

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

December, 2020



5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

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1. Introduction

- 1.1 There are two purposes to this report:
- 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 1 April 2020. Evidence to support the assessment of deliverability is documented in the appendices.
- 1.2 The 5-year period covered by this report runs from 1 April 2020 to 31 March 2025 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 2020 is **2,131** 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 2020 – 2030)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 5.65. 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 2020, the number of households is projected to rise from 247,611 in 2020 to 266,931 in 2030. This represents an addition of 19,320 households (1,932 per year on average).

⁵ Using median affordability ratios provided by the Office for National Statistics <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian> Table 5c



Adjustment factor = $\left[\frac{\text{Local affordability ratio} - 4}{4} \right] \times 0.25 = 0.103125$

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

For Sheffield (2020) this would be (1 + 0.103125) x 1,932 = **2,131** 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 a 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 most recent (2019) Housing Delivery Test results were published in February 2020⁷; these showed Sheffield’s delivery was 112%. We estimate it will be 120% when the Government publishes the 2020 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 2020/21 to 2024/25 is therefore:

Current local housing need figure	2,131
5-year requirement (2020/21 to 2024/25): 5 years @ 2,131 per year	10,655
Plus 5% buffer to ensure competition and choice	533
Total net 5-year requirement	11,188

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

⁷ <https://www.gov.uk/government/publications/housing-delivery-test-2019-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. 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.
- 3.4 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. For sites with outline planning permission for major development,

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>



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.

3.5 Appendixes 1-3 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. March 2025. Table 3 below summarises the capacity for each category that can be included within the 5-year supply.

Sources of supply

3.6 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.

3.7 The HELAA Working Group¹¹ identified key issues in relation to sourcing materials for development, and with the ageing workforce within building trades as potential limitations on delivery as a result of Covid-19. The implication of this could potentially be to reduce build rates. However, the build rate assumptions used (see table 3 below), and agreed by the Working Group, are already conservative which will help ensure that any slowdown on site delivery as a result of Covid still results in delivery that remains within the time period estimated.

3.8 A further implication of Covid that was discussed with the Working Group relates to the impact on the housing market of uncertainty around the economy and job losses. Potential changes in market requirements as a result of people spending more time in their homes were also discussed. This is something that we will continue to monitor in relation to the amount of planning applications that are received for different types of housing, and also

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

¹¹ The HELAA Working Group comprises representatives from the house building and development industries.



completions by house type. However, the HELAA Working Group fed back that as developers they are seeing strong sales on schemes that are on site, suggesting that the impact of Covid may not be as negative as initially thought.

Category A

- 3.9 **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.
- 3.10 The audit of the deliverability of sites uses site visits and observations, cross referenced with Council Tax data, household waste collection data, CIL commencement notices 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. Appendix 4 lists large sites with full planning permission that have been excluded from the 5-year supply.
- 3.11 Appendix 1 lists all sites with full planning permission that are included within the 5-year supply. More than 50% of homes in this category are on sites that are already under construction. Where sites have been assessed as actively under construction during summer 2020, following the initial Covid-19 lockdown, we consider that they will continue to completion unless there is evidence to suggest otherwise.
- 3.12 **Small sites with planning permission** are included in the 5-year supply, whether they have outline or full permission. Paragraph 3.14 – 3.15 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 12 years to demonstrate the robust supply of small windfall sites coming forwards. This is the approach taken in the Housing and Economic Land Availability Assessment (HELAA)¹².
- 3.13 At 1 April 2020 there was permission for 923 homes on small sites, including remaining capacity on those sites already under construction. The HELAA methodology¹³ estimates that 70% of homes on small sites will be delivered, which would comprise 648 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 1 April 2020.

¹² <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/housing-land-sites.html>

¹³ As above



- 3.14 The NPPF states that all small sites with permission should be considered deliverable¹⁴ and therefore all of those with planning permission could be included in the 5-year supply. However, the HELAA 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, and that other small sites will continue to obtain planning permission each year.
- 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 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 HELAA (paragraph 3.60) concluded 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 HELAA remain the same and have recently been reviewed by the HELAA Working Group. Following an amendment to the NPPF in 2018, the figure now includes 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. The HELAA Working Group have endorsed the approach to this figure. The allowance includes homes delivered on land classed as residential gardens. When completions were assessed in May 2020, fewer completions on small sites were recorded than in recent years. This may be due to a change in how sites were monitored because physical site visits were not possible in spring 2020 due to Covid-19. Council tax and waste refuse collection has been used as the only evidence for small site completions but past experience shows there tends to be a lag between physical completions and inclusion on Council databases. Trends for small site completions will continue to be monitored closely in the HELAA.

¹⁴ National Planning Policy Framework, Annex 2: Glossary, revised February 2019
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>



Table 1: Housing completions on small sites 2009/09 – 2019/20

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Average
Completions on small sites including gardens	237	249	218	178	228	248	354	239	229	296	154	136	231

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 HELAA Working Group and is 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 our assumption that 70% of current permissions will be delivered but also that additional windfall sites will come forward.

