under Construction | 19 | 13 | 0 | 0 | 0 | 0 | 13 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S02858 | Land At Main Road Ross Street And Whitwell Street | Full Permission but not | 28 | 0 | 28 | 0 | 0 | 0 | 28 | Demolition of buildings has already taken place in preparation for development to start. Development |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

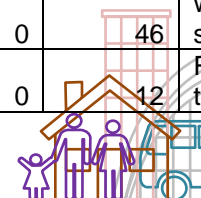
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | Sheffield S9 4QL | started | | | | | | | | Management officer's discussions with the developer confirms that they intend to commence work soon. |
| S02859 | Baldwins Omega Ltd Brincliffe Hill Sheffield S11 9DF | Full Permission but not started | 52 | 0 | 0 | 0 | 30 | 22 | 52 | Significant demolition required prior to development so assumed an additional year before delivery rather than the standard SHLAA methodology. |
| S03063 | Land East Of Britannia Road And North Of High Hazels Park Infield Lane Sheffield S9 4PE | Under Construction | 48 | 24 | 24 | 0 | 0 | 0 | 48 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03193 | Former Steins Tip, Station Road, Deepcar | Under Construction | 413 | 0 | 0 | 35 | 60 | 60 | 155 | This site was already under construction with infrastructure works taking place during summer 2019 and is expected to start within the 5-year period. |
| S03203 | Fox Hill Place Sheffield S6 1GE | Full Permission but not started | 167 | 0 | 107 | 60 | 0 | 0 | 167 | New planning permission granted in December 2018. Contact with the agent for the new developer confirms the build figures which have been used, with completion by the end of 2021/22. |
| S03224 | 127 Ecclesall Road Sheffield S11 8HY | Under Construction | 251 | 0 | 251 | 0 | 0 | 0 | 251 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03278 | Land Between Athol Road And Smithy Wood Road Athol Road Sheffield | Under Construction | 14 | 14 | 0 | 0 | 0 | 0 | 14 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03352 | Old County Court House 56 Bank Street Sheffield S1 2DS | Under Construction | 21 | 21 | 0 | 0 | 0 | 0 | 21 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

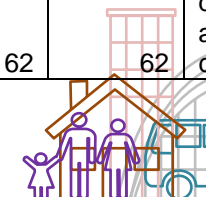
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|---|
| S03358 | 130 - 142 Langsett Road Sheffield S6 2UB | Full Permission but not started | 14 | 14 | 0 | 0 | 0 | 0 | 14 | This site is now under construction. Contact with the developer confirms intention to complete the scheme within 2019/20. |
| S03359 | Ewen Engineering Co Roscoe Road Sheffield S3 7DZ | Under Construction | 54 | 54 | 0 | 0 | 0 | 0 | 54 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03372 | Mosborough Fire Station Queen Street Mosborough Sheffield S20 5BQ | Under Construction | 10 | 10 | 0 | 0 | 0 | 0 | 10 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03383 | 40-50 Castle Square Sheffield S1 2GF | Full Permission but not started | 22 | 0 | 0 | 22 | 0 | 0 | 22 | Contact with the agent confirms that work will begin imminently. |
| S03386 | Site Of 82 - 84 Winter Street Sheffield S3 7ND | Full Permission but not started | 151 | 0 | 0 | 151 | 0 | 0 | 151 | This site is now under construction (November 2019). Contact with the agent confirms that the scheme will be complete by the start of the 2021/22 academic year. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03390 | Clamark House 55 - 65 Stalker Lees Road Sheffield S11 8NP | Under Construction | 14 | 6 | 8 | 0 | 0 | 0 | 14 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03425 | Fargate Court 13 Fargate Sheffield S1 2HD | Under Construction | 46 | 46 | 0 | 0 | 0 | 0 | 46 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03457 | Quicksilver 32 Castle Street Sheffield S3 | Full Permission | 12 | 0 | 0 | 12 | 0 | 0 | 12 | Recent applications to amend the layout to ensure deliverability and pre- |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

