

STATEMENT OF COMMON GROUND: FIVE YEAR LAND SUPPLY

**PINS REFERENCE APP/J4423/W/21/3267168
PLANNING APPLICATION REF: 17/04673/OUT**

DATE OF HEARING/INQUIRY: 22nd June 2021


**SITE ADDRESS: Land at Junction with Carr Road and Hollin Busk Lane,
Sheffield S36 1GH**

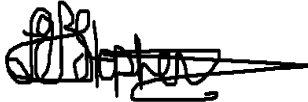
APPELLANT Hallam Land Management Limited
LOCAL PLANNING AUTHORITY Sheffield City Council

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1.0 STATEMENT

- 1.1 This Statement of Common Ground has been agreed between Roland Bolton of DLP Planning Limited on behalf of the Appellant, Hallam Land Management Limited, and Laura Stephens on behalf of Sheffield City Council (the Council) in respect of an appeal relating to Land at land at the junction with Carr Road and Hollin Busk Lane, Sheffield.
- 1.2 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between the Council and Hallam Land Management Limited in the appeal against the refusal.

Signed on behalf of the Appellant	
Name	Roland Bolton MRTPI
Position	Senior Director, DLP Planning Ltd
Date	21/05/2021

Signed on behalf of Sheffield City Council	
Name	Laura Stephens
Position	Principal Planning Officer, Sheffield City Council
Date	

Without prejudice

2.0 COUNCIL'S POSITION

a) The 5 year land supply as at 1st April 2020

2.1 At the time of the submission of this appeal, the Council maintains there was a 5.4 year supply of land. This is set out in the "5-Year Housing Land Supply Monitoring Report December 2020". This is based on a local housing need figure utilising the Standard Method of 2,131 plus a 5% buffer resulting in a total requirement of 11,188 dwellings.

2.2 The Council states that the net supply as at 1st April 2020 was 12,131. This results in a supply of 5.4 years (see table 1 below). This is contested by the Appellant.

2.3 The Council maintain that the current year for the purposes of calculating the housing requirement is 2020/2021, which is aligned with the supply period used. On this basis the annual requirement is stated to be 2,131 dpa and a 5% buffer should be added to this. The overall 5 year requirement for the most recently published Housing Land Supply Monitoring Report is therefore stated by the Council to be **11,188 dwellings**.

b) The Cities and Urban Areas Uplift as part of the housing requirement

2.4 The Council's position is that until it publishes a revised 5YHLS monitoring report, in which the supply is updated as from 1st April 2021, it will not be recalculating the housing requirement figure to take into account the 35% urban uplift of the NPPG.

2.5 The Council's reason for this position is that the 35% urban uplift cannot be applied to the land supply set out in its December 2020 5 Year Housing Land Supply Monitoring Report which has a base date of 1st April 2020.

2.6 The Council accepts that as a matter of fact, the effect of the 35% Urban Uplift is to increase the annual requirement to 2,923 dpa and that when a 5% buffer is added, this produces a 5 year requirement of 15,345. The Council accepts that the Urban Uplift applies to Sheffield as a matter of principle.

c) Supply

2.7 The Council relies on the 5 year land supply set out in its December 2020 5 Year Housing Land Supply Monitoring Report of 12,131 homes. On this basis there is a published deliverable housing land supply of 5.4 years.

d) Category A Sites

2.8 The Council considers that there is no clear evidence that the disputed sites in table 10 and 11 will not deliver completions in the next five years. A summary of the Council's position alongside the Appellant's is set out in table 10 and 11 of this SoCG.

e) Category B Sites

2.9 The Council considers that the December 2020 5 Year Housing Land Supply Monitoring Report provides clear evidence that the disputed sites in table 12 will deliver completions in the next five years. A summary of the Council's position alongside the Appellant's is set out in table 12 of this SoCG.

f) Student Accommodation

2.10 The Council considers that all student accommodation should be taken into account as contributing towards meeting the housing requirement.

Table 1. Council's Land Supply Position 2020/21 to 2024/25

Summary Table	SCC
Requirement	2,131
5% buffer	2,238
5 year requirement	11,188
Net supply	12,131
Years Supply	5.4
Surplus/Shortfall	943

g) The position as at 1st April 2021

- 2.11 The Council's position on supply as at 1st April 2021 will not be available to this Inquiry. The material needed to determine the supply side of the calculation as at April 2021 includes completions over the year April 2020 until March 2021, new permissions that have been granted in that period that meet the test of being deliverable (as set out in the NPPF), any other new sources of supply that meet the test of being deliverable and have become available over that period.
- 2.12 The Council does not seek to rely upon the completions data on the Government website.
- 2.13 The Council agrees that the table below contains a list of all large sites that gained full (Cat A) or outline permission (Cat B) in the period 1st April 2020 to 31st March 2021. This includes some sites that already had planning permission and as such not all new permissions result in net additions this is explained in the table below.

Table 2. Table of new consents 1st April 2020 to 31st March 2021

HELAA Ref	Planning Reference	Address	Planning Status	Total Capacity	Additional to 2020 Supply	PP	Type
S00046	20/00958/FUL	Queens Hotel 85 Scotland Street Sheffield S3 7BX	Validated 10/03/2020 approved 18/9/2020	229	229	F	A
S02060	20/01179/OUT	George Marshall (Power Tools) Ltd 18 Johnson Street City Centre Sheffield S3 8GT	Validated 1/4/2020 and approved 21/9/2020	56	56	O	A
S02056	20/01820/REM	Land Adjacent 101 Ferrars Road Sheffield S9 1RZ	Validated 16/06/2020 and approved 15/10/2020	93	93	R	H
S04347	20/01158/FUL	Site Of 52-54 Garden Street Sheffield S1 4BJ	Validated 21/7/2020 and approved 19/11/2020	19	19	F	H & A
S00011	20/02672/FUL	Milton Street Car Park Milton Street Sheffield S3 7UF	Validated 11/8/2020 and approved 11/11/2020	410	38	F	A