Table 2: Small sites trajectory 2020/21 – 2024/25

	Small sites with planning permission at 31.3.20	Small site windfalls	Total
2020/21	200	0	200
2021/22	112	88	200
2022/23	112	88	200
2023/24	112	88	200
2024/25	112	88	200
Total	648	352	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 1 April 2020.
- 3.20 We have calculated that sites with **outline planning permission** have capacity for 366 homes within the 5-year period. This is lower than in the previous report as some sites with outline permission subsequently had reserved matters permission granted. There are relatively few large sites with outline planning permission in Sheffield. Ten 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 is a large scheme in Sheffield City Centre. The agent confirmed significant progress on this scheme in relation to funding and land ownership. The second is a site where reserved matters permission has been granted since the base date, having been submitted prior to the base date; justifying its inclusion in the 5-year supply on the basis of substantial progress towards a planning application, in addition to correspondence with the agent. However, that site only provides 20 homes within the 5-year period as it requires complex works before commencement. Appendix 2 provides additional detail on these sites, with signed pro forma documenting delivery timescales in Appendix 2A. The information is correct, based on communication and investigation up to October 2020, using the base date of 1 April 2020 as the start 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 5.
- 3.23 **Housing site allocations** in Sheffield's Unitary Development Plan (UDP)¹⁵, adopted in 1998, do not currently provide capacity for any homes within the 5-year period. Relatively few of the allocations remain undeveloped; however there are six undeveloped greenfield sites in Council ownership which the Council has previously chosen not to release for development. Most of these sites are now progressing towards development through sale to a developer. One of the sites was included within the previous 5-year supply (S00737, Owlthorpe E), as it is expected to deliver family housing in a suburban location. However, it is currently subject to a planning appeal following refusal of a planning application and therefore we consider that there is not sufficient evidence of likely deliverability to include the site within the supply. The others are expected to come forward in the longer term.
- 3.24 Sites that are identified in the **Sheffield Brownfield Register (Part 1)**¹⁶ provide capacity for 1,526 homes over the period 2020/21 to 2024/25. 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. Total supply within this category has increased since the previous Monitoring Report. Whilst three of the previous sites have since gained full planning permission and are now included within that category, several others have advanced sufficiently to be newly included within the current 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

¹⁵ <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/sheffield-plan.html>

¹⁶ <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/housing-land-sites.html>



2025. We have received written confirmation that the figures included within the 5-year supply are correct, 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**¹⁷. No privately owned sites currently fall within this category. Sites in the Brownfield Register contributing to the 5-year housing land supply are listed in Appendix 3.

- 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 3); 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.
- 3.27 Two of the SHC sites have only part of their capacity included within the 5-year supply (S01453 and S03202) as they are sites made up of more than one land parcel, of which the greenfield parts are not on the brownfield register and therefore unable to be represented in this category. The total capacity included within the 5-year supply on these two sites is 90, compared to total site capacity of 162. The signed pro forma for these sites refer to the site capacities in their entirety.
- 3.28 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.
- 3.29 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.

¹⁷ <http://democracy.sheffield.gov.uk/mglIssueHistoryHome.aspx?IId=28571&Opt=0>



Build rates

- 3.30 The 2020 HELAA 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.
- 3.31 For reference, the build rate assumptions set out in the HELAA are shown in table 3 below. The build rate assumptions have recently been agreed with representatives of the house building industry through the HELAA Working Group. Recently, Sheffield has had relatively few large, primarily house-led development sites 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 2020/21 to 2024/25	Assumed Dwellings per year 2025/26 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

- 3.32 The Housing and Economic Land Availability Assessment (published September 2020)¹⁸ includes the demolition and conversion figures for every year since 2004/05. From this we can make an estimate going forwards of 50

¹⁸ <https://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/draft-sheffield-plan/Sheffield%20Housing%20and%20Economic%20Land%20Availability%20Assessment%2020.pdf>



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.

3.33 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	9,489	
	Under construction		4,864
	Not started		4,168
	Construction suspended		457
	Small sites with planning permission & windfalls	1,000	
B	Large sites with outline planning permission	366	
	Development plan allocations	0	
	Sites with permission in principle	0	
	Sites identified on the brownfield register	1,526	
Gross Supply		12,381	
Minus estimated losses		250	
Net Supply		12,131	
Net Requirement		11,188	
5-year deliverable supply ¹⁹		5.4 years	

The 5-year deliverable supply is 5.4 years.

Trajectory

3.34 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. Sites on the Brownfield Register remain an important part of the supply.

¹⁹ Calculated by dividing the net 5-year supply (12,131), by the net requirement of 11,188.



Table 5: 5-year housing supply trajectory

		2020/21	2021/22	2022/23	2023/24	2024/25	5-year supply
		1	2	3	4	5	
Large sites with full permission	Total	2,015	2,496	1,503	1,533	1,942	9,489
	<i>under construction</i>	1,960	1,944	632	155	173	4,864
	<i>not started</i>	55	552	871	921	1,769	4,168
	<i>construction suspended</i>	0	0	0	457	0	457
Small sites		200	200	200	200	200	1,000
Large sites with outline permission		0	0	0	356	10	366
Development plan allocations		0	0	0	0	0	0
Sites identified in the brownfield register		0	135	383	565	443	1,526
Gross Supply		2,215	2,831	2,086	2,654	2,595	12,381
Minus estimated losses		50	50	50	50	50	250
Net Supply		2,165	2,781	2,036	2,604	2,545	12,131



4. Conclusion and Next Steps

- 4.1 The Brownfield Register will be updated by the end of 2020 and a new Sheffield Housing and Economic Land Availability Assessment (HELAA) will be published alongside the Sheffield Local Plan Publication Draft document in autumn 2021. 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.



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	30	24	0	0	0	54	The site was under construction at the base date and is expected to complete within the 5-year period.
S00011	Milton Street Car Park Milton Street Sheffield S3 7UF	Full Permission but not started	372	0	0	0	0	372	372	Full permission granted in 2019, with an amended scheme granted after the base date in November 2020. No response from agent for this site, but no reason to assume that the site won't be delivered. Scheme is for apartment block which is assumed to be completed in a single year.
S00017	Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb	Under Construction	369	132	0	0	0	0	132	The site was under construction at the base date and is expected to complete within the 5-year period. Scheme is divided into two apartment blocks (private and student), one has been built, and the other is under construction and assumed to be completed in a single year.