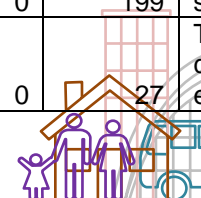
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|---------------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | 8LT | but not started | | | | | | | | commencement conditions are being considered. No evidence that the site will not come forwards. |
| S03460 | 18 Henry Street Shalesmoor Sheffield S3 7EQ | Under Construction | 46 | 46 | 0 | 0 | 0 | 0 | 46 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03476 | Westfield House, 87 Division Street And Rockingham Court 152, Rockingham Street | Under Construction | 39 | 39 | 0 | 0 | 0 | 0 | 39 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03490 | The Nichols building, Shalesmoor | Full Permission but not started | 48 | 0 | 0 | 0 | 48 | 0 | 48 | No contact made with the agent, and a number of conditions have not yet been discharged. As some demolition is required prior to development, the site has been pushed further back in the 5-year period rather than using the standard SHLAA delivery assumption. |
| S03492 | Site Of Mackleys Building And 2 Chatham Street Sheffield S3 8EG | Under Construction | 131 | 131 | 0 | 0 | 0 | 0 | 131 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03500 | Wake Smith & Co 68 Clarkehouse Road Sheffield S10 2LJ | Under Construction | 12 | 6 | 0 | 0 | 0 | 0 | 6 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03506 | Stepney Street Car Park Stepney Street Sheffield S2 5TD | Full Permission but not started | 62 | 0 | 0 | 0 | 0 | 62 | 62 | No recent contact made with the developer or agent. Scheme is for apartment block which is assumed to be completed in a single year. |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

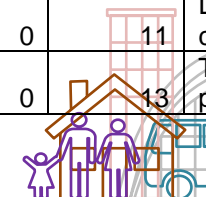
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|---|
| S03514 | Carr Motors Ltd 318-328 Shalesmoor Sheffield S3 8UL | Under Construction | 49 | 49 | 0 | 0 | 0 | 0 | 49 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03525 | Sheffield Newspapers Ltd York Street Sheffield S1 1PU | Under Construction | 86 | 86 | 0 | 0 | 0 | 0 | 86 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for office to apartment conversion which is assumed to be completed in a single year. |
| S03546 | Burgoyne Arms 246 Langsett Road Sheffield S6 2UE | Under Construction | 14 | 14 | 0 | 0 | 0 | 0 | 14 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03552 | Vincent House 149-151 Solly Street Sheffield S1 4BB | Under Construction | 68 | 68 | 0 | 0 | 0 | 0 | 68 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03614 | Aviva Health UK Limited Heritage House Heritage Park 55 Albert Terrace Road Sheffield S6 3BR | Under Construction | 55 | 0 | 55 | 0 | 0 | 0 | 55 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment conversion which is assumed to be completed in a single year. |
| S03644 | Park Hill (Phase 2) | Full Permission but not started | 199 | 0 | 199 | 0 | 0 | 0 | 199 | A press release from the developer confirms that this scheme has started on site, with completion due in 2020/21. Scheme is for apartment conversion which is assumed to be completed in a single year. |
| S03649 | Handsworth Working Mens Club And Institute 445 | Under Construction | 27 | 27 | 0 | 0 | 0 | 0 | 27 | This site was already under construction during summer 2019 and is expected to complete within the 5-year |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

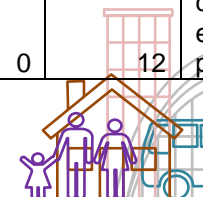
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | Handsworth Road Sheffield S13 9DD | | | | | | | | | period. |
| S03652 | Pyramid Carpets 709 Chesterfield Road Sheffield S8 0SL | Under Construction | 17 | 14 | 3 | 0 | 0 | 0 | 17 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03655 | Parkhead House 26 Carver Street Sheffield S1 4FS | Full Permission but not started | 23 | 0 | 23 | 0 | 0 | 0 | 23 | Contact with the agent confirmed that development was due to commence summer 2019 with completion estimated in 2020/21. |
| S03662 | Site Of Former 132 To 180 Berners Road Sheffield S2 2BU | Under Construction | 18 | 0 | 18 | 0 | 0 | 0 | 18 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03666 | Car World Yorkshire Site Of 164 To 176 London Road Sheffield S2 4LT | Full Permission but not started | 13 | 0 | 0 | 0 | 13 | 0 | 13 | The site is still in use so delivery date has been pushed back 1 year further than the standard SHLAA methodology. |
| S03681 | Land Between 534 And 546 Abbeydale Road Sheffield S7 1TD | Under Construction | 10 | 10 | 0 | 0 | 0 | 0 | 10 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03686 | Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA | Under Construction | 19 | 19 | 0 | 0 | 0 | 0 | 19 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03697 | 287 Springwood Lane Sheffield S35 4JP | Under Construction | 14 | 14 | 0 | 0 | 0 | 0 | 14 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03701 | Waggon And Horses 236 Gleadless Road Sheffield S2 3AF | Full Permission but not started | 0 | 0 | 0 | 0 | 11 | 0 | 11 | Site has full planning permission with 2 years remaining at the base date. There has since been discussion with Development Management about conditions. |
| S03725 | 90 Trippet Lane/8 Bailey Lane Sheffield | Full Permission | 13 | 0 | 0 | 13 | 0 | 0 | 13 | The site has changed hands since full planning permission was granted but |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