HELAA Ref	Planning Reference	Address	Planning Status	Total Capacity	Additional to 2020 Supply	PP	Type
S02744	20/03193/FUL	51-57 High Street And Second Floor Of 59-73 High Street City Centre Sheffield S1 2GD	Validated 8/9/2020 and approved 9/12/2020	206	206	F	A
S04340	20/02213/FUL	Former Club House Mosborough Miners Welfare Ground Station Road Mosborough Sheffield S20 5AD	Validated 20/7/2020 and approved 19/10/2020	10	10	F	A
S00180	20/01951/FUL	Cloverleaf Cars Main Road Wharnccliffe Side Sheffield S35 0DQ	Validated 13/7/2020 and approved 12/10/2020	13	13	F	H
S04264	19/01148/OUT	Woodseats Working Mens Club The Dale Sheffield S8 0PS	Validated 13/5/2019, approved 17/6/2020	26	26	O	H & A
S03506	20/01030/FUL	Stepney Street Car Park Stepney Street Sheffield S2 5TD	Validated 17/3/2020 and approved 26/8/2020	100	100	F	A
S02147	20/00412/FUL	Windsor Hotel 35 - 39 Southend Road Sheffield S2 5FS	Validated 17/2/2020 and approved 21/8/2020	17	17	F	A
S04309	19/03963/FUL	Site Of Former Foundry Workers Club And Institute Beaumont Road North Sheffield S2 1RS	Validated 20/12/2019 and approved 28/8/2020	26	26	F	H
S04324	20/01489/FUL	83 Redmires Road Sheffield S10 4LB	Validated 26/5/2020 and approved 16/9/2020	12	12	F	H & A
S02126	20/00492/FUL	Land Between 216B And 288 Twentywell Lane Sheffield S17 4QF	Validated 19/2/2020 and approved 18/11/2020	44	44	F	80 bed care home
S03474	19/04594/REM	49 Pot House Lane Sheffield S36 1ES	Validated 14/1/2020 and approved 18/11/2020	14	14	R	H
S03394	19/03371/FUL	North Church House 84 Queen	Validated 9/6/2020 and	18	9	F	A

HELAA Ref	Planning Reference	Address	Planning Status	Total Capacity	Additional to 2020 Supply	PP	Type
		Street City Centre Sheffield S1 2DW	approved 16/12/2020				
S00730	20/03663/FUL	Site Of Former Forte Posthouse Hotel Manchester Road Crosspool Sheffield S10 5DX	Validated 25/11/2020, granted 26/2/2021	103	-30	F	A
S04231	20/00181/OUT	Car Park Adjacent To Upperthorpe Medical Centre	Validated 19/2/2020 and approved 26/5/2020	12	12	O	A
S04292	19/04500/FUL	Fulwood Lodge 379A Fulwood Road Sheffield S10 3GA	Validated 17/12/2019, approved 24/7/2020	14	14	F	A & H
S02277	20/00873/FUL	999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP	Validated 20/3/2020 and approved 6/11/2020	213	213	F	A
S02401	18/04773/OUT	Sheffield Health And Social Care Fulwood House 5 Old Fulwood Road Sheffield S10 3TG	Validated 19/7/2019, approved 3/2/2021	60	60	O	A & H
S04433	18/03405/OUT	The Hillsborough Arcade And Site Of Former Old Blue Ball Public House, Middlewood Road And Bradfield Road, Sheffield S6 4HL	Validated 21/9/2018, approved 12/3/2021	77	77	O	A
S03529	19/03779/FUL	Land Bounded By Rockingham Street And Wellington Street And Trafalgar Street	Validated 23/10/2019, approved 17/7/20	1230	1230	F	A
S00737	19/03143/FUL	Land Off Moorthorpe Way, Sheffield	Validated 6/9/2019, approved 3/3/2021	74	74	F	H
			TOTAL	3076	2562		

3.0 APPELLANT'S POSITION

a) The Current year for the purposes of determining housing requirement

- 3.1 The Appellant's position is that the current year for the purposes of calculating the housing requirement is 2021/2022.
- 3.2 The implications of this, before addressing the Urban Uplift, but including the impact of the increased affordability ratio (2,165 dpa) and the 5% uplift, is a net 5 year requirement of 11,366 dwellings (10,825 x 1.05).

b) The Cities and Urban Areas Uplift as part of the housing requirement

- 3.3 It is the Appellant's position that the housing requirement to be applied at this appeal should include the Cities and Urban Areas Uplift as calculated by the NPPG (Paragraph: 004 Reference ID: 2a-004-20201216). The effect of this is to increase the 5 year requirement to **15,345 dwellings**.

c) Supply

- 3.4 The Appellant has assessed the Council's claimed supply of 12,131 units as at 1st April 2020 and has concluded that only 10,004 are deliverable in the 5 year period thereafter, if no reduction is made for student accommodation. Without the Cities and Urban Areas Uplift, or any other alteration to the Council's claimed requirement, this assessment of the Council's supply reduces the land supply to **4.5 years** (10,004 supply /11,188 SCC requirement). If the Student accommodation is discounted, then this reduces the supply to **3.5 years** (7,858/11,188).
- 3.5 If account is taken of the current year for calculating the Housing Requirement, then the Appellant's discount of Category A and B sites reduces to **4.4 years** (10,004 supply /11,366 SPRU housing requirement).
- 3.6 With the Cities and Urban Areas Uplift applied to SPRU's Housing Requirement the supply (not taking into account the student reduction) is **3.26 years** (10,004 SPRU supply/15,345 SPRU requirement).
- 3.7 If the Cities and Urban Areas Uplift is added to SPRU's Housing Requirement, and this is compared to SPRU's land supply which discounts student accommodation then the supply is **2.56 years** (7,858 SPRU supply/15,345 SPRU requirement).
- 3.8 Lastly by simply applying the Cities and Urban Areas Uplift to SCC housing requirement figure (11,188 x 1.35 = 15,104) and comparing it to the Council's identified supply figure of 12,131 the resulting supply figure is **4.02 years** (12,131 SCC Supply / 15,345 SCC Housing Requirement plus 35%).

d) Sites where parties disagree s to deliverability

The below tables set out on which sites the Appellant disagrees with the Council's assessment to include them within the 5 year housing land supply.

i) Sites with full planning permission

3.9 The following sites are not a matter of agreement as the Appellant argues there is clear evidence that the permitted schemes will not be commenced as they are subject to alternative proposals.

Table 3. Sites which the Appellant argues are subject to alternative proposals

Site Ref	Application Ref	Address	Dwgs
S02915	18/01077/FUL	HSBC, 79 Hoyle Street, Sheffield, S3 7EW	343
S03988	19/01876/ORPN	The Pennine Centre, 20 - 22 Hawley Street (Block 3, Block 4 and Block 5)	174
S03161	19/00483/FUL	Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street, Sheffield, S3 7BE	222
Total			739

ii) Sites the Appellant argues are without extant permission.

3.10 The following sites are not a matter of agreement as the Appellant argues there are no extant permissions on the site as the permissions have expired.

Table 4. Sites the appellant argues are without extant permission.

Site Ref	Application Ref	Address	Dwgs
S03666	17/04216/FUL	Car World Yorkshire Site Of 164 To 176 London Road Sheffield S2 4LT	13
S00991	17/03335/FUL	Site of Darnall Medical Aid Society, Fisher Lane, Sheffield, S9 4RP	10
Total			23

iii) **Sites with full permission for which the Appellant argues there is clear evidence these will not be delivered**

The following sites are not a matter of agreement as the Appellant argues that there are numerous factors that in combination show the sites are will not come forward.