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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
S00023	Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW	Construction Suspended	114	0	0	0	114	0	114	Contact with the developer for this site confirms start on site expected early in 2021. A revised scheme (from the extant planning permission) was granted planning permission in June 2020 after the report base date, but the scheme was submitted in October 2019. Conditions applications continue to be submitted. Build rates reflect evidence from the developer. Scheme is for apartment block so completed in a single year.
S00040	Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP	Under Construction	96	0	96	0	0	0	96	The site was under construction at the base date and is expected to complete within the 5-year period. Delivery moved on 1 year as unable to make contact with the agent/developer.
S00093	Charter Works 20 Hodgson Street Sheffield S3 7WQ	Full Permission but not started	77	0	0	77	0	0	77	Full permission granted in December 2019. Unable to make contact with the new agent, but no reason to assume the site won't be delivered. Scheme is for apartment block which is assumed to be completed in a single year.
S00110	(Bamford Point) Land At Bamforth Street Junction Cuthbert Bank Road Sheffield S6 2HP	Under Construction	45	0	45	0	0	0	45	The site was under construction at the base date 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.

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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
S00164	121 Duke Street, S2 5QL	Full Permission but not started	16	0	0	0	0	16	16	Conditions have been discharged and 12 months remains on the planning permission at the base date (this includes the Government extension until April 2021 for permissions due to expire between March - December 2020).
S00187	St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ	Full Permission but not started	19	0	0	19	0	0	19	Full permission granted in 2019, no discharge of conditions, but still time left on the planning permission at the base date.
S00192	Abbey Glen Laundry Co Ltd Coniston Road Sheffield S8 0UW	Under Construction	46	11	0	0	0	0	11	The site was under construction at the base date and is expected to complete within the 5-year period.
S00675	Buchanan Cresc/ Adlington Rd (C1 & C2) Parson Cross Masterplan Area (Adlington)	Under Construction	140	0	26	114	0	0	140	The site was under construction at the base date and is expected to complete within the 5-year period.
S00679	Brearley Forge, Sheffield Housing Company, Phase 3 & 4, Collison Road/Adrian	Under Construction	106	20	50	36	0	0	106	Build rates reflect evidence from the developer. Site was under construction at the base date 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
	Crescent/ Falstaff Road									
S00694	Land Opposite 299 To 315 Main Road, Darnall	Full Permission but not started	11	0	11	0	0	0	11	Full permission granted in 2019, no further updates, but still time left on the planning permission at the base date.
S00701	Manor Site 8	under Construction	103	12	0	0	0	0	12	The site was under construction at the base date and is expected to complete within the 5-year period.
S00702	'Eclipse', Phase D, Stonecliffe Road, Manor	Under Construction	181	37	0	0	0	0	37	Contact with the developer for this site confirmed all remaining units are now on site, completion due March 2021.
S00711	Manor Boot Houses	Under Construction	256	43	42	38	0	0	123	The site was under construction at the base date 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	113	0	0	0	0	113	The site was under construction at the base date 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
S00730	Holiday Inn, Manchester Road	Under Construction	133	0	0	0	0	133	133	The site was under construction at the base date and is expected to complete within the 5-year period. An application to amend the unit mix is under consideration (submitted November 2020) and unable to make contact with agent to confirm delivery timeframe, so moved completions on 1 year. Current scheme for apartment block and few houses, which is assumed to be completed in a single year.
S00732	Former Jacobs Engineering, Troutbeck Road S7 2QA	Under Construction	65	65	0	0	0	0	65	The site was under construction at the base date and is expected to complete within the 5-year period. Units now available to buy from the agents website. 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	0	162	0	0	0	162	The site was under construction at the base date and is expected to complete within the 5-year period. A revised scheme to change the apartment mix (but not total capacity) was granted in May 2020 after the report base date. Conditions continue to be 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
S00754	I Grunweg Ltd, Silversteel House, 29-49 Rockingham Street	Under Construction	232	0	232	0	0	0	232	The site was under construction at the base date and is expected to complete within the 5-year period. Conditions continue to be submitted and await a decision. Scheme is for apartment block which is assumed to be completed in a single year.
S00756	12 Moore Street, 184, 190 Fitzwilliam Street and Stokes Warehouse, Thomas Street, Sheffield S3 7UQ	Under Construction	355	0	355	0	0	0	355	The site was under construction at the base date and is expected to complete within the 5-year period. Conditions continue to be discharged. Developer website states due to be completed Summer 2021 for the student term. 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	The site was under construction at the base date 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	0	284	284	Contact with the agent for this site confirms work is due to start early 2021. Build rates reflect evidence from the developer. Scheme is for apartment block 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
S00783	Park Hill (Phases 4)	Full Permission but not started	95	0	0	95	0	0	95	Contact with the developer confirms due to start on site Autumn 2021, with site surveys to be instructed. Completion off all apartment units in 2022/23.
S00788	Land At The Rear Of 13 And 42 Coppice Close, Sheffield, S36 1LS	Under Construction	26	26	0	0	0	0	26	The site was under construction at the base date 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	39	0	0	0	0	39	The site was under construction at the base date and is expected to complete within the 5-year period. Build rates reflect evidence from the developer.
S00821	Oxclose Farm	Under Construction	207	40	40	31	0	0	111	The site was under construction at the base date and is expected to complete within the 5-year period. Build rates reflect evidence from the developer.
S00991	Site of Darnall Medical Aid Society, Fisher Lane, Sheffield, S9 4RP	Full Permission but not started	10	0	10	0	0	0	10	No further evidence of the scheme progressing, but still time left on the permission. Delivery moved on 1 year.
S01117	Dairy Distribution Centre, Hemsworth Road	Under Construction	13	3	0	0	0	0	3	The site was under construction at the base date 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
S01133	Hare and Hounds, Church Street, Stannington	Under Construction	38	38	0	0	0	0	38	The site was under construction at the base date and is expected to complete within the 5-year period.
S01263	Griff Works, Stopes Road, Stannington, S6 6BW	Under Construction	62	14	0	0	0	0	14	The site was under construction at the base date 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.	Under Construction	55	0	55	0	0	0	55	The site was under construction at the base date, and being marketed - it is expected to complete within the 5-year period. Scheme is for sheltered housing apartments which are 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'. Demolition has taken place and planning permission granted May 2020 for the retail part of the scheme. 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	Full permission granted in October 2019. No evidence of progress on site and unable to make contact with the new agent, but no reason to assume the site won't be delivered. Scheme is for apartment block which is assumed