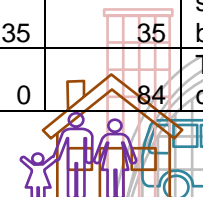
| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | S1 4EL | but not started | | | | | | | | there is no reason to assume that it won't be delivered. |
| S03727 | Garage Site Adjacent Working Mens Club Smithy Wood Road Woodseats Sheffield S8 0NW | Full Permission but not started | 10 | 0 | 10 | 0 | 0 | 0 | 10 | The developer has started to discharge conditions and is awaiting approval for site investigations. |
| S03741 | 50 High Street City Centre Sheffield S1 1QH | Full Permission but not started | 101 | 0 | 0 | 0 | 0 | 101 | 101 | Contact with the agent suggests that whilst there is no scheduled start date, there is no evidence that the site will not be delivered within the next 5 years. Scheme is for apartment conversion which is assumed to be completed in a single year. |
| S03762 | 3 West Bar Sheffield S3 8P | Under Construction | 54 | 54 | 0 | 0 | 0 | 0 | 54 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment conversion which is assumed to be completed in a single year. |
| S03779 | Steel City Marketing Ltd Allen Street Sheffield S3 7AW | Under Construction | 288 | 0 | 288 | 0 | 0 | 0 | 288 | Contact with the agent suggests site to be completed in 2020. This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03785 | Castle House Lady's Bridge Sheffield S3 8HT | Full Permission but not started | 24 | 0 | 0 | 24 | 0 | 0 | 24 | No response from the agent for this site. However, no reason to assume that the site won't be delivered. |
| S03786 | Croft Acres 15 Hibberd Road Sheffield S6 4RE | Under Construction | 12 | 12 | 0 | 0 | 0 | 0 | 12 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|--|---------------------------------|----------------|--------|--------|--------|--------|--------|-----------------|---|
| S03793 | Bailey Street Garage 39 Bailey Street Sheffield S1 4EH | Under Construction | 92 | 92 | 0 | 0 | 0 | 0 | 92 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |
| S03796 | Bessemer House 59 Carlisle Street East Sheffield S4 7QN | Full Permission but not started | 16 | 0 | 16 | 0 | 0 | 0 | 16 | Contact with the site owner confirmed that work would soon start on site (July 2019). |
| S03810 | 6 Campo Lane Sheffield S1 2EF | Full Permission but not started | 28 | 0 | 28 | 0 | 0 | 0 | 28 | Additional units have now been granted on this site, through an Office to Residential Prior Notification. Contact with the agent confirms that work will commence in autumn 2019. |
| S03814 | Land Adjacent Grammar Street Whitehouse Lane Sheffield | Under Construction | 14 | 0 | 0 | 0 | 14 | 0 | 14 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03815 | 95 Mary Street, Sheffield S1 4RT | Under Construction | 10 | 10 | 0 | 0 | 0 | 0 | 10 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. |
| S03817 | Park Hill Estate, Duke Street (PHASE 3) | Full Permission but not started | 74 | 0 | 74 | 0 | 0 | 0 | 74 | Discussions with the developer confirm that the anticipated completion date is September 2020. Scheme is for apartment conversion which is assumed to be completed in a single year. |
| S03836 | Heritage Park 55 Albert Terrace Road Sheffield S6 3BR | Full Permission but not started | 35 | 0 | 0 | 0 | 0 | 35 | 35 | Contact with the agent for this site suggests that a new scheme may be submitted; however the site is likely to be developed within the 5 year period. On the basis of potential change of scheme, delivery has been pushed back to the end of the 5-year period. |
| S03841 | Land Between Swinton Street And | Under Construction | 84 | 0 | 0 | 84 | 0 | 0 | 84 | This site was already under construction during summer 2019 and is |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

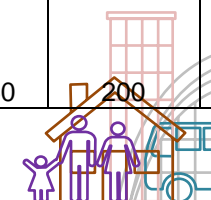
Appendix 1: Large sites with full planning permission