Table 5. Sites with full permission for which the appellant argues there is clear evidence these will not be delivered.

Site Ref	Application Ref	Address	Dwgs
S03383	17/02719/FUL	40-50 Castle Square Sheffield S1 2GF	22
S01347	18/01648/FUL	Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG	39
S04008	18/03172/FUL	DWP, Rockingham House, 123 West Street S1 4ER	96
S03973	18/04637/FUL	Site Of Norbury, 2 Crabtree Road, Sheffield, S5 7BB	14
S03958	19/00642/FUL	Premier, 127 Sharrow Lane, Sheffield, S11 8AN	13
S03741	18/00858/FUL	50 High Street City Centre Sheffield S1 1QH	101
S03536	18/04670/FUL	Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF	18
S03655	18/03632/ORPN	Parkhead House 26 Carver Street Sheffield S1 4FS	23
S03836	17/04932/FUL	Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	35
S03874	18/01781/ORPN	Yorkshire Bank Chambers, Fargate, Sheffield S1 2HD	12
S03950	19/00113/LBC	Dragoon Court, Hillsborough Barracks, Penistone Road, S6 2GZ	32
S03962	19/01118/FUL	Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN	13
S04176	18/03109/FUL	Cemetery Road Car Sales, 300 Cemetery Road, Sheffield, S11 8FT	14
S01361	16/02751/FUL	Site Of TTS Car Sales Ltd, Archer Road, Sheffield	28
S00093	19/00451/FUL	Charter Works 20 Hodgson Street Sheffield S3 7WQ	77
S00187	18/03406/FUL	St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ	19
Total			556

iv) **Sites on the Brownfield Register where the Appellant argues there is not clear evidence of delivery.**

3.11 The following brownfield sites do not have permission and are not a matter of agreement as the Appellant argues that there is not clear evidence that they will be delivered.

Table 6. Sites on brownfield register where the Appellant argues there is not clear evidence of delivery

Site Ref	Application Ref	Dwgs
S00062	Hemsworth Primary School, Blackstock Road	80
S00672	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)	42
S00700	Harborough Ave/ Vikinglea Drive Manor (Manor 14)	87
S00707	Wulfric Road/ Windy House Road, Manor	24
S00719	Kenninghall Drive, Norfolk Park	114
S00721	Daresbury Drive Maisonettes	37
S00733	Gaunt Road (previously numbered 95 - 381)	19
S01447	Claywood Tower Blocks	40
S01451	Algar Place/Algar Road	121
S03202	Deerlands Avenue	32
S03214	Newstead Estate, Birley	213
Total		809

3.12 Tables 9, 10, and 11 below describe in more detail the Council's and Appellant's respective positions on the evidence relating to deliverability of the sites listed in tables 3 to 6 above. The Appellant's position statements refer to further evidence provided in Appendices 1 and 2 of Mr Bolton's Proof of Evidence on Five Year Supply.

e) **Student Supply**

3.13 The Council and Appellant disagree regarding inclusion of 2,763 units of student accommodation within the 5 year housing land supply, listed in table 7 below.

3.14 The Appellant has identified the sites in the Council's supply that are student accommodation. The Council does not agree to their deletion but does agree these are all student accommodation.

3.15 The following sites within the published 5 Year Housing Land Supply Monitoring Report have been identified by the Appellant as student cluster flats.

Table 7. List of Student Accommodation (Cluster Flats)

Site Ref	Planning reference	Address	Dwgs
S03386	18/03802/FUL	Site Of 82 - 84 Winter Street Sheffield S3 7ND	151
S03224	18/00598/NMA	127 Ecclesall Road Sheffield S11 8HY	84
S02180	20/01062/FUL	Former Head Post Office Fitzalan Square Sheffield S1 1AB	42
S00754	18/02170/FUL	I Grunweg Ltd, Silversteel House, 29-49 Rockingham Street	232
S00756	17/04517/FUL	12 Moore Street, 184, 190 Fitzwilliam Street and Stokes Warehouse, Thomas Street, Sheffield S3 7UQ	355
S00750	17/01518/FUL	Former Eon Works Earl Street Sheffield S1 4PY	162
S02745	17/03619/FUL	Car Park, Eyre Lane, Sheffield S1 4RB (on Furnival Square roundabout)	139
S03779	18/02192/FUL	Steel City Marketing Ltd, Allen Street, Sheffield, S3 7AW	288
S03817	18/01699/FUL	Park Hill Estate, Duke Street (PHASE 3)	74
S01609	16/04859/FUL	Land And Buildings At Boston Street Bramall Lane And Arley Street Boston Street Sheffield	133
S02259	13/00429/FUL	Spectrum Apartments (formally RJ Stokes), 20 Egerton Street, S1 4JX	42
S02915	18/01077/FUL	HSBC, 79 Hoyle Street, Sheffield, S3 7EW	343
S04008	18/03172/FUL	DWP, Rockingham House, 123 West Street S1 4ER	96
S03741	18/00858/FUL	50 High Street City Centre Sheffield S1 1QH	101
S00093	19/00451/FUL	Charter Works 20 Hodgson Street Sheffield S3 7WQ	77
S03690	16/02910/FUL	Sytner Sheffield Ltd, Hollis Croft and Broad Lane, City Centre S1 4BU	444
S02299	13/01528/COND1	Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	0
S03362	16/03159/FUL	245 Ecclesall Road Sheffield S11 8JE	0
Total			2,763

3.16 It is noted that the above table of student accommodation includes the following sites (totalling 617 units) that have already been discounted as not resulting in units being delivered in the next five years so the impact of removing student accommodation from the supply is 2,146 (2763 – 617)

- a) HSBC, 79 Hoyle Street, Sheffield, S3 7EW 343 units
- b) DWP, Rockingham House, 123 West Street S1 4ER 96 units
- c) 50 High Street City Centre Sheffield S1 1QH" 101 units
- d) Charter Works 20 Hodgson Street Sheffield S3 7WQ 77 units

4.0 IMPLICATIONS OF THE 35% URBAN UPLIFT

- 4.1 The Council's position is that for the purposes of the appeal, the 5-year housing land supply position, including the Local Housing Need figure, should be based upon the December 2020 5-Year Housing Land Supply Monitoring Report.
- 4.2 The Appellant's position is that for the purposes of the appeal, the 5-year housing land supply position, should be calculated using the housing requirement as explained in part b) above.
- 4.3 From the 16th June 2021 onwards (PPG Paragraph: 037 Reference ID: 2a-037-20201216) the new standard method figure for Sheffield, as calculated by the NPPG, including the 35% uplift in PPG will be 2,923 dwellings per annum (also based on the 2020 affordability ratio). Taking into account the requirement for a 5% buffer this would result in a 5 year requirement of 15,345 dwellings (2,923 x 5 x 1.05).