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
										to be completed in a single year.
S01478	Weakland Drive, Weakland Crescent	Under Construction	36	36	0	0	0	0	36	The scheme is part of Sheffield City Council's Stock Increase Programme. The developer is now on site for all units and completion is anticipated in early 2021.
S01581	Land Adjoining 6 Woodbury Road S9 1NZ	Under Construction	21	12	0	0	0	0	12	The site was already under construction at the base date and is expected to complete within the 5-year period. There is evidence from the developer that they intend to submit an amended layout and design of the scheme which will reduce the overall number of dwellings.
S01593	Parson Cross College (NE) - Remington Rd/ Monteney Rd New Parson Cross Masterplan Area	Under Construction	165	30	22	0	0	0	52	The site was already under construction at the base date and is expected to complete within the 5-year period.
S01609	Land And Buildings At Boston Street Bramall Lane And Arley Street Boston Street	Under Construction	596	133	0	0	0	0	133	The site was already under construction at the base date and is expected to complete within the 5-year period. Scheme divided into apartment blocks, the remaining block is assumed to be

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									completed in a single year.
S01795	Site of Tannery Lodge, 520 Stradbroke Road	Under Construction	12	12	0	0	0	0	12	The site was under construction at the base date and conditions being discharged. The scheme is expected to complete within the 5-year period.
S01844	The Beauchief Hotel, 161 Abbeydale Road South	Under Construction	30	8	0	0	0	0	8	The site was under construction at the base date and is expected to complete within the 5-year period.
S02057	Bannerdale Centre & Park Site, Carter Knowle Road	Under Construction	62	30	10	0	0	0	40	The site was under construction at the base date and is expected to complete within the 5-year period. Build rates reflect evidence from the developer.
S02078	Eye Witness Works, Milton St	Under Construction	97	0	78	19	0	0	97	The site was under construction at the base date. Conditions continue to be discharged, with some delay due to furloughed specialist during lock-down. Scheme is expected to complete within the 5-year period, but moved on one year. 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,	Under Construction	12	12	0	0	0	0	12	The site was under construction at the base date and units being marketed. Scheme 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
	Sheffield S10 3BQ									
S02180	Former Head Post Office Fitzalan Square Sheffield S1 1AB	Under Construction	42	0	0	42	0	0	42	The site was under construction at the base date and is expected to complete within the 5-year period. Planning permission from 2017 has been implemented for the education facilities, and planning permission granted in June 2020 for a slightly amended scheme. Although this was after the report base date, the application was submitted in March 2020, showing intent to complete. Conditions continue to be discharged. Scheme is for apartments assumed to be completed in a single year.
S02259	Spectrum Apartments (formally RJ Stokes), 20 Egerton Street, S1 4JX	Under Construction	42	42	0	0	0	0	42	Full planning permission granted July 2019 slightly amends the implemented scheme in order to improve viability with the objective of completing the scheme as soon as possible. Scheme is marketed on investors website. The site was under construction at the base date, and is expected to complete within the 5-year period. Scheme is for apartments 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
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, some conditions have been discharged. Demolition needs to take place. Scheme divided into three apartment blocks, which are assumed to be completed in single years.
S02444	Former Oughtibridge Paper Mill, S35 0DN (Sheffield)	Full Permission but not started	13	0	13	0	0	0	13	Full permission granted December 2019 for a change of use. Conditions continue to be discharged and site is expected to complete within the 5-year period.
S02529	Former Cradock School Site, Sheffield S2 2JZ	Under Construction	96	30	23	0	0	0	53	The site was under construction at the base date and is expected to complete within the 5-year period.
S02599	'East Hill Gardens' (Former East Hill School) East Bank Road Sheffield S2 3PX	Under Construction	77	12	0	0	0	0	12	Contact with the developer for this site confirmed all remaining units are now on site, completion due September 2020.
S02610	Land At Junction With Finchwell Road Quarry Road Handsworth Sheffield S13 9AZ	Under Construction	18	18	0	0	0	0	18	The site was under construction at the base date 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
S02648	Sheffield NHS Care Trust Brincliffe House 90 Osborne Road Sheffield S11 9BA	Under Construction	17	5	0	0	0	0	5	The site was under construction at the base date and is expected to complete within the 5-year period.
S02732	Land Adjacent 240 Springvale Road Sheffield S10 1LH	Full Permission but not started	10	0	10	0	0	0	10	Full permission granted for a new scheme in February 2020 just before the base date and therefore there is no reason to assume this site would not be delivered 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	The site was under construction at the base date and is expected to complete within the 5-year period.
S02857	The Market Inn 18 Wortley Road High Green Sheffield S35 4LU	Under Construction	19	2	0	0	0	0	2	The site was under construction at the base date and is expected to complete within the 5-year period.
S02858	Land At Main Road Ross Street And Whitwell Street Sheffield S9 4QL	Full Permission but not started	28	0	28	0	0	0	28	Demolition of buildings has already taken place in preparation for development to start. Development Management officer's discussions with the developer confirms that they intend to commence work soon. Conditions have all been discharged, but no further evidence from the agent that