| Site Ref | Address | Planning Status | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|--|----------------|--------|--------|--------|--------|--------|-----------------|---|
| | Chatham Street | | | | | | | | | expected to complete within the 5-year period. |
| S03857 | Enterprise House Site Adjacent To 1 Hunshelf Park S36 2BT | Full Permission but not started | 10 | 0 | 10 | 0 | 0 | 0 | 10 | Discussion with the agent confirmed that the houses will be built within the 5-year period, whether the existing permission or a new permission, as the properties are custom build with future occupiers determining the final internal configuration. |
| S03874 | Yorkshire Bank Chambers Fargate Sheffield S1 2HD | Full Permission but not started | 12 | 0 | 0 | 0 | 12 | 0 | 12 | Planning permission was only granted in February 2019 just before the base date and therefore there is no reason to assume this site would not be delivered within the 5 year period. |
| S03891 | Hawkhills Residential Home 11 Stanwood Road Sheffield S6 5JE | Full Permission but not started | 20 | 20 | 0 | 0 | 0 | 0 | 20 | Contact with the developer in summer 2019 confirmed that they were in the process of discharging final conditions, and that work will commence straight after. |
| S03892 | Brockwood Park Centre Station Road Woodhouse Sheffield S13 7QH | Full Permission but not started | 17 | 0 | 17 | 0 | 0 | 0 | 17 | Full permission granted in March 2019 so no progress so far, but no reason to assume that the site won't be delivered. |
| S03902 | Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield | Under Construction | 52 | 0 | 0 | 52 | 0 | 0 | 52 | This site was already under construction during summer 2019 and is expected to complete within the 5-year period. Scheme is for apartment block which is assumed to be completed in a single year. |



Appendix 2: Large sites with outline permission

| Site Ref | Address | Application No. | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|-------------------|--|-----------------|----------------|--------|--------|--------|--------|--------|-----------------|---|
| S00746 | West Bar Square | 16/02518/OUT | 346 | 0 | 0 | 0 | 0 | 346 | 346 | The first phase of the development will provide 346 build-to-rent units alongside two office buildings and a multi-storey car park. Applicant in the process of preparing a pre-application request for Phase 1. A funding agreement with a major institutional investor is nearing legal completion, and this will trigger the start of the formal pre-application process as the scheme has been designed for them. Subject to securing reserved matters approval for the first phase of the scheme, construction is targeted for commencement in 2021 with completion in 2023. |
| S02444 and S03481 | Former Oughtibridge Paper Mill, S35 0DN (Sheffield) and (Barnsley) | 16/01169/OUT | 303 | 0 | 40 | 40 | 60 | 60 | 200 | Following the grant of outline permission, CEG has partnered with two housebuilders – Barratt David Wilson Homes and Sky House Co Limited – and devised a detailed layout for the site which is the subject of a reserved matters application (19/03221/REM). This comprises 290 homes within the parameters of the outline permission. A separate application for the change of use of two existing buildings was submitted concurrently for development of an additional 13 dwellings (19/03222/FUL). The design proposals have developed through pre-submission discussions with SCC since May 2019. The advance |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 2: Large sites with outline permission

| Site Ref | Address | Application No. | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---------|-----------------|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | | | | | | | | | | enabling and infrastructure works on the site have already been delivered. Assuming reserved matters approval is granted, construction of housing will commence in early 2020. |



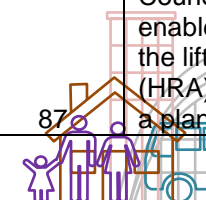
Appendix 3: Development Plan Allocations

| Site Ref | Address | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|----------------|--------|--------|--------|--------|--------|-----------------|---|
| S00737 | Owlthorpe E | 72 | 0 | 0 | 12 | 30 | 30 | 72 | A pre-application enquiry was made by Avant Homes and a full application has now been received [reference 19/03143/FUL]. Commencement on site is expected 8-12 weeks from the granting of satisfactory planning permission. It is anticipated that all units will be delivered within the 5-year period. |
| S00788 | Land At The Rear Of 13 And 42 Coppice Close Sheffield S36 1LS | 26 | 0 | 26 | 0 | 0 | 0 | 26 | Planning application 18/03869/FUL approved subject to signing S.106 agreement. At the base date the full planning application had been received indicating firm progress, and this is justified by the subsequent approval. Aiming to commence winter 2019/spring 2020. Completion within 5-years to the best of the agent's knowledge. |



Appendix 4: Sites on the Brownfield Register

| Site Ref | Address | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|----------------|--------|--------|--------|--------|--------|-----------------|---|
| S00062 | Hemsworth Primary School, Blackstock Road | 80 | 0 | 0 | 0 | 80 | 0 | 80 | The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The site will be delivered as an Older Person's Independent Living (OPIL) Scheme with the planning application to be submitted autumn 2020. Construction is planned to start summer 2021 with a 19 month build programme. The properties will be for affordable housing and therefore no sales and marketing period is required. |
| S00675 | Buchanan Cresc/ Adlington Rd (C1 & C2) Parson Cross Masterplan Area (Adlington) | 140 | 0 | 0 | 140 | 0 | 0 | 140 | The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. A planning application was granted for the site (19/02226/FUL) in October 2019, in accordance with the programme available at the base date of 1.4.20. The scheme incorporates 114 apartments for older people, 8 apartments for people with learning disabilities and 18 bungalows for older people and will be completed during the same year. The properties will be for affordable housing and therefore no sales and marketing period is required. |
| S00700 | Harborough Ave/ Vikinglea Drive Manor (Manor 14) | 87 | 0 | 0 | 0 | 0 | 87 | 87 | The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The programme is for a planning application to be submitted in |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 4: Sites on the Brownfield Register