Without Prejudice

5.0 CONCLUSION

5.1 The table below summarises the Council's and the Appellant's positions in terms of the calculation of the housing requirement.

Step 1 Setting the baseline - Annual household growth over 10 years (2021-2031) (source 2014 HHP table 406)				
Row		SPRU	SCC	
A	2021 households	249,478	247,611	2020 households
B	2031 households	268,950	266,931	2030 households
C	10 year average household growth	1,947	1,932	10 year average household growth
Step 2 An adjustment to take account of affordability				
		SPRU	SCC	
D	Affordability ratio (2020) ONS Table 5c	5.79	5.65	Affordability Ratio 2019
E	Adjustment factor $((5.79-4)/4)*0.25+1$	1.111875	1.103125	Adjustment factor $(5.65-4)/4$
F	Application of adjustment factor $(1,947 * 1.11)$	2,165	2,131	Application of Adjustment Factor $1,932 * 1.03$
Step 3 - Capping the level of any increase				
		SPRU	SCC	
G	Cap (10 year average x 1.40)	3,031	2,984	Cap 10 year average x 1.40
Step 4 - cities and urban centres uplift				
		SPRU	SCC	
H	35% Uplift $(2,165 * 1.35)$	2,923		
I	Housing Requirement	2,923		
J	Annual Requirement including Buffer 5%	3,069		
K	5 year Requirement including step 4	15,345	11,189	5 year Requirement including 5% Buffer but Excluding Step 4

5.2 The table below summarises the Council's and the Appellant's positions in terms of the five year land supply.

Table 8. Summary of the Council's and the Appellant's 5 year land supply position

	SCC 2020 requirement	SPRU 2021 requirement	SPRU Deductions
Housing Requirement	2,131	2,923	
5% Buffer	2,238	3,069	
5 year requirement	11,188	15,345	
Councils Supply	12,131		
Category A site reductions – Alternative Proposals			739
Category A sites – expired Permissions			23
Category A sites – other clear evidence will not deliver			556
Category B sites – Brownfield Register			809
Student Accommodation (not included in the above discounts)			2,146
SPRU Supply		7,858	
Years Supply	5.4	2.56	
Surplus Shortfall	943	-7,487	

Without Prejudice

Table 9. Summary of Positions on Category A sites (SOCG Tables 3 and 4)

Site Number	address	dwgs	SCC - commentary	RGB PoE
S02915	HSBC Hoyle Street	343	<p>SCC received a signed pro-forma from the construction project management firm, employed by owners Cassidy group as evidence of the intention to develop. Recent evidence from DLP in 2021 will be considered in the next 5 Year Housing Land Supply Monitoring Report</p> <p>Appellant notes an article from the Star Jan 2021 quoting Cassidy and a conversation with the architects Feb 2021 that point to funding issues with the site that have not yet been resolved. This information is relevant, but provided 9 months post base-date, when the intention at the base date was that the site would be delivered</p>	<p>Owners Cassidy Group public statement 7th February 2020 was that the scheme was on hold. Planning history, change of ownership, and Architects position on originally granted scheme all available as of 1st April 2020.</p> <p>No Signed proforma in evidence and as at 1st April 2020. Proforma signed by project management team working for the company compared to public statements by the company spokesperson.</p> <p>The NMA (20/00337/NMA) approved in February 2020 amended the description. The officer report referred to a further application under a section 73 application and made alterations to the original permission (18/01077/FUL). No such application has been submitted to date (as of 28/01/2021).</p> <p>The site was sold by the original developer Mace to Cassidy Group (Hoyle Street) Ltd in 2018 there is clear evidence that the site has been stalled due to the lack of funding and end user of the scheme.</p> <p>The Star published 7th February 2020 (Appendix 5c) which Cassidy Group stated: “At present, the site is on hold whilst we are in discussions with various end users. Once we have secured a buyer, the development will commence.””.</p> <p>A further article published on the 25th January 2021 (Appendix 5d), confirms work had stopped while funding discussions took place.</p> <p>Mike Hall of Jefferson Sheard Architects the original architects on the scheme on the 26th February 2021 confirmed that they had not been retained to undertake the construction drawings when the site was sold in in 2018.</p>

				<p>This is clear evidence that the funding situation has stalled and the site has yet to be resolved. A site visit (10/03/2021) confirmed that there is no activity on the site (Appendix 5B).</p> <p>As there are funding issues that have caused the site to stall, and the approved scheme is not likely to be implemented. The site has therefore been removed from the supply.</p>
S03988	Pennine Centre	174	Permission for non-residential use is a clear change of circumstances significantly after the base date.	<p>Permissions for replacement windows (ref. 20/00077/FUL) in order to retain office use as recognised in the Officers report of the 9th March 2020 was granted on 9th March 2020.</p> <p>Council rely on submission of later application on 29th July 2020 (ref. 20/02524/FUL) to justify their position.</p> <p>DLP Ltd were the original agents. Permission for 174 apartments ref. 19/01876/ORPN (Decision notice, Appendix 21B) is subject to a pre-commencement condition (no.4) No applications to discharge these conditions have been submitted.</p> <p>Permissions for replacement windows (ref. 20/00077/FUL) in order to retain office use as recognised in the Officers report of the 9th March 2020 was granted on 9th March 2020.</p> <p>Further application for alterations, refurbishment and extensions to the existing offices (ref. 20/02524/FUL) was approved.</p> <p>The applicant is implementing the window replacement (20/00077/FUL)</p> <p>The new windows being installed are for the implementation of the commercial and business scheme on 20/02524/FUL. The commercial scheme</p>

				is being implemented as an alternative to the 174 unit residential prior notification scheme. This scheme is removed from the supply.
S03161	Doncaster Street, Hoyle Street	500 (222 in the 5YHLS)	<p>This site was included within the 5 year housing land supply based on the information at the base date, including contact with the agent who confirmed that the developers intended to deliver the site but with a revised scheme and subject to finalising funding, with a willingness to develop the site. A cautious approach of moving delivery of 222 units to the end of the 5 years was applied, with the remainder of the scheme after the 5 year period.</p> <p>DLP site visit Mar 2021 confirms archaeological investigations underway – which in my opinion reflects an intention to progress the site.</p> <p>The appellant’s recent contact with the architect confirms the challenging nature of the scheme, which was reflected in SCC’s cautious approach to delivery – but does not provide clear evidence that it won’t be delivered. This post-base date evidence also suggests development options are being considered which represents a commitment to the site being brought forward.</p>	<p>Lack of funder and viability issues known as of 1st April 2020 – this position has not changed. Council relying on DLP later site visit to justify position.</p> <p>Contact with architects for the scheme confirmed that the scheme is large for Sheffield and in a challenging location for PRS.</p> <p>It was also confirmed that the site is still owned by Scotfield therefore the scheme is dependent on securing funding to bring project forward. The scheme has been specifically designed to be brought forward in phases due to market considerations. There was a viability gap prevented it coming forward.</p> <p>The Design and Access Statement states that the scheme was originally intended to be student accommodation but was subsequently changed to entirely private residential (Appendix 27E). The HELAA (CD9.07 and Appendix 40) notes that the site is only available after year 5 and that delivery is only ‘possible’.</p>
S03666	Car World, 164-176 London Road	13	<p>We have no further evidence in relation to this site. However, at the base date 1. April 2020, the existing permission (17/04216/FUL) had almost one year remaining to begin implementation before expiry. Appellant notes the permission expired Jan 2021. The point remains, that this site had full permission at the base date – the requirement was for deliverability to be assessed at that stage. Clearly, it will be reconsidered in the updated 5YHLS position.</p>	<p>Lack of action on conditions, no contact, and continuation of existing business as at 1st April 2020 establishes site was not available at that date.</p> <p>No action to discharge 8 pre-commencement (Appendix 16C). Continued use by existing business (Car World). Not available now. This has now expired without being implemented</p>
S00991	Site of	10	We have no further evidence in relation to this site.	Lack of action on conditions, no contact, and