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
										development has started. Delivery moved on 1 year.
S02859	Baldwins Omega Ltd Brincliffe Hill Sheffield S11 9DF	Full Permission but not started	52	0	0	0	35	17	52	Application to vary a condition granted in September 2020 after the report base date. Significant demolition required prior to development, and no update from agent so delivery moved on 1 year.
S02915	HSBC, 79 Hoyle Street, Sheffield, S3 7EW	Construction Suspended	343	0	0	0	343	0	343	Contact with the agent for this site confirms that a revised scheme changing the unit mix has made the scheme viable. The revised planning permission was granted in June 2020 after the report base date, but the scheme was submitted in February 2020 to the Council. A number of site surveys are complete, site is in single ownership (by the developer), and build rates reflect evidence from the agent. Estimate 3.5 years to discharge all conditions and includes 18 month lead in time. Scheme is for apartment block 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
S03063	Land East Of Britannia Road And North Of High Hazels Park Infield Lane Sheffield S9 4PE	Under Construction	48	0	24	24	0	0	48	The site had resumed construction at the base date, but unable to make contact with the developer, so delivery moved on 1 year, but 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.
S03161	Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street, Sheffield, S3 7BE	Full Permission but not started	500	0	0	0	0	222	222	Contact with the agent for the site confirms the developer intends to deliver the site but with a revised scheme, and funding is being finalised. The current planning permission is divided into four apartment blocks which are assumed to be completed in single years. There is still time left on the planning permission, but delivery has been moved one year to reflect the agents comments (222 of the 500 units) as this is more realistic.
S03193	Former Steins Tip, Station Road, Deepcar	Under Construction	413	0	10	40	40	40	130	This site was already under construction with infrastructure works taking place during summer 2019. The lead in times and build rates reflect advice from the developer for this site, and it is expected that completions will start 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
S03203	Fox Hill Place Sheffield S6 1GE	Under Construction	167	0	107	60	0	0	167	The site was under construction at the base date, and conditions discharged. Build figures reflect evidence from the developer. The site is expected to complete within the 5-year period.
S03206	Lytton' (Land Opposite 29 To 45 Lytton Rd) Sheffield S5 8AX	Full Permission but not started	44	5	35	4	0	0	44	Build rates reflect evidence from the developer, who confirmed start on site in October 2020 with completion expected May 2022.
S03210	Norfolk Park 5B, Park Spring Drive (site of former health centre), Frank Wright Close, Sheffield S2 3RE	Full Permission but not started	35	0	35	0	0	0	35	Site now has full planning permission granted February 2020. Build rates reflect evidence from the developer, who confirmed start on site in October 2020 with completion expected March 2022.
S03224	127 Ecclesall Road Sheffield S11 8HY	Under Construction	251	84	0	0	0	0	84	The site was under construction at the base date and is expected to complete within the 5-year period. The remaining units are for apartments and assumed to be completed in a single year.
S03278	Land Between Athol Road And Smithy Wood Road Athol Road Sheffield	Under Construction	13	13	0	0	0	0	13	The site was under construction at the base date 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
S03352	Old County Court House, 56 Bank Street, Sheffield, S1 2DS	Under Construction	21	21	0	0	0	0	21	The site was under construction at the base date. Site advertised in June 2020 for sale with planning consent. No contact made with an agent, but still time left to implement the change of use planning permission. Site remains in the 5-year period.
S03358	130 - 142 Langsett Road Sheffield S6 2UB	Under Construction	14	14	0	0	0	0	14	The site was under construction at the base date 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	Unable to make contact with agent and no evidence work has started on site. From the base date 12 months remains on the planning permission (this includes the Government extension until 1.5 2021 for permissions due to expire between March - December 2020) so site remains in the 5-year supply.
S03386	Site Of 82 - 84 Winter Street Sheffield S3 7ND	Under Construction	151	0	151	0	0	0	151	The site was under construction at the base date. 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.

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
S03390	Clamark House 55 - 65 Stalker Lees Road Sheffield S11 8NP	Under Construction	13	5	8	0	0	0	13	The site was under construction at the base date and is expected to complete within the 5-year period. Build rates reflect the progress of the scheme when visited on site, which is for houses, followed by the apartment block.
S03394	North Church House 84 Queen Street City Centre Sheffield S1 2DW	Full Permission but not started	49	0	49	0	0	0	49	Planning permission for office to residential granted February 2020 just before the base date. Site linked to another planning application (awaiting decision) for roof extension for 11 more apartments. There is no reason to believe the scheme won't 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 8LT	Full Permission but not started	12	0	12	0	0	0	12	Conditions have been discharged and an application submitted to amend the layout and ensure deliverability has been granted. No evidence that the site will not come forwards.
S03462	14 - 18 West Bar Green Sheffield S1 2DA	Full Permission but not started	17	0	17	0	0	0	17	Conditions have now been discharged on this site - progress being made.
S03481	Former Oughtibridge Paper Mill, S35	Full Permission but not	284	50	50	50	50	84	284	Previous correspondence with developer set out timetable for development commencing in

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
	ODN (Barnsley)	started								2020. Initial works commenced.
S03490	The Nichols building, Shalesmoor	Full Permission but not started	48	0	0	0	48	0	48	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03492	'Great Central' Site Of Mackleys Building And 2 Chatham Street Sheffield S3 8EG	Under Construction	131	131	0	0	0	0	131	The site was under construction at the base date and is expected to complete within the 5-year period.
S03500	Wake Smith & Co 68 Clarkehouse Road Sheffield S10 2LJ	Under Construction	12	1	0	0	0	0	1	The site was under construction at the base date and is expected to complete within the 5-year period.
S03514	Carr Motors Ltd 318-328 Shalesmoor Sheffield S3 8UL	Under Construction	49	49	0	0	0	0	49	The site was under construction at the base date and is expected to complete within the 5-year period.
S03536	Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF	Full Permission but not started	18	0	18	0	0	0	18	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03546	Burgoyne Arms 246 Langsett Road Sheffield S6 2UE	Full Permission but not started	14	0	0	0	0	14	14	Scheme implemented, site cleared early 2020.