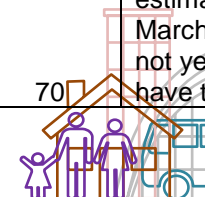
| Site Ref | Address | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | | | | | | | | | early 2022, with completion of the site as a single block for older people by the end of March 2024. The properties will be for affordable housing and therefore no sales and marketing period is required. |
| S00710 | Harborough Rise, Manor Castle (Corker Bottoms site A) | 50 | 0 | 0 | 0 | 20 | 30 | 50 | Cabinet Member Decision (dated 04/07/2019) confirms receipt of Homes England funding to enable site development. Site in 5-year supply based on most recent Sheffield Housing Company business plan. http://democracy.sheffield.gov.uk/ieDecisionDetails.aspx?Id=2333 |
| S00715 | Manor Park Avenue (Pennine Village) | 91 | 0 | 16 | 48 | 27 | 0 | 91 | Cabinet Member Decision (dated 04/07/2019) confirms receipt of Homes England funding to enable site development. Site in 5-year supply based on most recent Sheffield Housing Company business plan. http://democracy.sheffield.gov.uk/ieDecisionDetails.aspx?Id=2333 |
| S00719 | Kenninghall Drive, Norfolk Park | 114 | 0 | 0 | 40 | 48 | 26 | 114 | Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. |
| S00721 | Daresbury Drive Maisonettes | 37 | 0 | 0 | 37 | 0 | 0 | 37 | Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. |
| S00733 | Gaunt Road (previously numbered 95 - 381) | 19 | 0 | 0 | 19 | 0 | 0 | 19 | The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The SIP programme shows that a planning application is expected July 2020, with the Council's Capital Delivery Service starting design work as soon as |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 4: Sites on the Brownfield Register

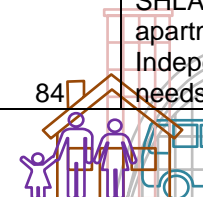
| Site Ref | Address | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|----------------|--------|--------|--------|--------|--------|-----------------|---|
| | | | | | | | | | possible. Completion is expected in February 2022. The properties will be for general needs affordable housing and therefore no sales and marketing period is required. |
| S01447 | Claywood Tower Blocks | 57 | 0 | 8 | 49 | 0 | 0 | 57 | Sheffield Housing Company confirmed that the planning application is expected in January 2020. Site in 5-year supply based on most recent Sheffield Housing Company business plan. |
| S01450 | Berners Road/ Berners Place, | 63 | 0 | 0 | 63 | 0 | 0 | 63 | The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. A full planning application has been received since the base date for the 5-year Housing Land Supply Note (19/03816/RG3) for 45 houses and three apartment blocks including 18 apartments. The properties will be for general needs affordable housing and therefore no sales and marketing period is required. |
| S01453 | Mansell Crescent / Mansell Road | 38 | 0 | 0 | 0 | 38 | 0 | 38 | Sheffield Housing Company confirmed that the planning application is expected in late 2020. Site in 5-year supply based on most recent Sheffield Housing Company business plan. |
| S01467 | Site Of Properties At Scowerdons Drive, Silkstone Road, Spa Brook Drive, Wickfield Close (Scowerdons Phases 1b, 1c,2, 4,5, 6) | 250 | 0 | 0 | 0 | 35 | 35 | 70 | The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The SIP programme estimates delivery of this site by the end of March 2024, however the build out rate has not yet been determined and therefore we have taken a cautious approach and used |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 4: Sites on the Brownfield Register