	Darnall Medical Aid Society	<p>However, at the base date 1. April 2020, the existing permission (17/03335/FUL) had almost one year remaining to begin implementation before expiry. Appellant notes the permission expired Feb 2021. The point remains, that this site had full permission at the base date – the requirement was for deliverability to be assessed at that stage. The 5 YHLS represents an assessment of requirement and supply at a specific point in time, and is not partially recalculated on a rolling basis.</p>	<p>long history of unimplemented proposals as at 1st April 2020 establishes site was not deliverable at that date.</p> <p>There is a long planning history of applications for residential development on this site, and the approved permission for 8 dwelling houses in December 2013 was also not implemented. The permission is subject to 6 pre-commencement conditions (Appendix 23C). No applications to discharge these conditions have been submitted and the permission expired on 5th February 2021. The Council has had no contact with the applicant/developer.</p> <p>This has now expired without being implemented</p>
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Without Prejudice

Table 10. Summary of Positions on Category A sites (SOCG Table 5)

Site Ref	Address	Dwgs	LS-R Commentary	DLP-PoE Appendix 2
S03383	40-50 Castle Square	22	<p>Accept the detailed evidence provided by the appellant, which goes to a level of detail we do not typically have the resources to establish. At the base date, the site fell in to the category of 'still time left on the permission from the base date' and as a result our professional opinion was that there was no evidence that homes would not be delivered within the 5 years. Mr Bolton's 6 highlights that the retail units were for rent March 2021 but does not indicate that they were for rent at 2017 as per his comments. This evidence presents a situation which is clearly significantly post base date.</p>	<p>ii) page 6 History of unimplemented consents. Known Sale. Detail revised February 2017 The site has a long history of unimplemented permissions that have not been implemented, no Council contact from the agent, outstanding pre-commencement conditions, existing retail uses, and the application would have expired in the absence of the Covid-19 extension. Lastly the ground floor unit is now being advertised for rent (since February 2017 this is the date of the flyer embedded in the advert appendix 6). There has been no activity on site or application.</p>
S01347	Park & Arbourthorne Club	39	<p>The extant permission for 39 apartments on this site (18/01648/FUL) does not expire until October 2021, and therefore at the base date 1. April 2020 had 18 months to run during which time the scheme could be implemented. We received no commentary from the agent that the scheme would not be implemented and therefore have no reason to exclude the site from the 5 year housing land supply.</p> <p>Whilst we accept that there does not appear to be any movement to deliver the residential element of this scheme that does not necessarily demonstrate clear evidence that won't it be delivered. I consider that the appellant's conversation with the agent, whilst significantly post-base date may have represented the position at that time although this cannot be certain.</p>	<p>iii) Page 7 Contact with Architect would have revealed evidence – site marketed for 10 years, outstanding pre-commencement conditions and viability issues have not changed since 1st April 2020. Recent contact with Architect for the scheme. The last two applications were for the demolition of the existing buildings with no replacement this was followed by a full application for a retail use. There are outstanding pre commencement conditions, there has been no contact with the applicant by the Council, there is no developer on board, the site has been for sale over 10 years, there are viability issues relating to the delivery of residential accommodation and the application for demolition followed by a further application for a</p>

				retail use is clear evidence that the site will not deliver housing completions in the next 5 years.
S04008	DWP Rockingham House	96	<p>Permission was only granted in December 2019 and therefore had almost three years to run at the base date.</p> <p>The appellant's comments speculate that the scheme won't be viable due to costs arising from cladding. Further, the fact that the site is still occupied does not necessarily preclude development within the timeframe. This information was likely the same at the base date, but that does not change the Council's stance on likely deliverability which differs from the appellant.</p>	<p>iv) page 9 Earlier contact by the Council with architect would have revealed that they had not been retained to progress the scheme. Ownership and occupation have not changed so site remains unavailable.</p> <p>There has now been contact with the original Architect and they have confirmed that they were not retained to implement this permission. DWP are still operating from the building. There is clear evidence of the continued ownership and occupation of the building by the government, there is no activity on the application, the architects have not been engaged to take the scheme forward and changes to legislation will have impacted upon the viability of the approved scheme. This amounts to clear evidence that the approved scheme will not be delivered in 5 years</p>
S03973	Norbury, Crabtree Road	14	<p>Accept the information provided by the appellant that this site is unlikely to be delivered. At the base date, the site had two and a half years left on the permission and no indication that it would not be delivered which is why it was included in the 5 year supply.</p> <p>The appellant's recent conversation with the owner regarding issues implementing the permitted scheme significantly post-dates the base date. No clarity that the position was the same at 1. April 2020. Site was considered to have reasonable likelihood of delivery at the base date.</p>	<p>v) page 10 Earlier contact would have confirmed that applicant would not proceed.</p> <p>Contact with the owner/developer has confirmed that they are not going to develop the permitted development.</p>
S03958	Premier, 127 Sharrow Lane	13	<p>Permission granted September 2019; no reason to assume that it will not be implemented. The appellant records a conversation with the architect noting that</p>	<p>vii) page 12 No activity on existing permissions and history of unimplemented consents all available at 1st</p>