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
S03642	Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB	Under Construction	43	0	0	43	0	0	43	The site was under construction at the base date and is expected to complete within the 5-year period.
S03644	Park Hill (Phase 2)	Under Construction	199	0	199	0	0	0	199	The site was under construction at the base date and is expected to complete within the 5-year period.
S03649	Handsworth Working Mens Club And Institute 445 Handsworth Road Sheffield S13 9DD	Under Construction	27	27	0	0	0	0	27	The site was under construction at the base date and is expected to complete within the 5-year period.
S03652	Pyramid Carpets 709 Chesterfield Road Sheffield S8 0SL	Under Construction	17	17	0	0	0	0	17	The site was under construction at the base date 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	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03662	Site Of Former 132 To 180 Berners Road Sheffield S2 2BU	Under Construction	18	18	0	0	0	0	18	The site was under construction at the base date 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
S03666	Car World Yorkshire Site Of 164 To 176 London Road Sheffield S2 4LT	Full Permission but not started	13	0	0	13	0	0	13	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03686	Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA	Under Construction	19	13	2	0	0	0	15	The site was under construction at the base date and is expected to complete within the 5-year period.
S03690	Sytner Sheffield Ltd, Hollis Croft And Broad Lane, City Centre S1 4BU	Full Permission but not started	444	0	0	0	222	222	444	Conditions being discharged on the site pending development. Scheme is for two blocks and therefore assumed to complete in two separate years.
S03697	287 Springwood Lane Sheffield S35 4JP (Springwood Gardens)	Under Construction	14	7	0	0	0	0	7	The site was under construction at the base date 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	11	0	0	11	0	0	11	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03725	90 Trippet Lane/8 Bailey Lane Sheffield S1 4EL	Full Permission but not started	13	0	13	0	0	0	13	Discharge of conditions awaiting approval (March/May 2020) showing intent to develop.

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
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	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03741	50 High Street City Centre Sheffield S1 1QH	Full Permission but not started	101	0	0	0	0	101	101	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period. Scheme is for alterations to an existing building for student accommodation and is assumed to be completed in a single year.
S03779	Steel City Marketing Ltd, Allen Street, Sheffield, S3 7AW	Under Construction	288	288	0	0	0	0	288	The site was under construction at the base date and is expected to complete within the 5-year period.
S03785	Castle House Lady's Bridge Sheffield S3 8HT	Full Permission but not started	24	0	24	0	0	0	24	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03786	Croft Acres, 15 Hibberd Road, Sheffield, S6 4RE	Under Construction	12	2	0	0	0	0	2	The site was under construction at the base date and is expected to complete within the 5-year period.
S03810	6 Campo Lane, Sheffield, S1 2EF	Under Construction	18	18	0	0	0	0	18	The site was under construction at the base date 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
S03814	Land Adjacent Grammar Street Whitehouse Lane Sheffield	Under Construction	14	14	0	0	0	0	14	The site was under construction at the base date and is expected to complete within the 5-year period.
S03815	95 Mary Street, Sheffield S1 4RT	Under Construction	10	0	10	0	0	0	10	The site was under construction at the base date and is expected to complete within the 5-year period.
S03817	Park Hill Estate, Duke Street (PHASE 3)	Under Construction	74	74	0	0	0	0	74	The site was under construction at the base date and is expected to complete within the 5-year period.
S03836	Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Full Permission but not started	35	0	0	0	0	35	35	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03840	Midcity House 17, 23 Furnival Gate, 127-155 Pinstone Street And 44 Union Street	Full Permission but not started	271	0	0	0	90	90	180	Reserved matters permission only granted March 2020 so no progress at the base date, however no reason to assume that the scheme will not be delivered within the 5 year period. The development is in three parts and completion of each part is assumed to fall in a single year.
S03841	Land Between Swinton Street And Chatham Street	Under Construction	75	0	0	75	0	0	75	The site was under construction at the base date and is expected to complete within the 5-year period.
S03857	Enterprise House Site Adjacent To 1 Hunshelf Park,	Full Permission but not started	10	0	0	0	10	0	10	No update provided, but no reason to assume that the scheme will not be delivered 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
	Sheffield									
S03874	Yorkshire Bank Chambers, Fargate, Sheffield S1 2HD	Full Permission but not started	12	0	0	0	12	0	12	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03891	The Grange, 11 Stanwood Road, Sheffield, S6 5JE	Under Construction	20	20	0	0	0	0	20	The site was under construction at the base date and is expected to complete within the 5-year period.
S03892	Brockwood Park Centre, Station Road, Woodhouse, S13 7QH	Full Permission but not started	17	0	17	0	0	0	17	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03902	Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield	Under Construction	52	0	52	0	0	0	52	The site was under construction at the base date and is expected to complete within the 5-year period.
S03904	Swimming Baths, Burncross Road, Sheffield, S35 1RX	Full Permission but not started	40	0	0	0	0	11	11	The site has recently received a new planning permission for a smaller scheme, which is reflected in the capacity within the 5 year supply. No update on delivery timetable, but no reason to assume that the scheme will not be delivered 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
S03906	Former Chapeltown Training Centre, 220 - 230 Lane End, Sheffield, S35 2UZ	Full Permission but not started	14	0	0	14	0	0	14	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03908	23-25 Haymarket, Sheffield, S1 2AW	Full Permission but not started	28	0	0	28	0	0	28	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03932	120 Henry Street, Shalesmoor, Sheffield, S3 7EQ	Full Permission but not started	62	0	0	62	0	0	62	Agent confirmed delivery assumptions are realistic.
S03950	Dragoon Court, Hillsborough Barracks, Penistone Road, S6 2GZ	Full Permission but not started	32	0	32	0	0	0	32	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03958	Premier, 127 Sharrow Lane, Sheffield, S11 8AN	Full Permission but not started	13	0	13	0	0	0	13	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03962	Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN	Full Permission but not started	13	0	13	0	0	0	13	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03973	Site Of Norbury, 2 Crabtree Road,	Full Permission but not	14	0	14	0	0	0	14	No update provided, but no reason to assume that the scheme will not be delivered 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
	Sheffield, S5 7BB	started								period.
S03985	Concept House, 5 Young Street Sheffield S1 4LF	Full Permission but not started	83	0	0	83	0	0	83	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03987	Land at Wellington Street, Trafalgar Street and Rockingham Street (Known as Block 8 New Retail Quarter)	Full Permission but not started	364	0	0	0	364	0	364	Awaiting approval for discharge of conditions indicating intention to develop.
S03988	The Pennine Centre, 20 - 22 Hawley Street (Block 3, Block 4 and Block 5)	Full Permission but not started	174	0	0	0	0	174	174	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03991	(The orchards) Totley Hall Farm, Totley Hall Lane, Sheffield, S17 4AA	Full Permission but not started	11	0	11	0	0	0	11	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S03993	54 Well Meadow Street, Sheffield, S3 7GS	Full Permission but not started	11	0	11	0	0	0	11	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S04000	Walkley Working Mens Club, 207	Under Construction	11	0	11	0	0	0	11	The site was under construction at the base date 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
	Providence Road, Sheffield, S6 5BH									
S04008	DWP, Rockingham House, 123 West Street S1 4ER	Full Permission but not started	96	0	0	96	0	0	96	Permission granted in December 2019, so no progress on site at the base date. However no reason to assume that the scheme will not be delivered within the 5 year period. Scheme is for alterations to an existing building for student accommodation and is assumed to be completed in a single year.
S04010	Land Between Cotton Mill Row, Cotton Street And Alma Street, Sheffield, S3 4RD	Full Permission but not started	86	0	0	86	0	0	86	Agent confirmed sale of the site to a developer who has recently completed another scheme in the area and intends to develop imminently. Scheme is for apartments so assumed to be completed in a single year.
S04176	Cemetery Road Car Sales, 300 Cemetery Road, Sheffield, S11 8FT	Full Permission but not started	14	0	14	0	0	0	14	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S04178	Site Of Watery Street, Sheffield, S3 7ES	Full Permission but not started	18	0	18	0	0	0	18	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S04180	331 & 333 Manor Oaks Road, And 7 & 8 Manor Oaks	Full Permission but not started	12	0	12	0	0	0	12	No update provided, but no reason to assume that the scheme will not be delivered 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
	Place, Sheffield, S2 5EE									
S04181	Sheffield Health And Social Care Trust, 259 Pitsmoor Road, Sheffield, S3 9AQ	Full Permission but not started	18	0	18	0	0	0	18	No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.
S04186	4 And 6 Paradise Square, Sheffield, S1 2DE	Full Permission but not started	11	0	11	0	0	0	11	Building control commencement evidence indicating intention to develop.
S04201	Land At Daresbury View Sheffield S2 2BE	Full Permission but not started	10	0	10	0	0	0	10	The scheme is part of Sheffield City Council's Stock Increase Programme. The developer confirmed completion is anticipated in Summer 2021.
S04212	Site Of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR	Full Permission but not started	93	0	0	93	0	0	93	Recent permission. No reason to assume that delivery will not be within the 5-year period. Scheme is for apartments so assumed to be completed in a single year.