| Site Ref | Address | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---|----------------|--------|--------|--------|--------|--------|-----------------|--|
| | | | | | | | | | the build out rate in the SHLAA methodology to estimate the trajectory. This results in the first completions during 2022/23. However as the properties will be for general needs affordable housing and therefore no sales and marketing period is required, delivery may be faster than estimated here. |
| S03183 | The Circle / Fretson Road | 210 | 0 | 16 | 48 | 48 | 48 | 160 | Cabinet Member Decision (dated 04/07/2019) confirms receipt of Homes England funding to enable site development. Site in 5-year supply based on most recent Sheffield Housing Company business plan. http://democracy.sheffield.gov.uk/ieDecisionDetails.aspx?Id=2333 |
| S03202 | Deerlands Avenue | 32 | 0 | 0 | 0 | 32 | 0 | 32 | Sheffield Housing Company confirmed site surveys carried out – significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. |
| S03206 | Land Opposite 29 To 45 Lytton Road Sheffield S5 8AX | 44 | 0 | 44 | 0 | 0 | 0 | 44 | Site now has full planning permission, granted July 2019. Site in 5-year supply based on most recent Sheffield Housing Company business plan. |
| S03210 | Park Spring Drive A, Norfolk Park | 35 | 0 | 32 | 3 | 0 | 0 | 35 | Planning application received, awaiting determination. Site in 5-year supply based on most recent Sheffield Housing Company business plan. |
| S03214 | Newstead Estate, Birley | 234 | 0 | 0 | 24 | 30 | 30 | 84 | The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The build out rate used is the standard approach set out in the SHLAA. The site will be delivered as 150 apartments for affordable Older People's Independent Living (OPIL) and 84 general needs affordable homes and therefore no |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 4: Sites on the Brownfield Register

| Site Ref | Address | Total Capacity | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | 5-year capacity | Commentary |
|----------|---------|----------------|--------|--------|--------|--------|--------|-----------------|---|
| | | | | | | | | | sales and marketing period is required. Delivery may therefore be faster than estimated here. |



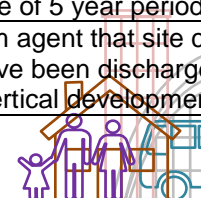
Appendix 5: Category A sites excluded from the 5-year supply

| Site Ref | Address | Planning Status at 1 April 2019 | Total Capacity | Commentary |
|----------|---|---------------------------------|----------------|---|
| S00023 | Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW | Construction Suspended | 98 | Extant permission remains, but no progress on site therefore the site remains as construction suspended, and delivery moved outside of 5 year period. |
| S00050 | Former British Glass Labs, Crookesmoor | Construction Suspended | 76 | Planning permission from 2005 has been implemented, but very minimal progress on site (except vegetation clearance). Status remains as construction suspended, and delivery moved outside of 5 year period. |
| S00108 | Site of Vernons the Bakers and Bankside Works, Archer Road, Sheffield S8 0JT | Construction Suspended | 33 | Construction started on site in 2009. Agent confirmed that site is very unlikely to be developed, and there has been no building activity on site. Delivery moved outside of 5 year period. |
| S00178 | Weston House And Western Tower West Bar Green Sheffield S1 2DA | Full Permission but not started | 18 | Agent confirmed site is unlikely to come forward for development. Permission expires in May 2019, and no evidence of work starting on site. Delivery moved outside of 5 year period. |
| S00202 | Scarsdale House, 136 Derbyshire Lane, Woodseats | Construction Suspended | 22 | Construction started in 2013, no further progress on site. Agent confirmed scheme will not be pursued. Delivery moved outside of 5 year period. |
| S00215 | Land adjoining 434-652 Grimesthorpe Road | Construction Suspended | 33 | Construction started in 2013, unable to make any contact with developer or agent, and no evidence of further work on site. Delivery moved outside of 5 year period. |
| S01521 | 2 Haymarket And 5-7 Commercial Street Sheffield S1 1PF | Full Permission but not started | 11 | Agent confirmed no set timeframes for delivery and client may come back with revised scheme. Permission expires in June 2019 and pre-commencement conditions were not discharged in time. Delivery moved outside of 5 year period. |
| S02100 | Twigg Bros 51 Toyne Street | Construction Suspended | 12 | Construction has started on site for 3 units in 2016 to 2017. Agent confirmed construction will be phased to fund the next stage of building. No further update from agent and no evidence of buildings on site. Delivery moved outside of 5 year period. |
| S02156 | Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield | Construction Suspended | 36 | Planning permission from 2013 has been implemented, but very minimal progress of site. Status remains as construction suspended, and delivery moved outside of 5 year period. |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT
Appendix 5: Category A sites excluded from the 5-year supply