			<p>space standards are not compliant and that it won't be implemented. Sheffield is not currently able to require application of nationally described space standards and this would not affect implementation of an existing permission.</p> <p>The appellants conversation with the agent post-dates the April 2020 base date. The Council were unable to make contact with the agent, but if we had it would have provided the opportunity to discuss their concerns which would not affect the implementation of the existing permission.</p>	<p>April 2020. Comments of Architect relate to dissatisfaction with he approved scheme which would have been known at time of approval.</p> <p>Site has a long history of unimplemented consents. Contact with the architect for the scheme has confirmed that the space standards are not complied with under the current scheme and that this scheme will not be implemented. He confirmed that this permission is unlikely to be implemented and the scheme will not come forward within 5 years. There has been no activity on the most recent permission</p>
S03741	50 High Street	101	<p>Accept the appellant's evidence that the current advertisement for sale at a price significantly below the previous sale price is indicative of a viability issue. At the base date we were unable to make contact with the agent (no replies), and do not have the resources to carry out such detailed research; however the permission had over 1 year remaining in which to be implemented and there was no reason to assume that it would not be.</p> <p>Unsure if the site was being advertised for sale in April 2020 (which reflects the 1 category) and if it was the Council would agree with the appellants position. However, if the sale post-dates April 2020, the Council would stand by the position of having sufficient time on the permission (which reflects the category 2).</p>	<p>ix) page 14</p> <p>No activity on existing permission and issue of viability not new but relates to consent as granted and would have been known by owner as at 1st April 2020.</p> <p>Application subject to 4 pre-commencement conditions. No applications to discharge these conditions have been submitted.</p> <p>At present, the site is occupied by Sports Direct, Poundland, and British Heart Foundation; which a site visit confirmed they appear to be active (24/02/2021).</p> <p>The site is currently being advertised for sale (Appendix 13C) by Lewis & Partners for £4,000,000, despite its sale in 2017 for £6,799,999 (Appendix 13D). This reduction in price of over £2 million despite securing planning permission is indicative of a viability issue and suggests the current owners are wanting to dispose of the site.</p> <p>This agent of the site confirmed the current scheme (for 300 bedspaces) is no longer viable due to changes in rents, and so this scheme is not going to be progressed.</p>

S03536	Johnson & Allen Ltd Car Par, Furnace Hill	18	<p>Permission granted May 2019, and had nearly two years to run at the base date 1. April 2020, with no evidence to indicate it would not be implemented. Acknowledge the appellants recent conversation with the agent, which provides an update on the site that was not available to us at the base date.</p> <p>The Council acknowledge more evidence could have been obtained at the base date as reflected in the appellants findings which suggest issues around viability. However, there is still time to see if the new owner will implement the permission, so the Council would keep the site in the 5 years.</p>	<p>X) page 15 No activity on existing permission and issue of viability not new but relates to consent as granted and would have been known by owner as at 1st April 2020 Architect advised that the original application was difficult to negotiate though to consent and that a reduction in height as part of the negotiations rendered the scheme unviable as it was an expensive scheme to build. He stated that the scheme would not be developed in the next five years. Site appears to have been sold by auction on 03/09/2019 (Mark Jenkinson & Son) as a carpark generating £14,400 pa but the details referenced the planning permission (Appendix 14C). Site is subject to 8 pre-commencement conditions (Appendix 14D). No applications to discharge these conditions have been submitted either by the original applicant or the new owner. Site is actively in use as a car park as confirmed by a site visit (24/2/2021) (Appendix 14B).</p>
S03655	Parkhead House, 26 Carver Street	23	<p>No additional information. Permission granted Nov 2018 and had 18 months to run at the base date 1. April 2020, with no evidence to indicate it would not be implemented.</p> <p>Unclear when the premises were refurbished, but if still for let it is possible that was only recently complete and after April 2020. At the base date the Council were aware the premises had been sold, but there was still sufficient time left on the permission to convert to residential.</p>	<p>xi) page 16 Change of ownership and continued use as office was known by owner as at 1st April 2020 Henry Boot (Applicant) confirmed that they sold these premises and the Architect highlighted feasibility issues with the scheme and confirmed that the property had been sold on and was being used for office space. The site is currently being advertised to let as offices (Appendix 15C) by Colloco, on the advertisement it is stated that the offices are 'under new ownership' and a comprehensive refurbishment has been completed. In this context, it is highly likely</p>

				that the new owners of Park Head House are not wishing to implement the permission and instead wish to continue it's use of offices given the investment into refurbishment. The office floorspace plans linked to the advert are dated March 2020 therefore if contact had been made then the decision not to proceed had clearly been made.
S03836	Heritage Park, 55 Albert Terrace Road	35	Our records show contact with the agent for this site January 2020 suggesting that a new scheme may be Submitted but noting the site is likely to be developed within the 5 year period. Acknowledge the appellants evidence that the site has now been sold to a company also managing the NHS office building who are likely to retain the car park rather than implement the scheme to develop a 5 storey building on it. Appellant's evidence will be considered to inform the next update of the 5YHLS position, but was not the situation at the base date and therefore shouldn't impact on assessment of deliverability at that point in time.	xiii) page 18 No activity on existing permission and change of ownership as well as ongoing use as operational car par was all known as at 1st April 2020 The original Architects Franklin Ellis have confirmed that they have had no involvement since the site was sold (12 September 2019 Appendix 17F). Land Registry returns indicate that the larger holding has been sold on from original developer who undertook the conversion to an Investment Company (Johnson Investment Limited) who also own the building in which the NHS are operating from on the site. This site remains part of the operational car park of the NHS use of the buildings within the same land holding. The site is within an NHS complex and is used as car parking to service the active NHS buildings as confirmed by a site visit (10/03/2021, Appendix 17B). This application will expire 26/10/2021. The extant permission is subject to 9 pre-commencement conditions. No applications to discharge these conditions have been submitted (Appendix 17C).
S03874	Yorkshire Bank Chambers, Fargate	12	No change needed. The appellants evidence of the space being advertised for office use in December 2020 does not represent clear evidence available at the base date that the scheme would not be deliverable within the 5 year period. Planning	xiv) page 19 No activity on existing permission not new and would have been known by owner as at 1st April 2020 Since the confirmation of the ORPN in 2019 the