Appendix 2: Large sites with outline planning 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	346	0	346	The outline permission assumes development of 346 homes and the delivery estimate reflects that information correct at the base date. However the pro forma indicates that this will be increased to 369 units delivered as two blocks over year 3 and 4 of the 5-year period. Urbo has commenced pre-application discussions with the Council. A funding agreement with Legal and General was nearing legal completion at the base date (subsequently agreed 27th April 2020). Subject to securing reserved matters approval for the first phase of the scheme, construction is targeted for commencement in 2022 with completion in 2024.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 2: Large sites with outline planning permission

Site Ref	Address	Application No.	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
S02510	Ouseburn Road, Darnall (referred to as the Darnall Triangle)	16/04500/OUT	98	0	0	0	10	10	20	A reserved matters application was made for this site in November 2018 (18/04350/REM) which has been granted since the base date (17/04/2020). The agent confirms that conditions applications will be submitted during 2020. Significant physical works are required before delivery of new homes can take place so only a small element of the site capacity is likely to be delivered within the 5-year period.

Appendix 3: 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.
S00672	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)	42	0	0	42	0	0	42	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. A planning application is anticipated in 2021, with start on site expected

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
									late 2021.
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 April 2022, with completion of the site as a single block for older people in 2024. The properties will be for affordable housing and therefore no sales and marketing period is required.
S00707	Wulfric Road/ Windy House Road, Manor	24	0	0	0	0	24	24	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. A planning application is anticipated in 2021, with start on site expected in 2023.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
S00710	Harborough Rise, Manor Castle (Corker Bottoms site A)	47	0	0	0	37	10	47	<p>Cabinet Member Decision (dated 04/07/2019) confirms receipt of Homes England funding to enable site development. http://democracy.sheffield.gov.uk/eDecisionDetails.aspx?id=2333 Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application was submitted in January 2020 and subsequently approved September 2020 (20/00014/FUL). Start on site late 2022 to avoid over-saturation of the local market with two other sites.</p>
S00715	Manor Park Avenue (Pennine Village)	101	0	36	48	17	0	101	<p>Cabinet Member Decision (dated 04/07/2019) confirms receipt of Homes England funding to enable site development. http://democracy.sheffield.gov.uk/eDecisionDetails.aspx?id=2333 Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application was submitted in January 2020 and subsequently approved September 2020 (20/00015/FUL).</p>

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
S00719	Kenninghall Drive, Norfolk Park	114	0	0	44	48	22	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. A planning application is anticipated in 2021 with a start on site in late 2021.
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. A planning application is anticipated in 2021 with start on site early 2022.
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 June 2021, with start on site December 2021. The properties will be for general needs affordable housing and therefore no sales

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Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
									and marketing period is required.
S01447	Claywood Tower Blocks	40	0	0	40	0	0	40	Sheffield Housing Company confirmed that the planning application is expected in Spring 2021, with the site coming forward in 2020/21. Site in 5-year supply based on most recent Sheffield Housing Company business plan.
S01450	Berners Place/ Berners Road	63	0	63	0	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 was submitted October 2019 (19/03816/RG3) for 45 houses and three apartment blocks including 18 apartments, which has subsequently been granted since the base date, in June 2020. The properties will be for general needs affordable housing and therefore no sales and marketing period is required. Start on site expected September 2020.