| Site Ref | Address | Planning Status at 1 April 2019 | Total Capacity | Commentary |
|----------|---|---------------------------------|----------------|---|
| S02180 | Former Head Post Office Fitzalan Square Sheffield S1 1AB | Construction Suspended | 42 | Planning permission from 2017 has been implemented for the education facilities, but no progress on the residential element. Evidence shows amendments to accommodation schedule. Delivery moved outside of 5 year period. |
| S02199 | Sheffield United Football Club Car Park Cherry Street And Shoreham Street Highfield Sheffield S2 4RD | Full Permission but not started | 45 | Unable to make contact with agent or developer in June 2019 and January 2020. Permission expires in May 2020, and no evidence of work starting on site. Delivery moved outside of 5 years. Review in Spring 2020. |
| S02299 | Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ | Full Permission but not started | 371 | Developer confirmed no intention to develop the site. Delivery moved outside of 5 years. |
| S02639 | 162-170 Devonshire Street Sheffield S3 7SG | Construction Suspended | 12 | Developer confirmed that site currently not viable in current form, and on hold. Started on site but needs approval of Local Planning Authority to commence demolition. Delivery moved outside of 5 years and changed status to 'construction suspended'. Review in Spring 2020. |
| S02641 | Site Of 252 Deer Park Road Sheffield S6 5NH | Full Permission but not started | 14 | Agent confirmed there is no intention to develop the site, and the site maybe sold instead. Delivery moved outside of 5 years. |
| S02733 | Bowlan The Old Chapel Studio 301 Holywell Road Sheffield S9 1BE | Construction Suspended | 12 | Construction has started on site for 4 units in 2016 to 2017. Agent confirmed looking to amend the scheme and acquire neighbouring land. No evidence of building work on site, and no new planning application. Delivery moved outside of 5 year period. Review in Spring 2020. |
| S02915 | HSBC 79 Hoyle Street Sheffield S3 7EW | Construction Suspended | 414 | Demolition has started on the site, but no further building work. Evidence shows site is being marketed and amendments to the scheme are likely. Due to these delays delivery moved outside of 5 year period. Review in Spring 2020. |
| S03220 | Junction Road | Full Permission but not started | | The planning permission has lapsed and pre-commencement conditions were not discharged in time. |
| S03325 | Ball Inn Myrtle Road Sheffield S2 3HR | Full Permission but not started | 14 | Unable to make contact with agent or developer in June 2019 and January 2020. No evidence of work starting on site during annual site visits. Permission expires in August 2019 and pre-commencement conditions were not discharged in time. Delivery moved outside of 5 year period. |
| S03362 | 245 Ecclesall Road Sheffield S11 8JE | Construction Suspended | 184 | Evidence from agent that site currently not viable. Although conditions have been discharged and boards up on site, there is no obvious vertical development on site. Delivery moved outside |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT
Appendix 5: Category A sites excluded from the 5-year supply

| Site Ref | Address | Planning Status at 1 April 2019 | Total Capacity | Commentary |
|----------|---|---------------------------------|----------------|--|
| | | | | of 5 years and changed status to 'construction suspended'. Review in Spring 2020. |
| S03380 | St Cecilia's Church Chaucer Close Sheffield S5 9QE | Full Permission but not started | 17 | Unable to make contact with agent in June 2019 or January 2020. No evidence of work starting on site during annual site visits, and no pre-commencement conditions have been discharged. Delivery moved outside of 5 year period. |
| S03411 | UFI Limited 1 Young Street Sheffield S1 4UP | Full Permission but not started | 44 | Prior approval for office to residential. No evidence of site progressing, the offices are still fully operational. Delivery moved outside of 5 year period. |
| S03462 | 14 - 18 West Bar Green Sheffield S1 2DA | Full Permission but not started | 17 | Evidence from agent confirmed office to residential prior approval has not been implemented and unknown commencement date. No evidence of site progressing, delivery moved outside of 5 year period. |
| S03515 | Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB | Full Permission but not started | 48 | Evidence from agent that site is currently not viable and does not intend to delivery within the next 5 years. |
| S03560 | 28 Bailey Street Sheffield S1 4EH | Full Permission but not started | 10 | Evidence from agent that site will not be delivered due to legal issues. Delivery moved outside of 5 year period. |
| S03578 | 2 Lock Street, Sheffield S6 3BJ | Full Permission but not started | 61 | Evidence from agent that site is currently not viable and does not intend to deliver within the next 5 years. |
| S03642 | Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB | Full Permission but not started | 43 | Evidence from agent that site is currently not viable and does not intend to deliver within the next 5 years. |
| S03680 | Abbeydale Tennis Club Abbeydale Road South Sheffield S17 3LJ | Full Permission but not started | 14 | Evidence from agent that site is currently not viable and does not intend to deliver within the next 5 years. |
| S03775 | 250 Thompson Hill Sheffield S35 4JW | Full Permission but not started | 9 | Revised scheme submitted with less than 10 units. Site will be considered as part of small sites with planning permission. |
| S03784 | Sheffield Dragons College Of Martial Arts 36 - 38 Market Square Sheffield S13 7JX | Full Permission but not started | 27 | Contact with the agent found that there is no timetable yet for development due to uncertainty over Brexit. |
| S03851 | Nambury Engineering Ltd 56 Penistone Road Owlerton, Sheffield S6 3AE | Full Permission but not started | 222 | Evidence from agent that the start date for commencement is unknown and unlikely to be in the near future (no date provided). Demolition work has not started and no pre-commencement conditions have been submitted. Delivery moved outside of 5 year period. |