			<p>permission was granted in February 2019 and therefore had almost 2 years until expiry at the base date, and no indication that it would not be implemented in that time.</p> <p>SCC were aware the space was still being let for offices at the April 2020 base date, but there was sufficient time to implement the permission. All the evidence was known at the time and the Council's position remains unchanged.</p>	<p>offices on the second and third floors have been advertised to let by Lambert Smith Hampton (advert posted 26/12/2020, Appendix 18C) and there is signage on the building indicating these offices are still to let from a site visit 24/02/2021 (Appendix 18B).</p> <p>The permission has a pre-occupation condition relating to a scheme of sound insulation works that needs to be submitted to and approved by the Local Planning Authority. This condition has not been discharged (Appendix 18D).</p>
S03950	Dragoon Court, Hillsborough Barracks	32	<p>No change needed. Evidence at the base date 1. April 2020 included the recently approved conditions application (19/00113/COND1) relating to the Listed Building Consent 19/00113/LBC (use of offices as 32 residential units) which was granted November 2019 and indicated intention to carry out the development. The sales brochure referenced by the appellant dated September 2020 also clearly references the existing permission for residential, which continues to have until August 2022 to be implemented. Sales of the wider site to a management company does not preclude implementation of the scheme. Sales information and change in ownership post-dates 1st April 2020, and couldn't have informed the decision at the base-date</p>	<p>xv) page 20</p> <p>No activity on existing permission including no resubmission and conditions not discharged and issue of viability are not new but relate to consent as granted and would have been known by owner as at 1st April 2020</p> <p>The original Architect confirmed that the consent was not viable and that the building had been sold on for office accommodation. The lack of recent progress with discharging conditions and the fact that some conditions were not approved and then not resubmitted supports the original architects' observations regarding viability. This site remains part of the larger investment estate and is not available for conversion to residential use. The site is no longer owned by the original developer.</p>
S03962	Tapton Cliffe and Lodge, 276 Fulwood Road	13	<p>No change needed. Sale of the property in December 2020 is somewhat after the base date of 1. April 2020 for this 5 year supply period, and does not in itself represent clear evidence that homes will not be delivered within the 5 year period. Planning permission was only granted in September 2019 and therefore had over 2 years until expiry at the base</p>	<p>xvi) page 21</p> <p>No activity on existing permission and issue of viability not new but relate to consent as granted and would have been known by owner as at 1st April 2020</p> <p>This was not a viable scheme as highlighted in the planning history and its sale to a private owner rather</p>

			date, and no indication that it would not be implemented in that time.	than a developer illustrates. This is supported by the fact that none of 10 pre-commencement conditions have been subject to applications to discharge these conditions have been submitted (Appendix 20C).
S04176	Cemetery Road Car Sales	14	<p>No change needed. Continuation of current activity does not represent clear evidence that homes will not be delivered within the 5 year period. Planning permission was only granted in January 2020 and therefore had almost 3 years until expiry at the base date, and no indication that it would not be implemented in that time.</p> <p>The appellant undertook a site visit in March 2021, showing the site was still occupied, which was likely the position in April 2020, however there is still sufficient time left on the permission to allow for relocation. Council position remains unchanged.</p>	<p>xviii) page 23 No activity on existing permission and continued use of site by applicant for alternative business meaning the site was not available would have been known by owner as at 1st April 2020 DLP secured planning permission but no further information on client's intention they are aware that the applicant is still using the site as a garage and car sales and understand that this will require to be relocated before the site can be developed. The site is not currently available. The permission is subject to 11 pre-commencement conditions. No applications to discharge any of these conditions has been submitted (Appendix 22C). Earlier site visits confirm continuous use of site as active garage and car sales.</p>
S01361	Site of TTS Car Sales Ltd, Archer Road	28	<p>Accept appellants evidence that the site will not be developed as consented due to recent advertising for alternative use and contact with the agent confirming there are no plans to implement the permission. Planning permission was granted in October 2019 and therefore had more than 2 years until expiry at the base date, and no indication that it would not be implemented in that time. Recent advertising (on-site) and through agent after April 2020 base date.</p>	<p>xx) page 23 No activity on existing permission and issue of viability not new but relate to consent as granted and would have been known by owner as at 1st April 2020 DLP have had acted as the agent on this site in the past, and there are considerable viability issues Contact with the agent/architect has confirmed that there are no plans to implement the permission. The extant permission (ref. 18/04503/FUL) is subject to 10 pre-commencement conditions (Appendix 24C). No applications to discharge these conditions have been submitted. The site is advertised as available to rent by Knight</p>

				<p>Frank LLP on 21st January 2021 (Appendix 24F) there is also signage on site to this effect. Photo dated April 2020 in sales particulars shows signage already on site. This indicates that the owner is no longer pursuing the development of the approved scheme.</p> <p>This site is not available now.</p>
S00093	Charter Works	77	<p>No change. Planning permission does not expire until December 2022, which give a significant period from the base date 1. April 2020 for the scheme to be implemented. The appellant has been given different information by the architect than was received by the Council at the time of preparing the 5 Year Housing Land Supply Monitoring Report, which indicated that they had not been appointed to carry out further work once planning permission was achieved and therefore were unable to assist with how the client would intend to proceed with the site.</p>	<p>xxi) page 26 No activity on existing permission, continued occupation of building for alternative use and issue of viability not new but relate to consent as granted and would have been known by owner as at 1st April 2020</p> <p>The building is currently occupied as confirmed by a site visit dated 24/02/2021 (Appendix 25B). The extant permission is subject to 8 pre-commencement conditions. No applications to discharge these conditions have been submitted (Appendix 25D). Contact with the Architects for the scheme (Yeme) confirmed that they had not been retained for the delivery of the scheme and highlighted that there were viability issues with the permitted scheme.</p>
S00187	St Cuthberts Family Social Club, Horndean Road/Barnsley Road	19	<p>No change needed. Lack of activity does not represent clear evidence that homes will not be delivered within the 5 year period. Planning permission was granted in August 2019 and therefore had more than 2 years until expiry at the base date, and no indication that it would not be implemented in that time</p> <p>No attempt made with agent/owner (desktop exercise), however as above the desktop evidence does not show the current scheme is unviable or there is no demand for the type of units. DLP evidence from architect does not give the reasons for</p>	<p>xxii page 27</p> <p>No activity on existing permission, long history of unimplemented proposals and Architects confirmation that this proposal will not be delivered could be known as at 1st April 2020</p> <p>There is a long history of unimplemented applications on this site and the project Architect has confirmed that nothing is happening on this site. There has been no progress has been made in discharging the conditions the site. There is clear evidence that this permission will not be implemented and it has been removed from the</p>

PINS REFERENCE APP/J4423/W/21/3267168
Outline Planning Permission for up to 85 residential dwellings
Statement of Common Ground
Five Year Land Supply

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Without Prejudice

Table 11. Summary of Positions on SOCG Table 6: Category B sites

Site Ref	Address	Dwgs	Council comments	DLP review of SCC evidence	DLP	SCC review of DLP evidence	Agreed
S00062	Hemsworth Primary School, Blackstock Road	80	Included within the Council's Stock Increase Programme. Signed pro-forma provides evidence that this site will be delivered as expected within the 5 year period. Subject to pre-application enquiry in 2020, and planning application to follow.	2	<p>The site was cleared in 2005 and is now rewilding.</p> <p>There is no evidence that the site is included in the Stock Increase Program for delivery.</p> <p>The HRA Update (2020/21) does not identify funding requirements for this specific site.</p> <p>The site will have to go through an individual capital approval. This has not occurred.</p> <p>No contract to deliver the site.</p> <p>Barriers to delivery or infrastructure constraints, it is stated that there are 'none known at this time'</p> <p>Highway works are not known and are to be determined at site master planning stage'</p> <p>Proforma signed 13/08/20</p> <p>SCC published position at March 2020 (CD9.08): "The site will be delivered as an Older Person's Independent Living (OPIL)</p>		