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Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
S01451	Algar Place/Algar Road	121	0	0	0	81	40	121	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 is expected January 2022, with start on site summer 2022 and completion in 2024/25.
S01453	Mansell Crescent / Mansell Road	58	0	0	28	30	0	58	Sheffield Housing Company confirmed that the planning application is expected in late 2020 following pre-application enquiries. Site in 5-year supply based on most recent Sheffield Housing Company business plan with start on site anticipated spring 2022.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
S01467	Site Of Properties At Scowerdons Drive, Silkstone Road, Spa Brook Drive, Wickfield Close (Scowerdons Phases 1b, 1c,2, 4,5, 6)	268	0	0	67	167	34	268	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 is anticipated in June 2021, with start on site April 2022. The SIP programme estimates delivery of this site by the end of March 2054, which is significantly faster than the HELAA build rate assumption. However as the properties will be for general needs affordable housing and therefore no sales and marketing period is required, delivery will be faster than the standard assumption.
S03183	The Circle / Fretson Road	210	0	36	48	48	48	180	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/eDecisionDetails.aspx?Id=2333 A planning application was submitted in January 2020

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Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
									(20/00013/FUL) which has subsequently been approved (after the 1. April 2020 base date). Work will start on site in 2021.
S03202	Deerlands Avenue	32	0	0	10	17	5	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. A planning application is expected in 2021, with start on site in 2022. Much of this site is greenfield and is therefore not included within the brownfield register category of the 5-year deliverable supply currently.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
S03214	Newstead Estate, Birley	213	0	0	0	40	173	213	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 a single block of apartments for affordable Older People's Independent Living (OPIL) and also general needs affordable homes. The SIP programme estimates delivery of this site by the end of March 2025, which is allows for the fact that completion of the OPIL block will take place in a single year. In addition, the properties will be for general needs affordable housing and therefore no sales and marketing period is required. The planning application for the OPIL scheme is expected in April 2021, and for the general needs housing in February 2021. Both elements of the site will start on site in 2022.

Appendix 4: Category A sites excluded from the 5-year supply

Site Ref	Address	Planning Status at 1 April 2020	Total Capacity	Commentary
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 assumed 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.
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 assumed outside of 5 year period.
S00215	Land adjoining 434-652 Grimsthorpe 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 assumed 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 assumed outside of 5 year period.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT
Appendix 4: Category A sites excluded from the 5-year supply

Site Ref	Address	Planning Status at 1 April 2020	Total Capacity	Commentary
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 assumed outside of 5 year period.
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 outside of 5 year period.
S02639	162-170 Devonshire Street Sheffield S3 7SG	Construction Suspended	12	Application for offices awaiting determination. Developer confirmed site not viable in current form.
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 assumed outside of 5 year period.
S02733	Bowlan The Old Chapel Studio 301 Holywell Road Sheffield S9 1BE	Construction Suspended	12	Available data on delivery unclear. No evidence of delivery restarting.
S03362	245 Ecclesall Road Sheffield S11 8JE	Construction Suspended	184	New planning application to phase the site granted since 1. April 2020. Phase 1 demolition and phase 2 erection of mixed use development. At the base date most recent dialogue with the agent highlighted potential viability issues so site remains outside the 5 year supply.
S03411	UFI Limited 1 Young Street Sheffield S1 4UP	Full Permission but not started	44	Remains in use as offices with only a short time until expiry. Note expiry date of 10.04.20 will be automatically extended to 01.05.21.
S03506	Stepney Street Car Park Stepney Street Sheffield S2 5TD	Full Permission but not started	62	No response from agent. This scheme unlikely to be implemented as revised scheme submitted by new developer March 2020.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT
Appendix 4: Category A sites excluded from the 5-year supply

Site Ref	Address	Planning Status at 1 April 2020	Total Capacity	Commentary
S03515	Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB	Full Permission but not started	48	Still in use as an operational car wash with only a short period remaining on the permission. Note expiry date of 08.09.20 will be automatically extended to 01.05.21.
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.
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.
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.
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.
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.

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

Site Ref	Address	Application No.	Date Granted	Total Capacity	Commentary
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; no response from the developer, and the agent's contact has left the organisation.
S02056	Land Adjacent 101 Ferrars Road, Sheffield, S9 1RZ	18/03367/OUT	11/04/2019	91	Insufficient evidence of deliverability. No response has been received from the agent / owner of the site. Note that reserved matters permission has since been granted on the site (20/01820/REM) in October 2020.
S03474	49 Pot House Lane Sheffield S36 1ES	17/01543/OUT	14/07/2017	14	There has been no response from the developer in relation to our evidence gathering exercise, however we note that there is a reserved matters application pending on this site (19/04594/REM).

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

Site Ref	Address	Application No.	Date Granted	Total Capacity	Commentary
S03593	B Braun, 43 Allen Street, Sheffield S3 7AW	18/00471/OUT	31/05/2018	41	Insufficient evidence of deliverability; no response to our enquiries about timescales for delivery or reserved matters application on this site.
S03651	Koh-I-Noor 386 Handsworth Road Sheffield S13 9BY	17/03290/OUT	21/03/2018	12	Insufficient evidence of deliverability; no response from the developer or agent in relation to enquiries about delivery timescale.
S03886	Site Of Kirkhill Resource Centre, 127 Lowedges Road, Sheffield, S8 7LE	18/04456/OUT	11/02/2019	45	The agent advised that this scheme is unlikely to come forward for development.
S03952	Site Of The Cherry Tree Social Club, 40 Main Street, Hackenthorpe, Sheffield, S12 4LB	19/01000/OUT	20/08/2019	28	The agent advised that the applicant is awaiting approval for issues relating to the scheme before progressing with a reserved matters application. There is therefore insufficient evidence of deliverability to include the site within the 5 year supply.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

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

Site Ref	Address	Application No.	Date Granted	Total Capacity	Commentary
S04208	363 Richmond Road Sheffield S13 8LT	18/04547/OUT	18/03/2020	14	Agent advised that the owner is in the process of selling the site and no information has been provided about development progression. Insufficient evidence of deliverability.