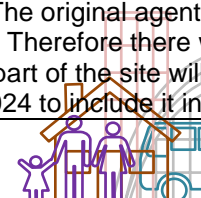
5-YEAR HOUSING LAND SUPPLY MONITORING REPORT
Appendix 5: Category A sites excluded from the 5-year supply

| Site Ref | Address | Planning Status at 1 April 2019 | Total Capacity | Commentary |
|----------|--|---------------------------------|----------------|---|
| S03852 | Lion Works Handley Street Sheffield S4 7LD | Full Permission but not started | 88 | Evidence from agent that the site is on hold. No progress of works on site and no pre-commencement conditions have been submitted. Delivery moved outside of 5 year period. |
| S03886 | Site Of Kirkhill Resource Centre 127 Lowedges Road Sheffield S8 7LE | Full Permission but not started | 45 | Evidence from agent that the site is very unlikely to come forward for development. Delivery moved outside of 5 year period. |



Appendix 6: Sites with outline permission not in the 5-year supply

| Site Ref | Address | Application Number | Date Granted | Total Capacity | Commentary |
|----------|---|--------------------|--------------|----------------|--|
| S00783 | Park Hill (Phases 4-5) | 07/01962/OUT | 10/07/2007 | 247 | Outline permission was granted for the entire scheme (5 phases) in 2007, and subsequently reserved matters applications have been received for the first 3 phases. At the base date 1. April 2019 a reserved matters application had been received for phase 4, but there was no response from the developer in relation to our evidence gathering exercise to gain an understanding of the likelihood of the site being developed within the 5 year period. Therefore there was insufficient evidence available that this part of the site will be deliverable before the end of March 2024 to include it in the 5-year supply. |
| S01694 | Land At The Junction Of Abbeyfield Road And Holtwood Road Including 11 Holtwood Road Sheffield S4 7AY | 19/00464/OUT | 23/05/2019 | 20 | Insufficient evidence of deliverability; the applicant's agent noted that the applicant is concentrating on other developments at present and no timeframe for delivery was given. |
| S02510 | Ouseburn Road, Darnall (referred to as the Darnall Triangle) | 16/04500/OUT | 06/12/2017 | 100 | There is currently no evidence of a developer partner for delivering this site. We also have concerns about the certainty of timescales for the required infilling of the railway cutting. |
| S03474 | 49 Pot House Lane Sheffield S36 1ES | 17/01543/OUT | 14/07/2017 | 29 | There was no response from the developer in relation to our evidence gathering exercise to gain an understanding of the likelihood of the site being developed within the 5 year period. Therefore there was insufficient evidence available that this part of the site will be deliverable before the end of March 2024 to include it in the 5-year supply. |
| S03593 | B Braun, 43 Allen Street, Sheffield S3 7AW | 18/00471/OUT | 31/05/2018 | 41 | There was no response from the developer in relation to our evidence gathering exercise to gain an understanding of the likelihood of the site being developed within the 5 year period. The original agent is no longer involved in the scheme. Therefore there was insufficient evidence available that this part of the site will be deliverable before the end of March 2024 to include it in the 5-year supply. |



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 6: Sites with outline permission not in the 5-year supply

| Site Ref | Address | Application Number | Date Granted | Total Capacity | Commentary |
|----------|--|--------------------|--------------|----------------|--|
| S03651 | Koh-I-Noor 386 Handsworth Road Sheffield S13 9BY | 17/03290/OUT | 21/03/2018 | 12 | There was no response from the developer in relation to our evidence gathering exercise to gain an understanding of the likelihood of the site being developed within the 5 year period. Therefore there was insufficient evidence available that this part of the site will be deliverable before the end of March 2024 to include it in the 5-year supply. |
| S03840 | Midcity House 17, 23 Furnival Gate, 127-155 Pinstone Street And 44 Union Street Sheffield S1 4QR | 18/02967/OUT | 07/11/2018 | 250 | There was no response from the developer in relation to our evidence gathering exercise to gain an understanding of the likelihood of the site being developed within the 5 year period. The original agent is no longer involved in the scheme. Therefore there was insufficient evidence available that this part of the site will be deliverable before the end of March 2024 to include it in the 5-year supply. |
| S03895 | Bowden Auto Repairs Viola Bank Sheffield S36 1FZ | 18/03524/OUT | 25/03/2019 | 15 | Engagement with the landowner confirmed that there is no certainty that homes on the site will be deliverable within the 5-year period. |