					Scheme with the planning application to be submitted autumn 2020”		
S00672	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)	42	Planning application noted as being anticipated in 2021. I would object to Mr Bolton’s statement that no application having been received (28/11/2021 (sic)) results in the site being undeliverable. Signed pro-forma provides evidence that this site will be delivered as expected.	2	<p>Previous permission 15/01176/FUL that expired 8/7/2018</p> <p>The site was cleared by 2005 and is now managed open space</p> <p>Potential Topography and Ground Condition barriers as this is a brownfield former housing site</p> <p>No funding secured – dependant on a viable scheme and robust funding package being agreed.</p> <p>Not identified by potential partner Keepmoat as future development siter.</p> <p>Not in March 2020 SCC Monitoring report (CD9.08).</p>		
S00700	Harborough Ave/ Vikinglea Drive Manor (Manor 14)	87	Included within the Council’s Stock Increase Programme. Signed pro-forma provides evidence that this site will be delivered as expected.	2	<p>Site cleared by 1999 and is now managed formal open space with semi mature trees.</p> <p>Funding is required to deliver this site and it has not been secured for this site.</p> <p>Grant funding maybe also require (presumably to address viability issues).</p> <p>No contract to deliver.</p> <p>SCC Proforma signed 13/08/20</p>		

S00707	Wulfric Road/ Windy House Road, Manor	24	Signed pro-forma provides evidence that this site will be delivered as expected. There appears to be an error in the HELAA, where this site is identified as being delivered after the 5 year period. This will be amended to reflect the information provided by the Sheffield Housing Company.	2	<p>Site cleared by 1999 maintained as formal open space with trees and a formal football pitch with goal posts</p> <p>Constraints include previous structures on site.</p> <p>The proposal would involve the development of playing field this will be subject to consultation with Sport England which can be a barrier to development</p> <p>Funding not identified or available SCC state "Continuously exploring options with external funders".</p> <p>Viability gap identified.</p> <p>Funding is required to deliver this site and it has not been secured for this site. Council suggest that HE could be accessed and that the project will go through individual capital approval. It has not such approval at present.</p> <p>No contract for delivery.</p> <p>Proforma signed 24/11/20</p> <p>Not in SCC March 2020 Monitoring report (CD9.08).</p>		
S00719	Kenninghall Drive, Norfolk Park	114	As stated in the pro forma, a planning application is anticipated in 2021, which forms part of the project plan leading to delivery of	2	Site cleared by 2002 maintained as open space with semi mature trees across the site.		

			homes on site during the 5 year period.		<p>Constraints include previous structures on site and highway impact that has not been assessed.</p> <p>There are ongoing discussion to achieve funding to address viability issues. Site will only be started once a robust funding package has been agreed by all partners. As of 1st April 2020 it had not.</p> <p>Proforma signed 13/10/20</p>		
S00721	Daresbury Drive Maisonettes	37	As stated in the pro forma, a planning application is anticipated in 2021, which forms part of the Sheffield Housing Company project plan leading to delivery of homes on site during the 5 year period.	2	<p>Site was cleared by 2005 and is now in use as open space.</p> <p>Constraints include previous structures on site and highway impact that has not been assessed.</p> <p>There are ongoing discussion to achieve funding to address viability issues. Site will only be started once a robust funding package has been agreed by all partners. As of 1st April 2020 it had not.</p> <p>Proforma signed 13/08/20</p>		
S00733	Gaunt Road (previously numbered 95 - 381)	19	Included within the Council's Stock Increase Programme. Signed pro-forma provides evidence that this site will be delivered as expected. Pre-app received November 2020 indicates that the project continues as expected.	2	<p>Site was cleared by 2005 and is now overgrown and rewilding.</p> <p>Funding is required to deliver this site and it has not been secured for this site. Council suggest that HE could be accessed and that the project will go</p>		

					<p>through individual capital approval. It has not such approval at present.</p> <p>No contract to deliver.</p> <p>Position as of March 2020 SCC (CD9.08) "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 possible"</p> <p>Proforma signed 2411/20</p>		
S01447	Claywood Tower Blocks	40	The signed pro-forma provided by the Sheffield Housing Company indicates planning application to be made in 2021 with homes delivered in 2022/23. There is no indication that this programme will not go ahead, and the pro-forma provides the relevant degree of evidence.	2	<p>Site was cleared in 2005 and has now overgrown and is 're-wilding'</p> <p>The site constraints include foundation of former tower blocks.</p> <p>Funding is required and not secured.</p> <p>The HELAA that the site would not deliver in the next five years.</p> <p>SCC March 2020 Monitoring Report (CD9.08) stated "Sheffield Housing Company confirmed that the planning application is expected in January 2020". No application received.</p> <p>Proforma signed 13/10/20</p>		
S01451	Algar Place/Algar Road	121	Included within the Council's Stock Increase Programme. Evidence that this site will be delivered as expected.	2	<p>This site was cleared in 2016/17 and is now used as open space.</p>		

					<p>Funding package not determined and additional grant funding may need to be secured.</p> <p>No Contract to deliver.</p> <p>Proforma signed 24/11/20</p> <p>HELAA (CD9.07 and Appendix 40) site assessment identifies the site to be only available after year 5 (after 1st April 2025),</p> <p>Not in SCC March 2020 Monitoring report (CD9.08).</p> <p>Proforma signed 06/10/20</p>		
S03202	Deerlands Avenue	32	The signed pro-forma provided by the Sheffield Housing Company indicates planning application to be made in 2021 with homes delivered from 2022/23 onwards. There is no indication that this programme will not go ahead, and the pro-forma provides the relevant degree of evidence.	2	<p>The site was cleared by 2005 and is now in use as open space.</p> <p>Existing structures on site require extensive earth works and retaining structures.</p> <p>Funding not secured there is an ongoing dialogue. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners. No such scheme has been agreed as at 1st April 2020.</p> <p>Proforma signed 13/10/20</p>		
S03214	Newstead Estate, Birley	213	Included within the Council's Stock Increase Programme. Evidence	2	<p>Site Clearance commenced in 2011 and was completed by 2015. The site is now in use as open space with some trees.</p>		

			that this site will be delivered as expected.		<p>Large amount of abnormal due to challenging topography and strata highlight issues of viability.</p> <p>Funding not secured to deliver this site. Additional HE funding may be accessed. The site will need to go through individual capital approvals and this had not occurred by 1st April 2020.</p> <p>SCC March 2020 Monitoring report (CD9.08) only identified 83 dwellings delivered not the 213 which requires 173 to be delivered in a single year.</p> <p>No contract to deliver site.</p> <p>Proforma signed 06/10/20</p>		
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Without Prejudice